

Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 1459 – 69 Street SW, LOC2021-0196

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1459 – 69 Street SW (Plan 1144AC, Block A, Lot 7) to subdivide 1.99 hectares \pm (4.92 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.99 hectares \pm (4.92 acres \pm) located at 1459 – 69 Street SW (Plan 1144AC, Block A, Lot 7) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- This application seeks to establish a new subdivision design and land use redesignation to allow for the provision of low density housing options in the community of Aspen Woods.
- The proposal would accommodate a range of low density housing types including single and semi-detached dwellings and rowhouse buildings. The application also proposes a park and pathway system within the Municipal Reserve (MR) lands.
- This application is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Springbank Area Structure Plan* (ASP).
- What does this mean to Calgarians? Approval of this application would provide additional low density housing stock in alignment with the character and vision of the area.
- Why does this matter? The proposed low density housing in this location would maintain a similar form and intensity as is established in the community.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2021 November 23 by IBI Group on behalf of the landowners, Stanley Thomas Bakgaard, Wendy Evelyn Bakgaard and Timothy Patrick Blumenschein. The approximately 1.99-hectare site is located in the community of Aspen Woods, south of 14 Avenue SW and west of 69 Street SW. The site is mostly surrounded by lands designated for low density development, with areas further to the south and southwest built out with single detached dwellings.

The current land use for the subject site is a Direct Control (DC) District ([DC 12Z96](#)) - which is intended for rural residential development. As referenced in the Applicant Submission

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(Attachment 3), the proposed land use districts and subdivision layout would facilitate development that is consistent with the existing community.

The vision for the proposed outline plan (Attachment 4) and associated land use amendment (Attachment 5) is to redesignate most of the site to accommodate a mix of low density housing. The anticipated/maximum number of units is approximately 33. All the roads within the development are to be developed at a residential standard. As shown in the outline plan data sheet (Attachment 6), the application proposes to dedicate approximately 0.19 hectares of the land as MR which is intended to preserve a key existing cluster of trees and provide park space and new pathway connection that will connect to existing and future adjacent pathways.

There are a number of underdeveloped parcels in the *East Springbank* ASP area with fragmented ownership, including a number of five-acre lots similar to this application. Given the small size of the parcel, there are limited options for how the parcel could redevelop. This proposal is in keeping with the local pattern of development, which is a low density built form consisting mostly of single and semi-detached housing. Further, the proposed land use is also supported by ASP policies which speak to low density residential development in a variety of forms being the predominant use of land within the area.

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.

The applicant has indicated that the following community outreach activities were conducted: meeting with the Ward 6 Councillor (2021 December 10), presentation to the Strathcona, Christie, Aspen (SCA) Community Association (2022 January 19), and virtual open houses (two sessions on 2022 February 9 at 1pm and 7pm).

The Applicant Outreach Summary can be found in Attachment 7.

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 one letter in opposition from the public in response to the application. Reasons for the opposition are summarized below:

- more public engagement was needed; and

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- a comprehensive plan, with the adjacent property to the north, is needed in order to avoid development silos with no interconnectivity.

The proposal was circulated to the SCA Community Association for comments and Administration contacted them again prior to the file proceeding to Calgary Planning Commission: however, no comments were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The applicant for the subject site and the applicant for the site to the north were encouraged by Administration to have conversations on their respective applications, and to discuss opportunities to improve pedestrian links through both sites. The appropriate uses, building and 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 proposal allows for a wider range of housing types than is currently allowed in the DC District, which may better meet the diverse needs of present and future populations in this community.

Environmental

The application proposes to increase the on-site density in proximity to local transit (LRT and buses) and provide an extension to the existing pathway system. 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 Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan

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- 5. Proposed Land Use District Map
- 6. Proposed Outline Plan Data Sheet
- 7. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform