

Applicant Submission

2021 November 22

7561 14 AV SW ASPEN - LAND USE REDESIGNATION & ROAD CLOSURE APPLICANT'S SUBMISSION

The proposed land use and road closure on gross developable area of 1.41 hectares (3.48 acres) by William Blake Homes in the community of Aspen, is for a maximum of 10 large lots to be developed in an environmental sensitive manner. William Blake Homes specialize in custom built homes and have been active in Calgary and surrounding area for over 20 years.

The R-1s land use for residential development is in keeping with the adjacent existing development and in compliance with East Springbank ASP Appendix 4 which allows for a density of 1 – 3 units per acre on these lands. The layout will utilize existing 14 AV and 75 ST for access and avoid any internal roads thereby minimizing grading needs. The intent to maximize the retention of the existing tree cover as much as possible. The custom homes will be carefully nestled in the wooded area and clearing will be limited to accommodate homes and associated access, servicing and backyard requirements. A ±8 metre wide strip will be maintained in the rear of the 21m x 69m large lots on 14 AV for retention of tree cover. In addition, the development will utilize measures such as clustered utility connections and single driveways to minimize grading requirements.

The 0.14 hectare (0.35 acre) S-SPR open space dedicated as municipal reserve will remain in its natural state and retain the existing trees. Located adjacent to the well utilized regional pathway, it will be a continuation of the existing natural open space to the north.

Access will be off of 14 AV and 75 ST. In conjunction with the development William Blake Homes will build 75 ST to urban standards and complete the sidewalk and boulevard on the south side of 14 AV with curb extensions at the intersection of 14 AV and 75 ST to enhance pedestrian connectivity.

The land use is accompanied by closure of a portion of 75 ST. 75 ST is currently a gravel road with ±20m wide right of way. The road primarily carries local traffic and, in the future, will provide access to parcels located between 14 Avenue and Aspen Ridge Gate. These parcels are slated in Community Plan to develop at a low density of 1 – 3 units per acre. As such, a residential standard road is deemed adequate for 75 ST. A 9.0m/16.0m cross-section is proposed for the road to be built to urban standards. The remaining ±4.0 metre is proposed for road closure and purchase for integration with adjacent residential development.

A 0.09 hectare (0.21 acre) S-CRI parcel along the south boundary will accommodate sanitary and storm services in a public utility lot.

Through the application circulation process William Blake Homes will reach out to the community, including representatives of Strathcona Christie Aspen Community Association (SCA CA) as well as adjacent residents to seek feedback.

Overall, William Blake Homes will create larger community benefits by completing adjacent road infrastructure and pedestrian connections and add exceptional value to the neighbourhood through custom built homes on this unique environmentally sensitive development. We respectfully request the City's support for the proposed land use and road closure.