

Applicant Submission

On behalf of Live Well Communities, O2 is submitting this application to redesignate the parcel located at 7111 14 Ave. SW in the community of Aspen Woods. A previous application (LOC2021-0143) to redesignate from Direct Control (DC 12Z96) to a Direct Control (DC) designation based on Multi-Residential - Medium Profile (M-2) district was refused by Council in a split decision on September 13, 2022. This new application seeks to redesignate this parcel from the existing DC to the Multi-Residential – Low Profile (M-1) district. The revised application has been informed by the questions, comments, and concerns expressed by the public and Council during the September 13 public hearing and subsequent engagement over the course of this application.

The proposed redesignation accommodates a new multi-residential development that takes advantage of the site's strategic location close to transit, major arterial roadways, several educational institutions, parks and open space, and community amenities. The surrounding Aspen Woods area is characterized by future residential development lands to the west and south, churches to the east and north, and low-density residential development to the north-west. As such, the site provides an excellent opportunity to introduce new development to this evolving part of the city and to support the City's infill and intensification targets.

The East Springbank ASP, originally approved in 1997, regulates the subject site. The ASP designates the site as a Standard Density Infill Development area. This designation is intended to accommodate "all types of residential dwellings" and fully serviced infill development at urban density levels of 3-5 units per gross developable acre in existing rural residential neighbourhoods. While this designation partially allows for the proposed development vision, an ASP amendment is required to clarify the permitted maximum height and floor area ratio.

Given the City's current context and the policy objectives of the Municipal Development Plan, Calgary Transportation Plan, and Guidebook for Local Area Planning, we have worked with administration to prepare an appropriate ASP amendment that reflects the evolving nature of the Aspen Woods community and surrounding area and that establishes building design expectations. At the same time, the proposed ASP amendment does not broaden entitlements in the ASP area beyond this application, respecting the necessity for a future comprehensive review of local area planning in this part of the City.

Beyond the ASP, this redesignation will enable redevelopment commensurate with the Municipal Development Plan and Calgary Transportation Plan. Approximately 800 metres to the south is the 69 Street LRT Station, while the Strathcona Park Shopping Centre is approximately 250 metres to the northeast. 69 Street is due east of the site, and 17 Avenue is due south. Both streets are classified as arterial, a classification that reflects the vehicle-oriented nature of this part of the city. Despite this, the City has invested heavily in expanding high-order transit and transit-oriented forms of development to the area.

Recognizing this substantial investment, the proposed development will contribute to the evolution of both arterial roadways from car-dominated towards a more balanced, multi-modal corridor. Additionally, as the site is located directly adjacent to the existing linear park system, the subject site stands to contribute to added use and enjoyment of this well-loved community asset. Increasing density and intensity in this location aligns the proposal with the Municipal Development Plan and the Calgary Transportation Plan.

Given the above, this proposal is clearly well-aligned with the City's overall development goals and policy objectives, and provides the following key attributes:

- **Transit-Oriented Development:** The proposed development provides walkable housing options for future residents near transit, employment, entertainment, and green spaces. The development will

support ongoing intensification around the City's primary transit network and facilitate Aspen Wood's ongoing evolution into a complete community.

- **Connected Communities:** The proposed development provides an important missing active transportation link in the expanding multi-use pathway between 73 and 69 Streets SW.
- **Residential Growth:** The proposed land use change accommodates infill residential development, supporting the efficient and economic use of existing City infrastructure.
- **Sensitive Intensification:** The proposed land use contemplates the neighbourhood character of the Aspen Woods community and is intentionally located adjacent to other future infill and intensification sites near to major transportation corridors through the community.

At the same time the proposed redesignation provides the above planning benefits, it also responds specifically to the concerns raised by the public and Council in September 2022. These include:

- **Reduction of Permitted Density:** The previous application contemplated no maximum density, whereas the new proposal has a maximum density of 148 units per hectare, or 73 total units.
- **Reduction of Permitted Height:** The previous application used the maximum building height of the M-2 district (16.0 metres), whereas the new proposal uses M-1's maximum height of 14.0 metres.
- **Reduction in Number of Storeys:** Due to the reduction in permitted height the new proposal will be four storeys, a reduction from the previously proposed five storeys.
- **Elimination of all Commercial Uses:** Unlike the previous application that proposed the inclusion of medical professional and restaurant-style uses, the new proposal does not allow commercial uses.
- **Use of a Stock District:** Unlike the previous application, the proposed land use redesignation uses a stock Multi-Residential - Low Profile (M-1) district.

Cumulatively these changes result in a new development proposal and land use district that responds to concerns of height, density, massing, and commercial use impacts expressed by the public and Council during the September 13, 2022 public hearing. Further, the overall reduction in density and commercial uses will reduce the overall traffic impact of the development, another concern expressed by the community.

As with the previous application, Live Well Communities along with O2 have worked collaboratively with officials at the City of Calgary, representatives from the local Councillor's office, and residents of Aspen Woods to move forward with this application. A community open house was held in late February at the First Lutheran Church directly across from the project site, while the existing project website remained active and was updated throughout the application to ensure residents were able to learn about the application and share feedback on their own time. An Engagement Summary outlining all the findings from engagement over the course of this application is enclosed as part of this application.