



7111 14th Avenue Land Use Amendment

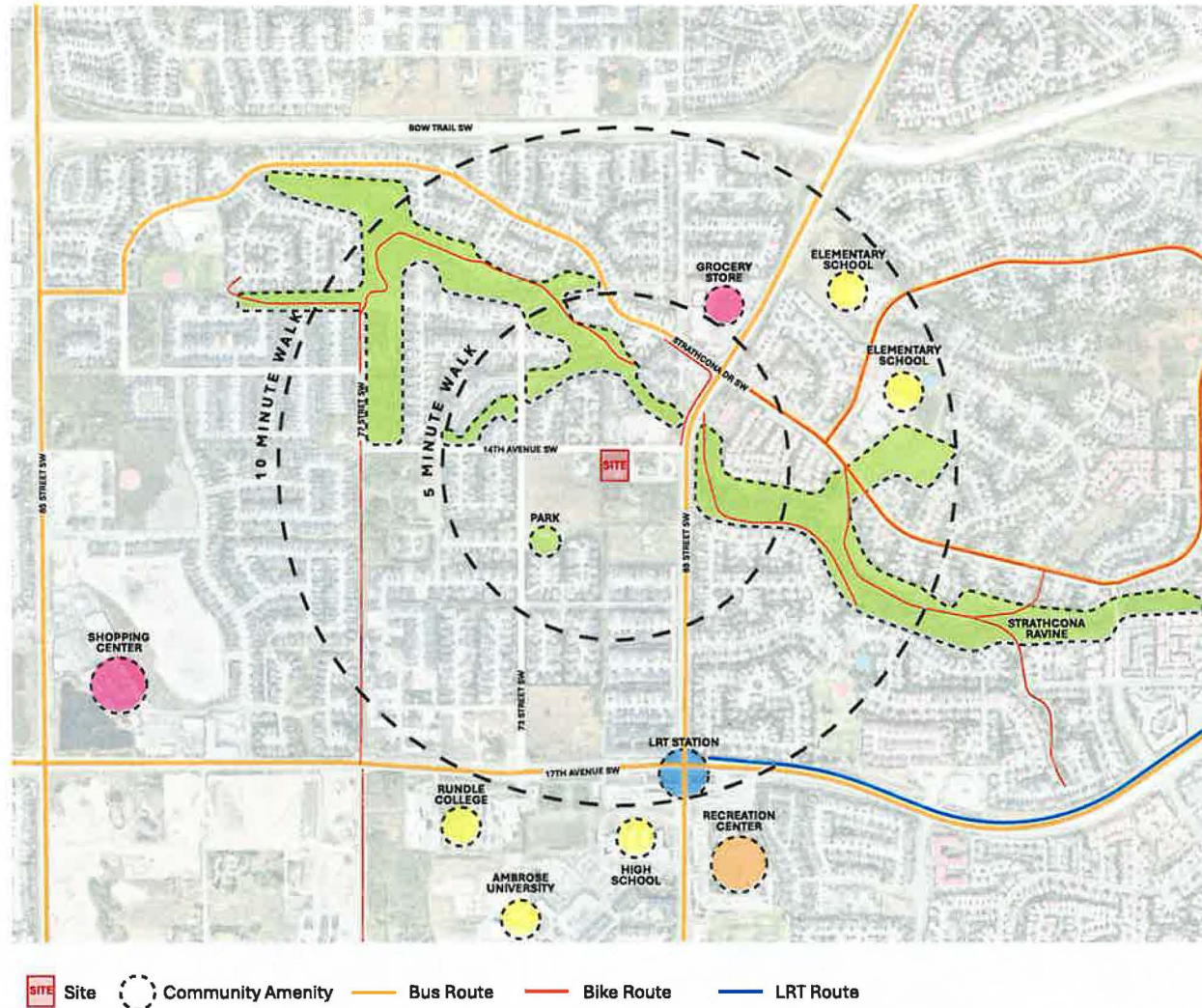
Council Meeting

Tuesday, September 13, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 13 2022
ITEM: 8.2.1 C/2022-0544
Attribution
CITY CLERK'S DEPARTMENT

O2

Site Context



- Surrounded by remaining future development areas in the community, with developable lots to the north, south, east, and west.
- Within 800m of 69 St West LRT Station.
- Within 200m of multiple public transit routes.
- In proximity to a comprehensive open linear space system.
- In proximity to several public and elementary schools, as well as Rundle College, Ambrose University and the Westside Recreation Centre.
- Nearby to Strathcona Park Shopping Centre, offering convenient access to services amenities within easy walking distance.

Local Context



- The site is surrounded almost entirely by under-developed or future development lands, minimizing impact on existing community.
- Advantageously located in close proximity to 69th Street.
- A proposed development directly to the south was approved by Council this summer, and this application responds sensitively to this known future context.
- Provides opportunity for future connection and extension to the multi-use pathway to the south.

Development Vision



Multi-Residential Seniors Living

Provides a much needed multi-residential senior's living facility, specifically programmed to reflect Aspen Woods' community character.

Transit-Oriented Development

Creates walkable housing options near transit, employment, entertainment, and green spaces for future residents who may no longer be able to drive.

Opportunistic Growth for Aspen Woods

The site's isolation from Aspen Woods' built areas accommodates the City's desired infill residential development within an underdeveloped block of land.

Sensitive Intensification

Respects and reflects the neighbourhood character of Aspen Woods by intentionally locating adjacent to future infill and intensification sites and nearer to transportation corridors through the community.

Outreach Overview

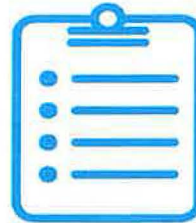
Project Website



www.engage14ave.com

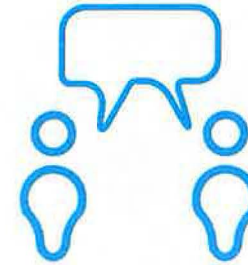
- Summarizes key information about the project
- Provides an opportunity for the public to submit feedback
- Makes engagement materials more accessible to the public

SCA Community Association Presentation & Discussion



- Provide detailed information about the proposal to the Community Association
- Allows for direct communication and discussion with the project team about the community's concerns and interests

One-on-One Conversations

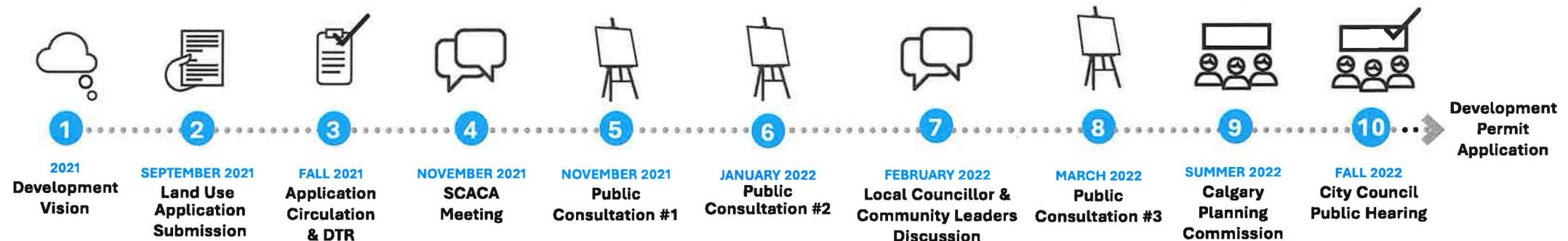


- The project team has engaged in several one-on-one meetings with community leaders and neighbours to discuss the project vision and progress


Neighbours Virtual Open Houses

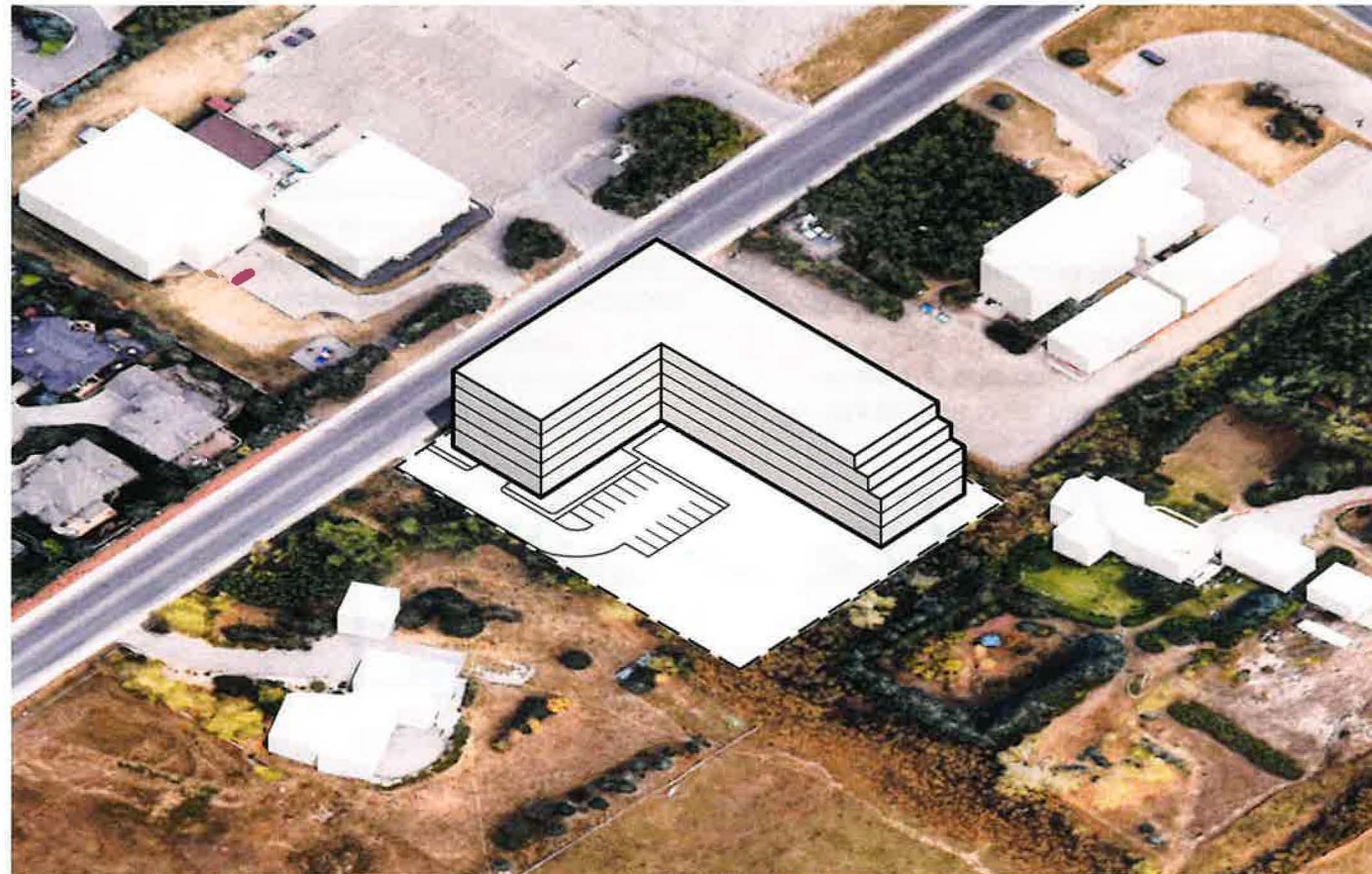


- Facilitate discussion with the community
- Opportunity to address potential impacts on adjacent properties
- Provide updates to public as project progresses


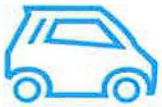


Outreach Summary

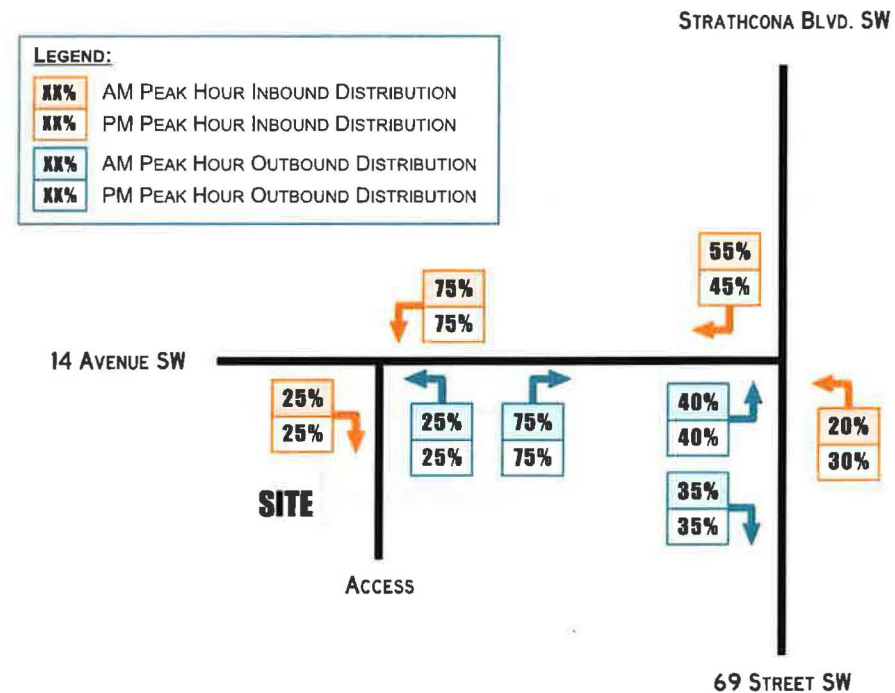
Concern	Original Application	Revised DC
 Scale of Development	<ul style="list-style-type: none">• Proposed redesignation to the MU-1 district.• FAR modifier of 3• Height modifier of 16 metres.	<ul style="list-style-type: none">• Uses sculpted stepbacks from nearest development.• Sites development to minimize neighbour impacts.• DC and ASP amendment include policies that regulate development size, scale, and design






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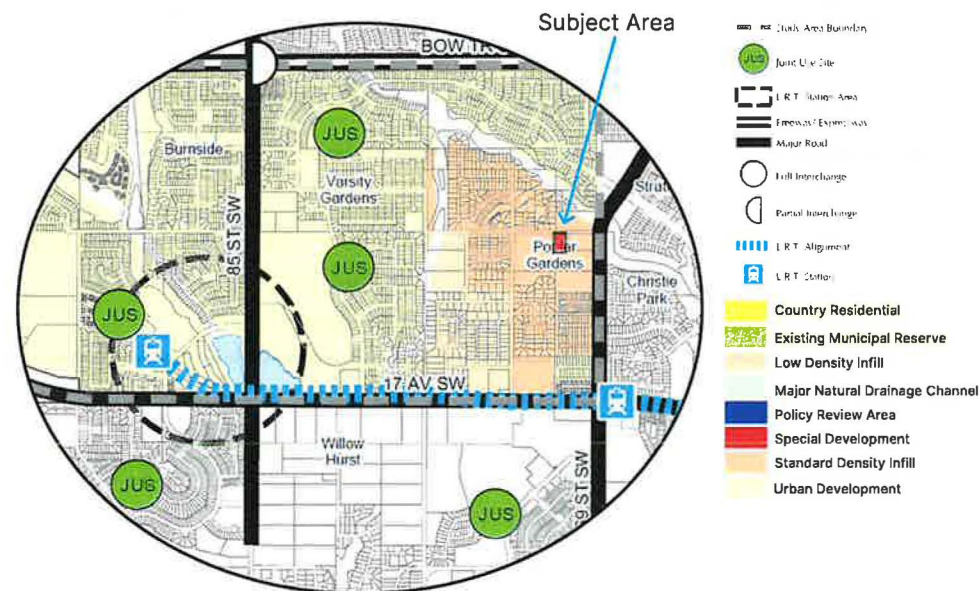
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 <p>Traffic on 14th Ave. & 69th St.</p>	<ul style="list-style-type: none"> Did not include a Traffic Analysis. 	<ul style="list-style-type: none"> A Traffic Analysis by a professional engineer was done. Findings concluded the development generates limited traffic and has minimal impacts on intersection function.

LAND USE	UNITS	TRIPS GENERATED AM PEAK HOUR			TRIPS GENERATED PM PEAK HOUR		
		TOTAL	IB	OB	TOTAL	IB	OB
Residential	75	45	11	34	52	34	18
Total		45	11	34	52	34	18


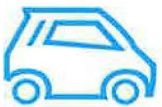




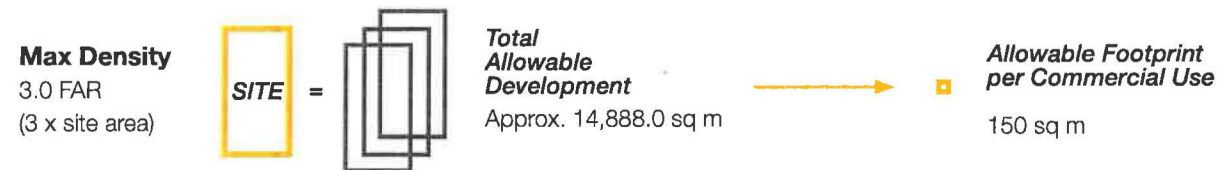
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 <p data-bbox="548 396 943 435">Scale of Development</p>	<ul data-bbox="1024 326 1588 435" style="list-style-type: none"> Proposed redesignation to the MU-1 district. FAR modifier of 3 Height modifier of 16 metres. 	<ul data-bbox="1677 326 2368 467" style="list-style-type: none"> Uses sculpted setbacks from nearest development. Sites development to minimize neighbour impacts. DC and ASP amendment include policies that regulate development size, scale, and design 	
 <p data-bbox="548 574 889 651">Traffic on 14th Ave. & 69th St.</p>	<ul data-bbox="1024 545 1454 570" style="list-style-type: none"> Did not include a Traffic Analysis. 	<ul data-bbox="1677 545 2395 646" style="list-style-type: none"> A Traffic Analysis by a professional engineer was done. Findings concluded the development generates limited traffic and has minimal impacts on intersection function. 	
 <p data-bbox="548 802 908 878">Alignment with East Springbank Hill ASP</p>	<ul data-bbox="1024 756 1548 846" style="list-style-type: none"> Proposed to pursue a relaxation from the local ASP at time of Development Permit application. 	<ul data-bbox="1677 756 2395 889" style="list-style-type: none"> The ASP is 25 years old and no longer reflects City policy. Despite this a site-specific text amendment is being used to ensure overall ASP integrity remains until the City can conduct a comprehensive planning review of the area. 	








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 <p>Potential for Commercial Uses</p>	<ul style="list-style-type: none"> Applied the stock district entitlements. Did not include any limitations on type or size of commercial use. 	<ul style="list-style-type: none"> Ancillary commercial uses would most likely be health / medical offices or small-format café types. The DC and ASP amendment include policies that regulate commercial size, scale, and design. Commercial operations in the development are limited to a total of 150 square metres.



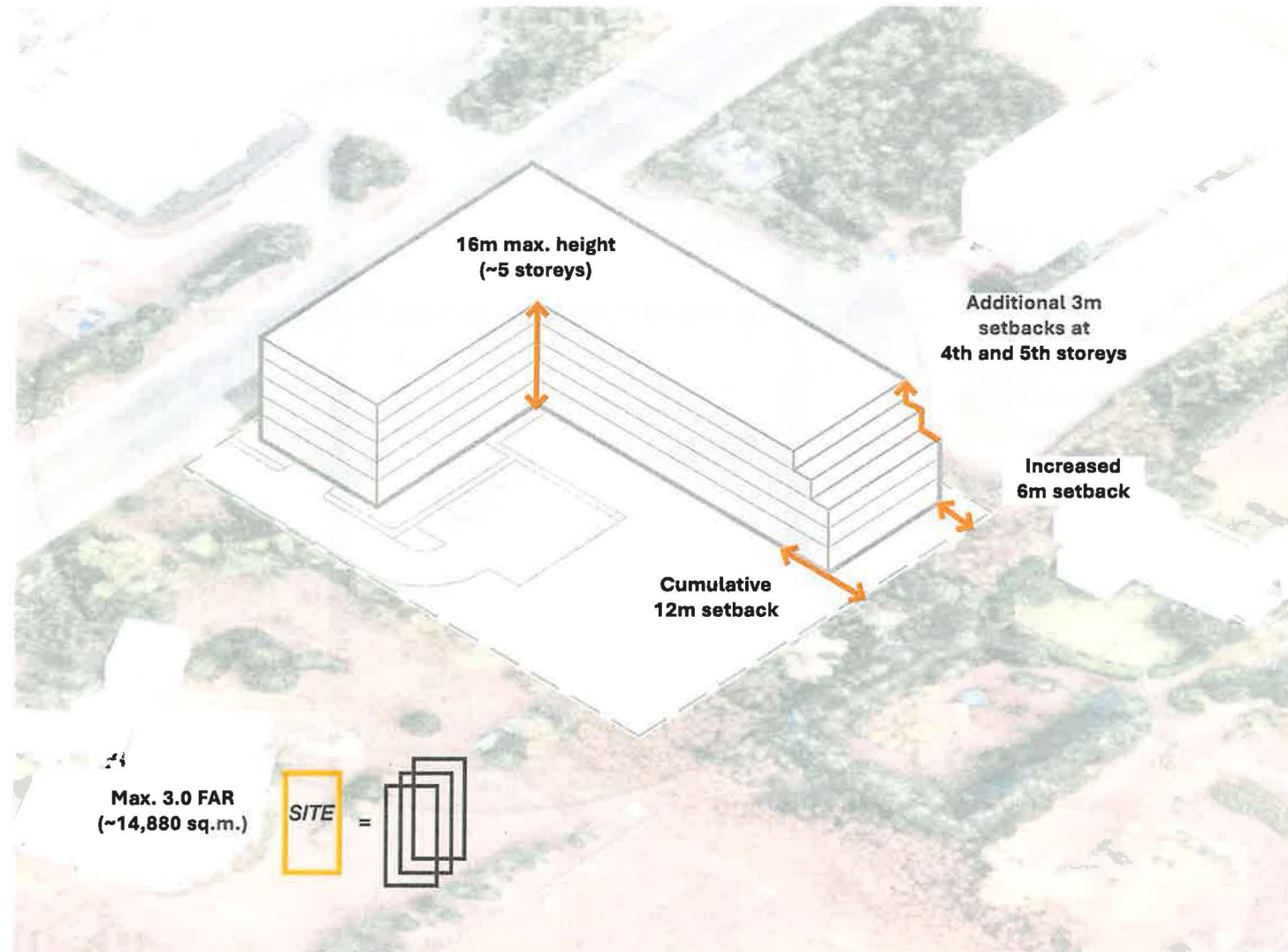
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 <p>Lack of Development Certainty</p>	<ul style="list-style-type: none"> Standard land use amendment processes were originally employed for this application. Desire for greater clarity and specificity was expressed by the community. 	<ul style="list-style-type: none"> Uses DC policy that identifies the intended form of development. Limits ancillary uses to those that reflect the stated development intention. ASP amendment also incorporates design-specific considerations for future development

Proposed Land Use

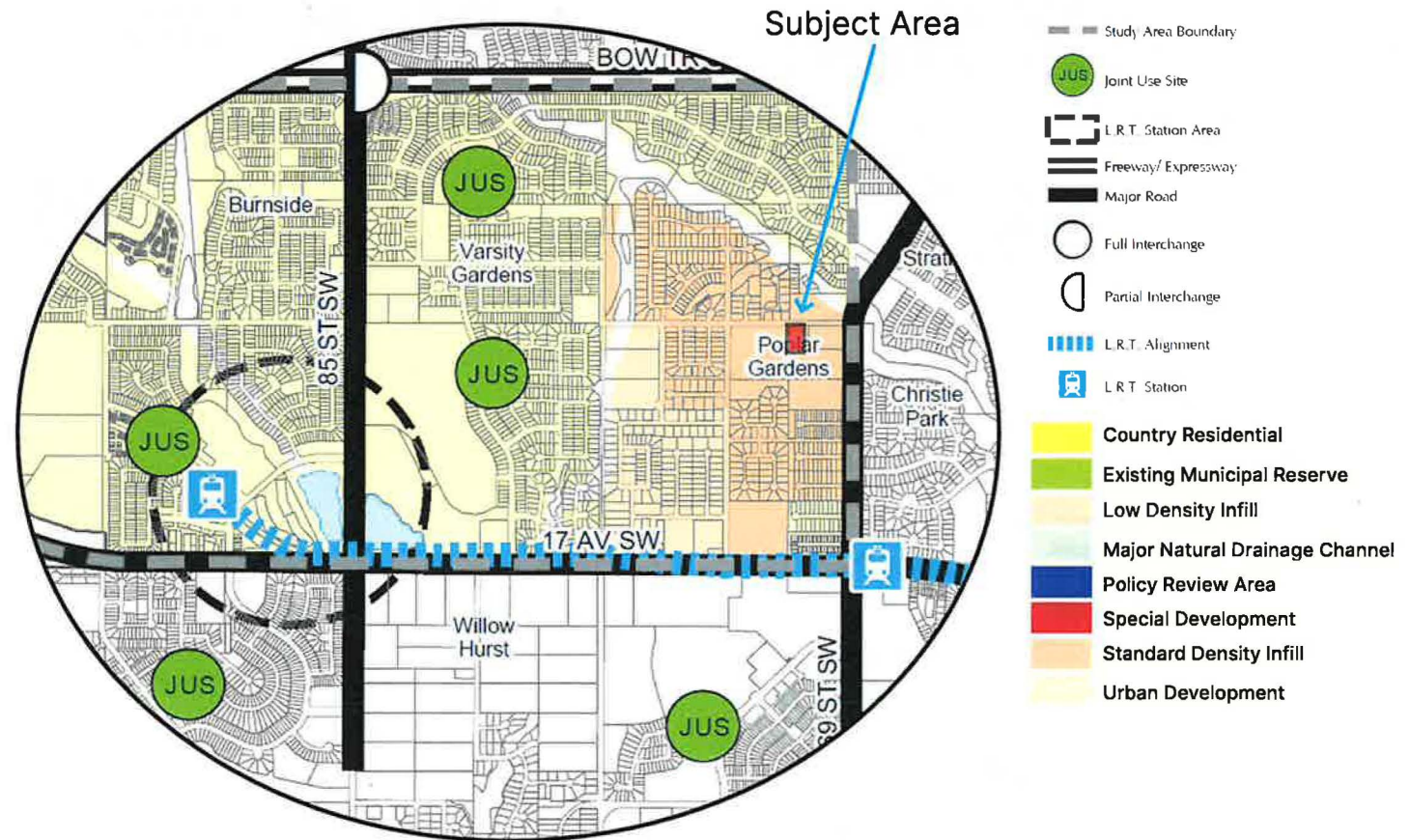
Land Use: Direct Control (DC)

- Based on the Multi-Residential Medium Profile (M-2) district
- Maximum density of 3.0 FAR
- Maximum building height of 16 metres
- Allows multi-storey residential with supporting complementary uses
- Added discretionary commercial uses:
 - Health Care Service
 - Outdoor Café
 - Restaurant
- Complementary uses are limited to maximum to 150.0 square metres
- Required rear setback increased to 6m
- Additional 3m stepbacks from the rear are included at the 4th and 5th storeys
 - 9m total setback from the rear property line at the 4th storey
 - 12m total setback from the rear property line at the 5th storey



Proposed ASP Amendment

- A site-specific amendment has been proposed that enables the development without establishing ASP-wide permissions.
- The proposed amendment also includes language around future design considerations that reflect concerns received from the public. These state that development on the site should:
 1. Orient buildings to 14 Avenue SW by siting buildings and including building entrances along this frontage;
 2. Limit the impact on neighbouring parcels through the reduction of building massing and scale, and minimizing shadowing;
 3. Provide common amenity spaces that allow for social and communal activities.





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