

Applicant Submission

May 25, 2022

O2

On behalf of Live Well Communities, O2 is submitting this application to redesignate the parcel located at 7111 14 Ave SW in the community of Aspen Woods from Direct Control (DC 12Z96) to a revised Direct Control (DC) designation based on Multi-Residential - Medium Profile (M-2) district. The proposed DC will permit the stock M-2 maximum density of 3.0 FAR and maximum height of 16m. This redesignation will also define specific additional permitted discretionary uses and provide maximum use areas for these specific uses. The intention of the proposed DC is to accommodate a new senior's retirement development with the potential for supporting commercial uses while providing certainty and clarity to the public around what forms of development will be enabled by the land use redesignation. The proposed development takes advantage of the site's strategic location in close proximity to transit, major arterial roadways, several educational institutions, parks and open space, and community amenities. The site provides an excellent opportunity to introduce new development to this evolving part of the city and to support the City's infill and intensification targets.

The site is currently designated Direct Control (DC 12Z96), which, at the time of its adoption, intended to provide for rural residential development. However, over the past several years Aspen Woods has experienced a significant amount of new development and municipal infrastructure investment. As a result, DC 12Z96 is no longer relevant and a new land use designation is required to allow the site to achieve its potential.

The surrounding Aspen Woods area is characterized by under-developed, future residential lands to the west and south, low-density residential neighbourhoods to the north-west, and two churches, one to the north and one to the east. Adjacent parcels share the same outdated Direct Control land use designation as the subject site. Approximately 800 metres to the south is the 69 Street LRT Station, while the Strathcona Park Shopping Centre is approximately 250 metres to the northeast. 69 Street is due east of the site, and 17 Avenue is due south. Both of these streets are classified as arterial, a classification that reflects the vehicle-oriented nature of this part of the city. Despite this, the City has invested heavily in expanding high-order transit and transit-oriented forms of development to the area. Recognizing this substantial investment, the proposed development will contribute to the evolution of both arterial roadways from car-dominated towards a more balanced, multi-modal corridor. Additionally, as the site is located directly adjacent to the existing linear park system, the subject site stands to contribute to added use and enjoyment of this well-loved community asset.

The redesignation to a Direct Control (DC) designation based on Multi-Residential - Medium Profile (M-2) district is required to accommodate a new seniors' development with potential for the addition of supporting commercial uses while addressing public concerns about the final form of development. This designation will enable the redevelopment of these underutilized lands adjacent to the City's arterial road network and investments in higher-order transit and transit hubs. Increasing density and intensity in this location aligns the proposal with the

Municipal Development Plan and the Calgary Transportation Plan. The proposed DC is an appropriate land use designation as it allows for flexibility if supporting commercial uses are pursued while ensuring uses remain ancillary and related to the intended senior's retirement residence. This allows the development to grow organically with market demand without requiring further land use applications.

The East Springbank ASP, originally approved in 1997, regulates the subject site. The ASP designates the site as a Standard Density Infill Development area, which is intended to accommodate "all types of residential dwellings" and fully serviced infill development at urban density levels of 3-5 units per gross developable acre in existing rural residential neighbourhoods. This designation partially allows for the proposed development vision, but requires an ASP amendment to clarify the permitted maximum height and floor area ratio. Given the City's current context and the policy objectives of the Municipal Development Plan, Calgary Transportation Plan, and Route Ahead Strategic Plan, we have worked with administration to prepare an appropriate ASP amendment that reflects the evolving nature of the Aspen Woods community and surrounding area, and that establishes building design expectations. At the same time, the proposed ASP amendment does not broaden entitlements in the entire ASP area beyond this application, respecting the necessity for a future comprehensive review of local area planning in this part of the City.

In summary the DC based on M-2 designation will enable a multi-residential development with the following key attributes:

- **Seniors Living:** As Calgary's population continues to age the proposed land use district will allow the subject lands to function as a much-needed multi-residential senior's living facility.
- **Transit-Oriented Development:** The proposed development provides walkable housing options for future residents near transit, employment, entertainment, and green spaces. The development will support growth around the City's primary transit network and facilitate Aspen Wood's ongoing evolution into a complete community.
- **Residential Growth:** The proposed land use change accommodates infill residential development, supporting the efficient and economic use of existing City infrastructure.
- **Sensitive Intensification:** The proposed land use contemplates the neighbourhood character of the Aspen Woods community and is intentionally located adjacent to other future infill and intensification sites near to major transportation corridors through the community.

Throughout the application process, Live Well Communities along with O2 will work collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Aspen Woods to ensure concerns are being addressed and the appropriate levels of communication with all involved are maintained. O2 will conduct public engagement with area neighbours as part of this land use redesignation application process in order to ensure local concerns are heard and responded to.