

Policy and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2021-0143

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.50 hectares \pm (1.23 acres \pm) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-storey building, with guidelines (Attachment 3).

HIGHLIGHTS

- The application seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – Medium Profile (M-2) District to allow for a multi-storey development with contextual setbacks.
- The proposal would allow for an appropriate increase in height and density with rules to ensure future development is compatible with the existing community and is in keeping with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed DC District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure, and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A site-specific amendment to the *East Springbank Area Structure Plan* (ASP) is required to accommodate the proposed land use amendment.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by O2 Planning and Design on behalf of the landowners, Willock Equities Limited, on 2021 September 16. The subject site is in the southwest community of Aspen Woods and has direct access from 14 Avenue SW. The site is currently designated as a DC District, which is intended for rural residential development, and contains a single detached dwelling.

The Applicant Submission (Attachment 4) indicates that the applicant is seeking to redesignate the site to develop an Assisted Living facility.

The applicant's initial land use submission proposed a redesignation to the Mixed Use - General (MU-1) District. However, after considering the community's response and discussions with Administration, the applicant amended their application on 2022 February 28 to a DC District (based on the M-2 District). This revision was undertaken to provide greater certainty to the

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local community on the future development (i.e., types of uses) and provide for a more contextually sensitive development that includes additional rules for setbacks for portions of a building along the south property line. This DC District would also allow for the additional uses of Health Care Service, Outdoor Café and Restaurant: Licensed when located in a building containing Residential Care or Assisted Living.

A site-specific amendment to the ASP (under Section 2.2.3 Policies) is required to allow a maximum floor area ratio of 3.0 and a maximum height of five storeys. Further, additional design considerations are included within the amendment.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant conducted extensive engagement with community stakeholders that included a project website (launched on 2021 November 7) that provided information on the proposal and the City of Calgary file manager's email address for feedback, attended a Community Association meeting on 2021 November 17 to present on the proposal and answer questions, held online meetings with residents on 2021 November 25 (40 attendees), 2022 January 27 (82 attendees) and 2022 March 17 (61 attendees) to share information and updates on the application, and met with the Ward Councillor and community leaders on 2022 February 23 to discuss the application.

The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received 85 letters in opposition from the public in response to the initial submission (which proposed a redesignation to the MU-1 District). Reasons for the opposition are summarized below:

- inappropriate location for a mixed-use development inside the community;
- community is already served with commercial/retail in the appropriate locations and do not need more;
- negative impacts on parking, vehicular traffic and pedestrian safety;
- negative impacts on privacy and community safety;
- proposed height, density and built form do not fit within the neighbourhood;

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- negative impact on local wildlife and existing vegetation;
- land should be used as park space given the City's statement on a climate emergency;
- there should be a comprehensive plan for development which include the adjacent properties;
- a concurrent development permit was not submitted;
- lack of community outreach from the City on the proposal;
- minimal consultation by the applicant on the proposal;
- will set a precedent for similar redesignations;
- proposal is not respecting the current Direct Control zoning for the area; and
- proposal does not comply with ASP policies.

In response to the community's concerns with the initial proposal, Administration worked with the applicant to revise the application from the MU-1 District to a DC District with a residential base district. The purpose of this was to provide greater certainty on future uses, limit commercial development opportunities and include setback and stepback rules at the southern property line to provide a more contextually sensitive development. The revised application was re-circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were re-sent to adjacent landowners

Administration received 17 letters in opposition from the public in response to the current proposal. Reasons for the opposition are summarized below:

- proposed density is not in alignment with the applicable ASP policies;
- DC would allow the applicant not to comply with ASP policies;
- negative impacts on parking, traffic and pedestrian safety;
- proposed height and built form does not fit within the existing character of the neighbourhood;
- inappropriate location for commercial/retail uses;
- location for higher height and density should be adjacent to an LRT Station;
- lack of transparency by the applicant has through community outreach activities;
- lack of details from the applicant on project information (e.g., traffic studies);
- the property should an open space due to the City declaring a climate emergency; and
- lack of a comprehensive plan for the area.

The Strathcona, Christie, Aspen Community Association provided a letter of opposition on 2022 May 11 (Attachment 6) in response to the current proposal. Reasons for the opposition are summarized below:

- the applicant has failed to provide a commitment as to precisely what they will be constructing and what density they are proposing on the property;
- the proposed height is above the three-storey maximum provided in the ASP;
- concerns with a lack of comprehensive planning with the adjacent property to the south (which proposes a land use redesignation and outline plan);
- negative impact on parking and traffic; and
- higher density residential should be located in closer proximity to an LRT station.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, on-site parking and other development details will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Calgary Planning Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed DC District would allow for a wider range of housing types than is allowed in the current DC District, which may better meet the diverse needs of present and future populations in this community.

Environmental

This application proposes to increase the on-site density in proximity to local transit (LRT and buses). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the East Springbank Area Structure Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform