

**Road Closure, Land Use Amendment and Outline Plan in Aspen Woods (Ward 6)
 at 7651 - 14 Avenue SW, LOC2021-0193**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7651 – 14 Avenue SW and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) to subdivide 1.41 hectares \pm (3.48 acres \pm) with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for closure of 0.01 hectares \pm (0.03 acres \pm) of road (Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) adjacent to 7651 – 14 Avenue SW, with conditions (Attachment 9).
3. Give three readings to the proposed bylaw for the redesignation of 1.41 hectares \pm (3.48 acres \pm) located at 7651 – 14 Avenue SW and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) from Direct Control District and Undesignated Road Right of Way to Residential – One Dwelling (R-1s) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- This application seeks to close a portion of road, establish a subdivision framework and redesignate the subject site to allow for residential development and open space within the community of Aspen Woods.
- The proposal is intended to accommodate a new park space through Municipal Reserve (MR) dedication, a public utility lot to allow for maintenance of city infrastructure, and a

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variety of low-density residential housing types including single detached dwellings, secondary suites and backyard suites.

- The proposal allows for the continued development of Aspen Woods and 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? This will allow for a variety of low-density housing opportunities in alignment with the character of the area.
- Why does this matter? This development would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- 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 Planning Plus on behalf of the landowner, CDSX6 Real Estate Development Ltd and The City of Calgary. The approximately 1.41 hectare (3.48 acre) site is in the developing community of Aspen Woods, located south of 14 Avenue SW and west of 75 Street SW. The site is mostly surrounded by low-density residential development and contains a single detached dwelling with an accessory building.

The current land use for the subject site is a Direct Control District (DC12Z96), which is intended for rural residential development. As referenced in the Applicant Submission (Attachment 2), the proposed land use districts and subdivision layout would facilitate development that is consistent with the existing community and would allow for a variety of low-density residential building forms.

The intent of the proposed outline plan (Attachment 3) and associated land use amendment (Attachment 4) is to accommodate low-density single detached dwellings along with secondary suites and backyard suites. It is anticipated that this development will contain 10 units overall. All the roads associated with this development are to be developed at a residential standard. As shown in the outline plan data sheet (Attachment 5), the application proposes to dedicate approximately 0.14 hectares of the land as MR which is intended to preserve a key existing cluster of trees and provide park space that will support the existing regional pathway to the west.

There are several underdeveloped parcels in the ASP area with fragmented ownership, including several lots to the south and east that are a similar size to the subject parcel of this application. Given the small size of the parcel, there are limited options for how the parcel can redevelop. This proposal is in keeping with the local pattern of development, which consists mainly 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.

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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:

- the Strathcona Christie Aspen Community Association (CA) was sent an application package on 2021 December 08. They did not respond to the applicant;
- an outreach package was distributed to adjacent neighbors the week of 2021 December 08;
- the applicant met with landowners to the south; and
- the applicant team met with Councillor Pootmans on 2022 January 14 to discuss concerns regarding the application.

Further details on the applicant's community outreach program can be found in Attachment 6.

City-Led Outreach

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

Administration received eight letters from the public. Of those eight letters, one letter was in opposition, and two letters supported the development. The remaining five letters did not take a position of support or opposition, but they brought forward the following concerns:

- the size of the Municipal Reserve should be larger, so the driveway to Lot A would be farther from the corner of 14 Avenue and 77 Street SW;
- the development will impact the diversion of groundwater, as there is a culvert that runs underneath 14 Avenue SW;
- the servicing of the lots will require sanitary and storm services along 77 Street SW Right of Way, and the overhead cables should be buried at the same time;
- there isn't lighting proposed along 75 Street SW;
- the grading of 75 Street SW currently causes water pooling in the back yards of residents along 75 Street SW;
- the residents do not want sidewalks along 75 Street SW at the rear of their property, as to alleviate the burden of maintenance for the sidewalk;
- an internal road wasn't created for the development;
- driveways accessed along 14 Avenue SW is near a 90-degree bend in the road;
- a direct control district would not be supported; and
- concern about the loss of trees along the south boundary.

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The letter of opposition identified the following issue:

- The current parcel shelters many kinds of wildlife, and it would be a shame to cut down the forest for 10 houses.

The two letters of support identified the following reasons:

- the proposal is consistent with the *East Springbank Area Structure Plan*;
- the application is focused on retaining trees;
- the placement of the MR is adjacent to the regional pathway; and
- there will be an improvement to 75 Street SW, which is a currently a gravel road.

No comments were received from the Strathcona/Christie/Aspen Community Association. Administration contacted the Community Association to follow up, but no response was received.

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

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low-density residential building forms. The proposal may accommodate the housing needs of a more diverse population as a result.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a wider variety of housing types with the option to include the additional uses of secondary suites or backyard suites would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Outline Plan

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4. Proposed Land Use District Map
5. Proposed Outline Plan Data Sheet
6. Applicant Outreach Summary
7. Proposed Outline Plan Conditions of Approval
8. Registered Road Closure Plan
9. Road Closure Conditions

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform