

Background and Planning Evaluation

Background and Site Context

The subject site is located within the southwest community of Aspen Woods, south of 14 Avenue SW and west of 75 Street SW. The site is approximately 1.41 hectares (3.48 acres) in size and is approximately 77 metres wide by 182 metres deep. The subject site contains a single detached dwelling with an accessory building, and is currently accessed from 14 Avenue SW.

The site is predominantly surrounded by parcels designated as Residential – One Dwelling (R-1) District and DC District ([Bylaw 12Z96](#)). To the north is a large mix of special purpose districts, specifically Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District that will provide a connection to the proposed Municipal Reserve lands identified in the outline plan.

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%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Road Closure

The proposed road closure includes approximately 0.1 hectares (0.3 acres) of the existing road right-of-way located on the east of the parcel. The purpose of the road closure is to utilize the right-of-way land as part of the overall development site.

The applicant has applied for a registered Road Closure Plan. Due to significant delays at the land titles office, the registered road closure plan will not be available until September. In response, the applicant has provided a metes and bounds description.

Land Use

Development of the subject parcel is currently governed by the rules of Direct Control District Bylaw 12Z96. The existing DC District is intended for rural residential in the form of single detached dwellings and is based on the Special Districts contained in Section 48 of the Land Use Bylaw 2P80. The discretionary use rules allow for existing parcels to be subdivided only once, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres). The maximum building height is 10 metres and allows for single detached dwellings.

This application proposes to redesignate portions of the lands to the R-1s District (comprising approximately 1.15 hectares), the S-SPR District (comprising approximately 0.14 hectares) and the S-CRI District (comprising approximately 0.11 hectares).

The R-1s District is intended to accommodate low-density development in the form of single detached dwellings and secondary or backyard suites. The maximum building height is 12

metres where the area of the parcel is equal to or larger than 400 square metres. Under the R-1s District, only one main residential building is allowed per parcel. Secondary suites are listed as a permitted use, and backyard suites are listed as a discretionary use. It is noted that under Land Use Bylaw 1P2007, secondary suites and backyard suites are not considered units and do not count towards the site's density.

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](#).

The S-CRI district is intended to allow for maintenance access of city infrastructure at the south side of the development.

Subdivision Design

The proposed outline plan consists of approximately 1.41 hectares (3.48 acres) of land. The proposed development will accommodate 10 single family lots (designated as R-1s), municipal reserve (S-SPR) and a public utility lot (S-CRI).

Road Network

Site access would occur from 14 Avenue SW and 75 Street SW. The creation of an internal road network to access the parcels was considered but would result in a reduction in the size of lots, and along with the reduction in total units proposed. The development of an internal road would also impact the preservation of trees within these parcels. Administration reviewed the proposal where driveways accessed 14 Avenue SW and 75 Street. It was determined that both of these roads would be able to accommodate the access of these units, therefore an additional internal road network was not required.

Environmental Reserve

There are no applicable environmental reserves on this site.

Open Space

Approximately 0.14 hectares (0.35 acres) of S-SPR land will be designated as Municipal Reserve (MR), which meets the *Municipal Government Act* requirement for 10 percent of net developable area.

The proposed MR runs along the west boundary of the site and will function as a naturalized MR, preserving the west portion of the existing trembling aspen/balsam poplar tree stand. The proposed MR will support recreation on the existing regional pathway to the west.

Pathways

A 3.0-metre Regional Pathway currently exists along the west side of the subject parcel. The proposed sidewalk along 14 Avenue SW will provide a connection to the Regional Pathway.

Density

The ASP identifies this parcel as residing in the Low-Density Infill Development Area where lots should achieve a density in the range of one to three units per gross developable acre.

With a total site area of approximately 1.41 gross developable hectares (3.48 acres), the subject area is expected to have a maximum density of 10 units. The proposed development would achieve a density of 7.1 units per hectare (2.87 units per acre), which aligns with the ASP.

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

Transportation

Pedestrian access to the subject site will be available via a proposed sidewalk along the subject site on 14 Avenue SW. Additional curb extensions are proposed adjacent to the development to improve sight lines and shorten crossing distances for active modes. An existing 3.0-metre Regional Pathway along the west side of the subject parcel provides connectivity to pedestrians, cyclists and other active modes.

The subject site is well served by Calgary Transit, as it is located approximately 1 kilometre (less than a 20-minute walk) from the 69 Street West LRT station. An On-Demand Transit Service Pilot Project is currently underway in the area with the possibility of traditional transit routes resuming service after the pilot project is complete (Route 164 running along 14 Avenue SW has been temporarily removed during the pilot).

Long-term improvements to Calgary Transit are identified within this area, as per the Primary Transit Network in the Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP). Improvements include extension of the West LRT from 69 Street SW to 85 Street SW and improved service along 85 Street SW. These projects are currently unfunded, and no timeline is available.

Parking is currently unrestricted on both 14 Avenue SW and 75 Street SW along the subject site. The parcel is located within Residential Parking Permit (RPP) zone "ASP". Vehicular access to the subject site will be finalized during the development permit stage. The proposed outline plan indicates driveway access to both 14 Avenue SW and 75 Street SW, which is consistent with the front drive accesses to the surrounding roadways in the community.

With the redevelopment, 75 Street SW will be reconstructed between 14 Avenue SW and Aspen Ridge Gate SW under a joint program between the applicant and The City. This reconstruction includes upgrading the existing gravel roadway to asphalt pavement and installation of a new 1.5 metre monowalk on the west side of 75 Street SW.

Environmental Site Considerations

A Phase I Environmental Site Assessment was conducted by the applicant and reviewed by Administration. There are no environmental concerns to note and no requirement for further investigation.

Utilities and Servicing

Sanitary, storm and water utilities in the area have capacity to service the proposed development, but the applicant is responsible for extending mains to the site. Servicing 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 outline plan and land use designation 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 Low 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. Appendix 4 of the ASP states that the development in Low Density Infill Development Areas should achieve a density in the range of one to three units per gross developable acre. The application has a proposed density of 2.87 units per gross developable acre.