

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 80 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) designated as Residential – One Dwelling (R-1) District to the north, and DC District to the east, south and west (which is intended for rural residential and based on the Special Districts contained in Section 48 of the Land Use Bylaw 2P80). Directly to the east of the site is a place of worship (The First Korean Presbyterian Church of Calgary) which also falls under the same DC District. Also, to the south of the site at 1459 – 69 Street SW is a recently approved land use and outline plan (LOC2021-0196) which is designated as Residential – Low Density Mixed Housing (R-G) District to facilitate a 33-parcel low density residential development and a proposed linear park with Municipal Reserve (MR) designated as S-SPR – School, Park and Community Reserve (S-SPR) District. The MR contains a proposed 2.5 metre north-south pathway which transitions to a proposed 2.5 metre sidewalk within this site to provide a link to 14 Avenue SW.

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 northwest corner of Strathcona Drive SW and Strathcona Boulevard SW).

Community Peak Population

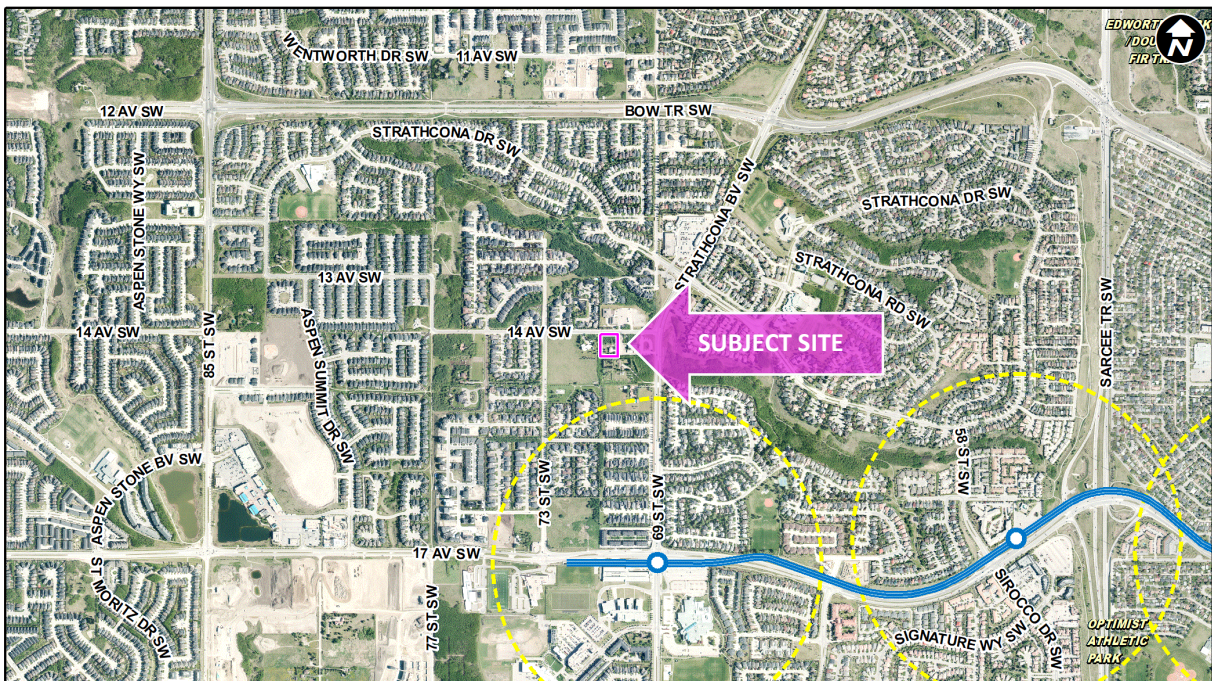
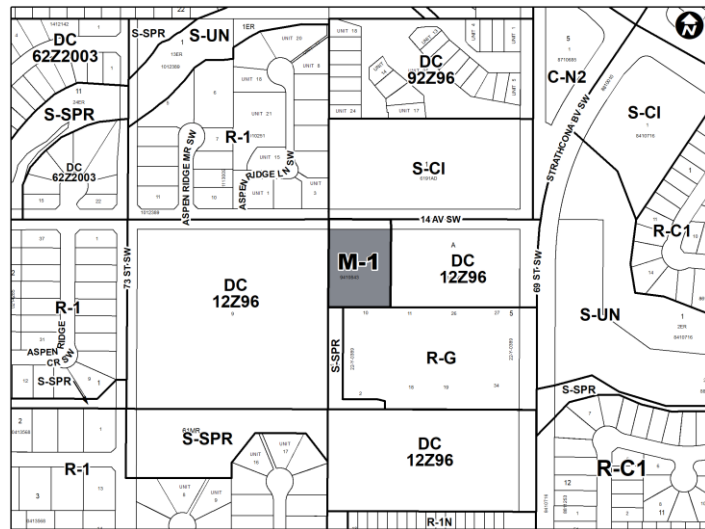
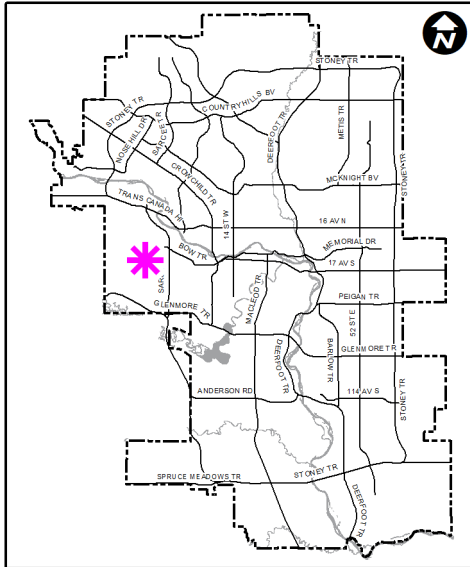
As identified below, the community of Aspen Woods reached its peak population in 2019.

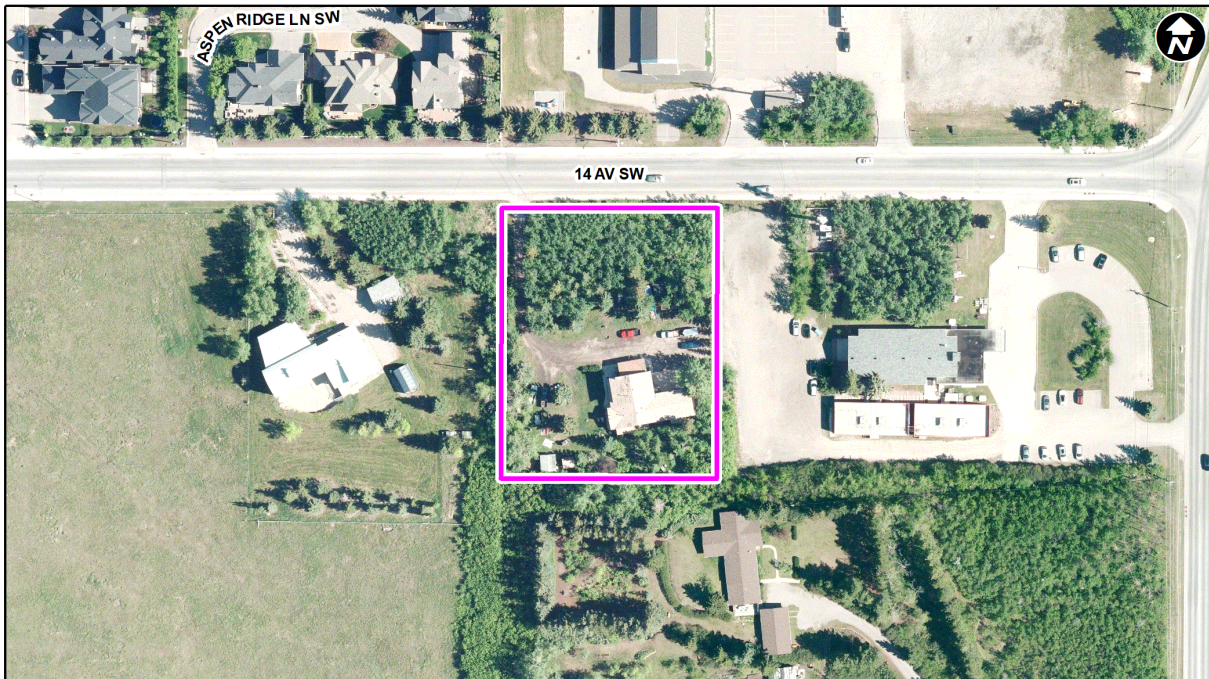
Aspen Woods	
Peak Population Year	2019
Peak Population	9,446
2019 Current Population	9,446
Difference in Population (Number)	0
Difference in Population (Percent)	0.00

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 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 Multi-Residential – Low Profile (M-1) District is a multi-residential designation that is intended for multi-residential development form of low height and medium density. The M-1 District is intended to be applied in close proximity or adjacent to low-density residential development. The district has a maximum height of 14.0 metres and a maximum density of 148 units per hectare which would allow for a maximum density of 74 units.

Development and Site Design

If approved by Council, the rules of the proposed M-1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is available via a sidewalk on 14 Avenue SW. The site is 270 metres west of the 69 St SW/Strathcona bikeway. The site is 1 kilometre (12-minute walking distance) northwest of the 69 Street LRT station and 500 metres (6-minute walking distance)

from the bus stops at Strathcona Boulevard SW and Strathcona Drive SW (Routes 93, 699 and 895). 14 Avenue SW fronting the site is classified as a collector road. Vehicular access to the parcel is from 14 Avenue SW. The parcel is within Parking Zone 'ASP', but currently there are no parking restrictions in place adjacent to the site.

Environmental Site Considerations

A Phase I Environmental Site Assessment was provided with the Land Use Amendment application and was reviewed by administration. There were no significant environmental concerns noted in the report and further action is not required at this time.

Utilities and Servicing

Water and storm mains are available in 14 Avenue SW and can service the proposed development. A developer funded sanitary main extension will be required at the subdivision/development permit stage of development. Additional servicing details will be determined via a future subdivision/development permit application.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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.

Calgary Climate Strategy (2022)

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).

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 density of 148 units per hectare (60 units per acre) and a maximum height of four storeys (which are the same requirements for the proposed land use redesignation) within the subject site.

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