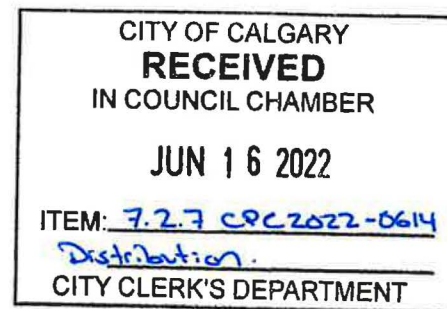


# Applicant Submission

May 27, 2022

## IBI GROUP



This application proposes to redesignate the subject lands from DC 12Z96 to R-G and S-SPR to accommodate up to 33 single family residential lots with a municipal reserve park. A Land Use and Outline Plan application have been submitted concurrently to support this development application.

The site is approximately 1.99 ha (4.92 ac) and is located in the community of Aspen Woods in Southwest Calgary. The parcel is municipally known as 1459 69 St SW and legally as Plan 1144AC, Block A, Lot 7. The site is bordered by 69th St SW to the east and a church to the north that fronts onto 14th St SW. To the south and west are historical country residential homes that likely existed prior to this area being annexed by the City. Surrounding land uses are primarily R-1, S-SPR, R-C1 and DC 12Z96.

This site falls within the East Spring Bank Area Structure Plan (ASP). The ASP indicates the intended future land use for the site as "Standard Density Infill Development," to accommodate fully serviced infill development at urban densities of 3-5 units per gross developable acre in existing residential neighborhoods. The Municipal Development Plan (MDP) also sets out density and intensity targets for new communities at a minimum of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. This site is anticipated to have a residential density of 16.61 units per hectare (6.71 units per acre) and the anticipated intensity of 62.21 persons/jobs per gross developable hectare, meeting one of the MDP targets.

The R-G land use permits a range of low-density housing forms including single-family, duplex and rowhouse, providing the potential for higher density if desired in the future. However, this development proposes all single-family lots which are respectful of the existing low-density residential context and the character and intent of the existing ASP while at the same time providing a slight increase in density to align closer to the MDP policies. This proposal reflects a sensible balance between respecting the applicable ASP and the meeting the City's MDP targets.

### Parks & Pathways

The proposed park runs along the west and southwest boundary of the site. The design is intended to expand upon the existing open space network in the area and to provide future connections to complete the open space and pathway network in the community.

A 3.0 m Regional pathway is proposed along the west side of 69th Street SW. The proposed internal residential road (Aspen Woods Gate) will provide a seamless connection from the regional pathway along 69th Street SW to the proposed park, as well as a connect to the existing pathway system to the southwest of the site. In addition, the park provides the potential for future connections to the south and northwest.

The Outline Plan includes a shadow plan indicating future development potential to the south which incorporates a park that mirrors the park on the subject site, providing the potential to augment the proposed park and connections to the existing pathway network further south.

### Servicing

#### Water

The proposed water servicing solution is to connect to the existing 300mm & 400mm mains located to the east of the proposed development in 69th Street SW. Internal watermain sizing is in accordance with the standard grid main network shown in the Design Guidelines for Subdivision Servicing.

#### Sanitary Sewer

The proposed sanitary servicing solution is to connect to the existing MH84 (C-11588424) located to the south of the development on 69th Street SW. A new sanitary sewer main will be constructed between this manhole and the proposed development.

#### Storm Sewer

The proposed storm servicing solution is to connect to the existing MH110 located to the south of the development on 69th Street SW. The allowable release rate to this MH will be met through a combination of stormwater management measures which are discussed in the Staged Master Drainage Plan.

#### **Supporting Studies**

This application is complemented by a series of studies that demonstrate the viability of the proposed development. These studies are as follows:

- PNSA: No environmentally sensitive areas were identified
- Geotech, Slope Stability and Deep Fills: Study demonstrates no slope stability concerns
- Phase 1 ESA: The subject site is free of environmental or site contamination concerns
- SSS: Demonstrates that the subject site can be adequately serviced by the identified sanitary sewer system.
- SMDP: Stormwater from the site can be adequately managed to meet acceptable City release rates and water quality parameters.
- HRIA: Historical clearance for the site has been obtain – Approved Nov 12, 2021

#### **Community Consultation**

Thoughtful outreach was undertaken with the local Community Association which included direct meetings with their board. This was further supported by two virtual open houses that were advertised through the media channels suggested by the Community Association. Follow up dialogue with key community stakeholders also occurred and the applicant is committed to maintaining an open dialogue with all interested stakeholders. The feedback garnered through the community consultation informs the proposed Land Use and Outline Plan.