

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Aspen Woods on the south side of 14 Avenue SW and west of 69 Street SW. The site is approximately 0.50 hectares (1.23 acres) in size and is approximately 63 metres wide by 79 metres deep. The subject site contains a single detached dwelling with an attached garage and is accessed from 14 Avenue SW.

The subject site is predominantly surrounded by low density residential development (single detached dwellings) to the north designated as Residential – One Dwelling (R-1) District and DC District to the east, south and west. Directly to the east of the site is a place of worship (The First Korean Presbyterian Church of Calgary) which also fall under the same DC District. Also, to the south of the site at 1459 – 69 Street SW is a proposal for a land use and outline plan (LOC2021-0196) which seeks to redesignate the site to the Residential – Low Density Mixed Housing (R-G) District to facilitate a 33-parcel low density residential development.

The site is in proximity to several amenities including the Strathcona Ravine to the east, the 69 Street LRT Station to the south (on 17 Avenue SW) and Strathcona Square commercial plaza to the north (on the north west corner of Strathcona Drive SW and Strathcona Boulevard SW).

Community Peak Population Table

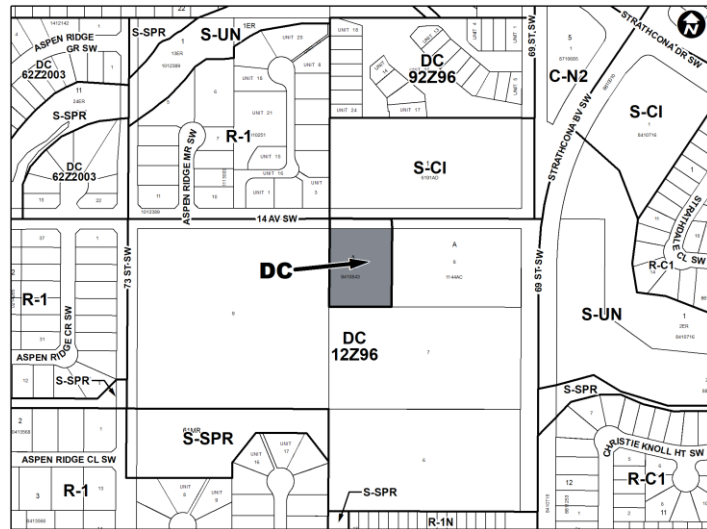
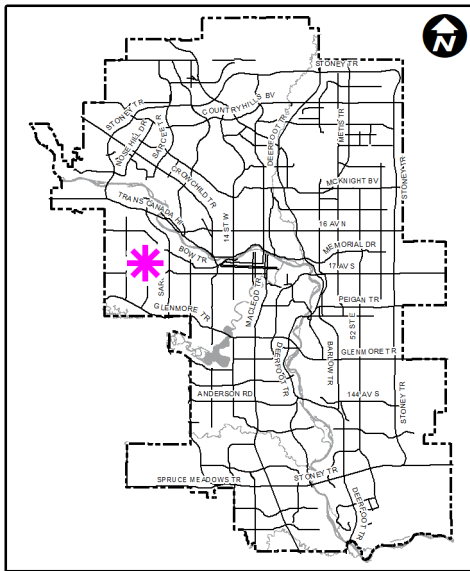
As identified below, the community of Aspen Woods reached its peak population in 2019.

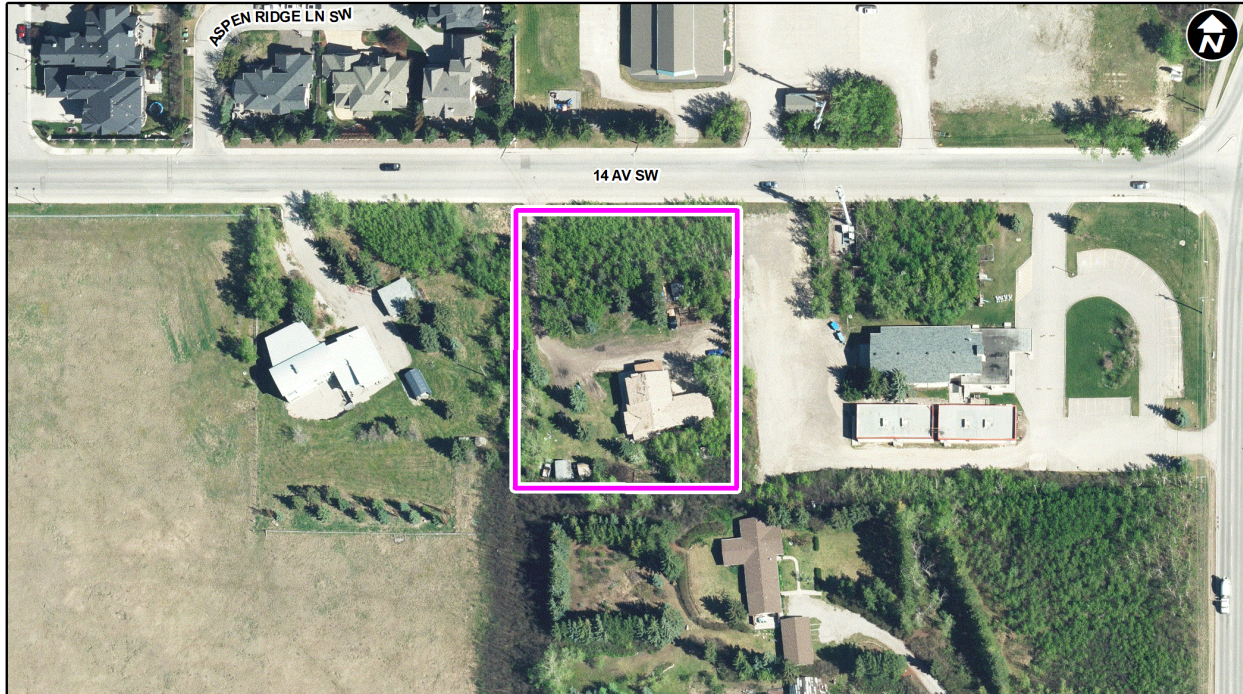
Aspen Woods	
Peak Population Year	2019
Peak Population	9,446
2019 Current Population	9,446
Difference in Population (Number)	0
Difference in Population (Percent)	0.00

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 ([DC 12Z96](#)) is intended for rural residential and based on the Special Districts contained in Section 48 of the Land Use Bylaw 2P80. The maximum building height is 10.0 metres and the minimum parcel size is 0.2 hectares (0.5 acres). Based on area, a maximum of two single detached homes on separate parcels can be achieved.

The proposed DC District is intended to provide for a multi-storey building with supporting commercial uses. The proposal is based on the M-2 District and maintains the district rules, including a maximum height of 16.0 metres. The proposed DC District includes provisions to facilitate a multi-storey building with support commercial uses that provides:

- additional uses such as Health Care Services, Outdoor Café, and Restaurant: Licensed which can only be contained within a development that includes Assisted Living or Residential Care;
- a building setback of 6.0 metres from the southern property to provide additional separation from the existing residential development to the south; and,
- step backs of any portion of the building above three storeys and four storeys to facilitate a contextually sensitive transition to future low density residential development to the south.

In addition, the proposed DC District has included the opportunity for relaxations for Sections 6 of the DC District, which includes, but is not limited to rules related to landscaping, amenity

spaces and parking. The intent of including this DC section in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review, similarly to if this were to be developed under any stock district. Any relaxations granted would still have to meet the test for relaxation included in the Land Use Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring a building design that compliments and integrates with the existing community;
- provision of trees and landscaping; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 14 Avenue SW, which connect to a pathway network to the north along 69 Street SW. Improvements to the boulevard space on 14 Avenue SW along the subject site will be pursued in association with the development permit. Direct vehicular access to the subject site is to come from 14 Avenue SW, providing a 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 350 metres to the northeast of the subject site. The 69 Street LRT Station is located approximately 1.1 km to the south of the subject site, on 17 Avenue SW. Cycling infrastructure, including a bicycle lane, is located along Strathcona Drive SW to the northeast of the site, providing a connection to the greater network including the Rotary/Mattamy Greenway along Sarcee Trail SW. Parking is currently permitted along the site on 14 Avenue SW. All parking provisions will be further reviewed through the development permit application.

A Transportation study was provided in support of the application to evaluate the impact of traffic generated by the proposal on surrounding infrastructure. Traffic impacts and signalization requirements will be further evaluated at the development permit stage, pending the ultimate development proposal.

Environmental Site Considerations

A Phase I Environmental Site Assessment (ESA I) will be reviewed to the satisfaction of Environmental & Safety Management at the development permit stage.

Utilities and Servicing

Water and storm sewer mains are available for tie-in and can accommodate the proposed application. For sanitary servicing, the developer will be required to fund and construct a sanitary main extension to the intersection of 14 Avenue SW and 73 Street SW. On-site development servicing will be reviewed in further detail at the development permit stage.

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 area as identified on Map 1: Urban Structure 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.

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 all types of residential dwellings. The policy states that higher density forms of multi-family housing should be restricted to locations which are appropriately separated or buffered from existing dwellings and lower-density land use policy areas. Multi-family dwellings greater than three storeys in height should not be permitted.

Given that the above noted policy specifically mentions a maximum height of three storeys, Administration determined that a site-specific amendment to the ASP would be required. The proposed amendment within Section 2.2.3 Policies, would allow a maximum floor area ratio of 3.0 and a maximum height of five storeys (which are the same requirements for the proposed land use redesignation) within the subject site. Further, the following design considerations are to be included within the amendment:

- orient buildings to 14 Avenue SW by siting buildings along this frontage and including building entrances;
- design buildings to limit the impact on neighbouring parcels through the reduction of building massing and scale and minimizing shadowing; and
- provide common amenity spaces that allow for social and communal activities.

The proposed redesignation is in alignment with this policy amendment as it would facilitate a five-story development and would not exceed the prescribed maximum floor area ratio.