

**Policy Amendment and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2023-0003**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.50 hectares  $\pm$  (1.23 acres  $\pm$ ) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Multi-Residential – Low Profile (M-1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:**

That Council:

1. Give three readings to **Proposed Bylaw 42P2023** for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 120D2023** for the redesignation of 0.50 hectares  $\pm$  (1.23 acres  $\pm$ ) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Multi-Residential – Low Profile (M-1) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to enable the development of a multi-residential development.
- This application will allow for a moderate increase in density that is compatible with the built form and character of the existing community. The application is keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for more housing within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different ages, lifestyles and demographics.
- A site-specific amendment to the *East Springbank Area Structure Plan* (ASP) is required to accommodate the proposed land use amendment.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application was submitted by O2 Planning and Design on behalf of the landowners, Willock Equities Limited, on 2023 January 04. The subject site is in the southwest community of Aspen Woods and has direct access from 14 Avenue SW. The site is currently designated as a DC District, which is intended for rural residential development, and contains a single detached dwelling. As per the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to enable a multi-residential development.

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In 2021, a previous land use redesignation was submitted by the applicant (LOC2021-0143) which proposed a Direct Control (DC) District based on the Multi-Residential – Medium Profile (M-2) District to allow for a multi-storey development. At the 2022 September 13 Public Hearing, Council defeated the proposal by a vote of 7-7.

It should be noted that during a pre-application review (PE2022-01668) Administration determined, as per Section 19 of the Land Use Bylaw (LUB), the proposal to be different than the previous submission and therefore could be accepted for a land use redesignation even if it had been less than six months since Council's decision for refusal. The primary reasons for considering the current application to be different from the previous submission are as follows:

- The previous application was a DC District while the current application is a stock district;
- The previous application had the Multi-Residential – Medium Profile (M-2) District as the DC's base district which has a maximum height of 16 metres, whereas the current application is for the M-1 District, which has a maximum height of 14 metres;
- The previous application contained no maximum density provisions, whereas the current application has a maximum density of 148 units per hectare; and
- The previous application permitted commercial uses at-grade, while the current application does not.

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess the level of outreach that was appropriate. In response, the applicant created a project website, delivered postcards to nearby neighbours and held an open house on 2023 February 28 at the First Lutheran Church, which is directly across the from the project site. Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to residents, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 18 letters of opposition and one neutral letter from the public. The letters of opposition included the following areas of concern:

- not aligned with local plan;
- proposed height and density are not appropriate;
- proposal does not fit within character of neighbourhood and will have a negative impact;
- negative impact on community safety;
- negative impact on the local community environment;
- negative impact on on-street parking and traffic;
- will set a precedent for more multi-residential development;

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- limited information and misinformation from the applicant; and
- applicant has put forward proposal with little community feedback;

The application was circulated to the Strathcona, Christie, Aspen Community Association (CA) and no response letter was received. Administration did follow-up again with the CA for comment prior to this meeting, however no response was received.

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including privacy, shadowing and parking, will be reviewed and determined at the development permit stage.

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

## IMPLICATIONS

### Social

The proposed land use district would allow for a wider range of housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

### Environmental

The applicant has indicated that they plan to explore sustainable measures as part of a future development permit (e.g. electric vehicle charging ports and green infrastructure) which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program B).

### Economic

The ability to develop a multi-residential building would allow for more efficient use of land, existing infrastructure and services.

### Service and Financial Implications

No anticipated financial impact.

## RISK

There are no known risks associated with this proposal.

## ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 42P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 120D2023**
6. **CPC Member Comments**
7. **Public Submissions**
8. **Confidential Public Submissions**

**Planning and Development Services Report to  
Calgary Planning Commission  
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**ISC: UNRESTRICTED  
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform