

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Aspen Woods, south of 14 Avenue SW on the west side of 69 Street SW. The site is approximately 1.99 hectares (4.92 acres) in size and is approximately 103 metres wide by 193 metres deep. The subject site contains a single detached dwelling with a detached garage that is accessed from 69 Street SW.

The site is predominantly surrounded by parcels designated as Residential – Contextual One Dwelling (R-C1) District, Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District and DC District ([DC 12Z96](#)). There are two parcels adjacent to the site to the north. The eastern parcel contains a place of worship (The First Korean Presbyterian Church of Calgary) which also falls under the same DC District. The western parcel at 7111 - 14 Avenue SW has a current outline plan and land use re-designation application to facilitate a five-storey building.

Community Peak Population Table

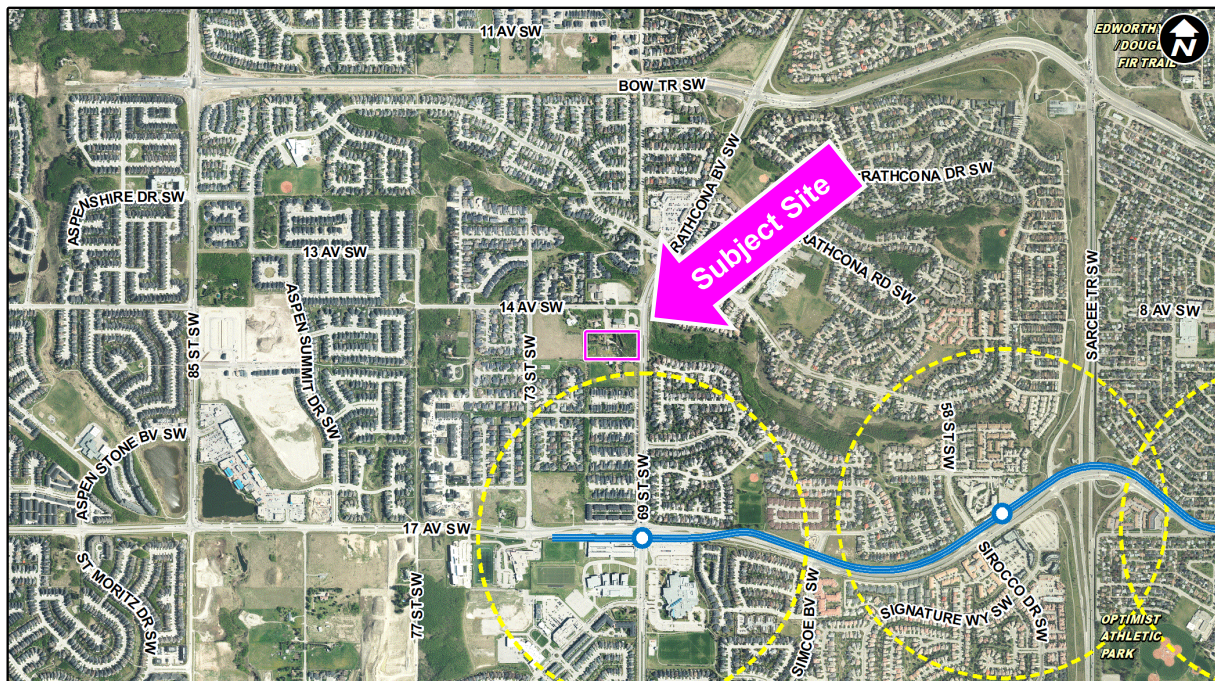
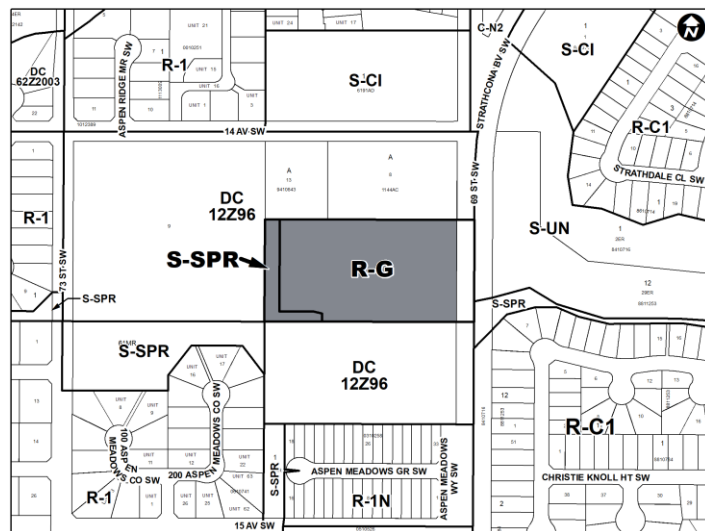
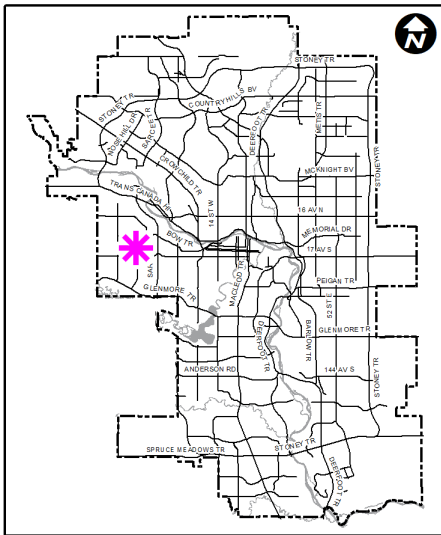
As identified below, the community of Aspen Woods reached its peak population in 2019.

Aspen Woods	
Peak Population Year	2019
Peak Population	9,446
2019 Current Population	9,446
Difference in Population (Number)	0
Difference in Population (Percent)	0.00

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Aspen Woods Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the Special Districts contained in Section 48 of the Land Use Bylaw 2P80 and is intended to accommodate rural residential development that is consistent with the existing rural area. The maximum building height is 10.0 metres and allows for single detached dwellings.

This application proposes to redesignate portions of the lands to the R-G District, comprising of approximately 1.79 hectares and the S-SPR District, comprising approximately 0.20 hectares.

The R-G District is intended to accommodate low density development in the form of cottage housing clusters, duplexes, rowhouse buildings, semi-detached and single detached dwellings. The maximum building height is 12.0 metres, with a maximum of one main residential building per parcel and secondary suites listed as a permitted use. It is noted that under Land Use Bylaw 1P2007, secondary suites do not count towards the density calculations for units per hectare.

The S-SPR District is intended to provide for schools, parks, open space and recreational facilities on parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as School Reserve or other forms of MR pursuant to the [Municipal Government Act](#).

Subdivision Design

The proposed Outline Plan consists of approximately 1.99 hectares (4.92 acres) of land. The development vision is to accommodate up to 33 single family lots (designated as R-G) and a park (S-SPR).

Road Network

Site access would be from 69 Street SW through a proposed right-in, right-out intersection. The access road, to be called Aspen Woods Gate, tapers from a modified collector at the entrance to a residential road internal to the site. Two residential roads connect to Aspen Woods Gate and end in a cul-de-sac. These internal roads provide access to the proposed residential lots in a safe and efficient configuration.

Environmental Reserve

There are no applicable environmental reserves on this site.

Open Space

Approximately 0.19 hectares (0.47 acres) of S-SPR land will be designated as Municipal Reserve (MR), which meets the 10 percent MGA requirement for the net developable area.

A proposed linear park runs along the west and southwest boundary of the site and will provide passive recreational opportunities including walking paths and benches. The design is intended to expand upon and provide connections to complete the open space and pathway network in the community. The proposed configuration of the park also facilitates the ability to preserve a cluster of large existing coniferous trees.

The Outline Plan includes a plan that demonstrates future potential development to the south, which incorporates a park that mirrors the park on the subject site and the potential to share access to 69 Street SW. This illustrates a future opportunity to expand the proposed park and connect to the existing pathway network further south and west. It should be noted that no proposal or commitment to such development has been demonstrated by the adjacent landowner at this time.

Pathways

A 3.0-metre Regional Pathway is proposed along the west side of 69 Street SW and seeks to expand upon the partially developed regional pathway network. The proposed internal residential road, Aspen Woods Gate, will provide a connection from the Regional Pathway along 69 Street SW to the proposed park on the west side of the parcel, as well as connect to the existing pathway system to the southwest of the site.

Density

With a total site area of approximately 1.99 gross developable hectares (4.92 acres), the subject area is expected to have a maximum density of 33 units. The proposed development could achieve a maximum density of 16.61 units per hectare (6.71 units per acre).

The proposal is slightly above the density range identified within the *East Springbank* ASP. This site is within the Standard Density Infill Development Area that has a density range of three to five units per acre. However, Policy 2.3.3(c) in the ASP states that consideration may be given to individual proposals at densities that are below or above this range should the proposal be consistent with the intent of the plan and otherwise considered appropriate by the Approval Authority.

Administration has determined that the proposal is appropriate and in keeping with the character of the surrounding neighbourhood which is predominantly low density development compromised of single and semi-detached housing.

Transportation

Pedestrian access to the subject site would be available from a proposed 3.0 metre pathway along 69 Street SW that would be provided in association with this development, as well as sidewalks provided throughout the outline plan area. The proposed pathway along 69 Street SW will ultimately connect to the existing pathway system to the north and connect to a bicycle lane along Strathcona Drive SW to the northeast of the site. The bike lanes on Strathcona Drive SW provide connection to the greater cycling network including the Rotary/Mattamy Greenway along Sarcee Trail SW. Additionally, a pathway connection is provided on the west side of the site, connecting to existing pathways through the area that extend to the south, leading to the 69 Street LRT Station.

Direct vehicular access to the subject site will be from 69 Street SW via a proposed right-in/right-out access, providing connection to the greater transportation network via 69 Street SW. The subject site is served by Calgary Transit, with a southbound transit stop serving Route 93 (Coach Hill/Westbrook Station) located on 69 Street SW, approximately 300 metres north of the subject site. The 69 Street LRT Station is located approximately 700 metres to the south of the subject site, on 17 Avenue SW. Parking will be permitted along the proposed residential streets within the outline plan area.

All parking provisions will be further reviewed through future development permit applications.

Environmental Site Considerations

A Phase I Environmental Site Assessment was conducted by the applicant and reviewed by the City's Environmental and Safety Management group. There are no environmental concerns to note and no requirement for further investigation.

Utilities and Servicing

The area utilities have capacity for the proposed development. The applicant is responsible for the construction of on-site infrastructure and the extension of off-site sanitary and storm infrastructure required to service the proposed development. Servicing requirements will be further reviewed through the Subdivision and Construction Drawing phase.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation ensures future development provides appropriate transitions in building forms with existing low and medium density areas to the south.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet the objectives of this plan; however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

East Springbank Area Structure Plan (Statutory – 1997)

The subject site currently falls within the Standard Density Infill Development area on Map 2: Land Use in the [East Springbank Area Structure Plan](#) (ASP) which is intended to provide for a range of residential dwellings. While this area has a suggested range of three to five units per acre, consideration may be given to proposals at a higher density if they are deemed to be consistent with the intent of the ASP.