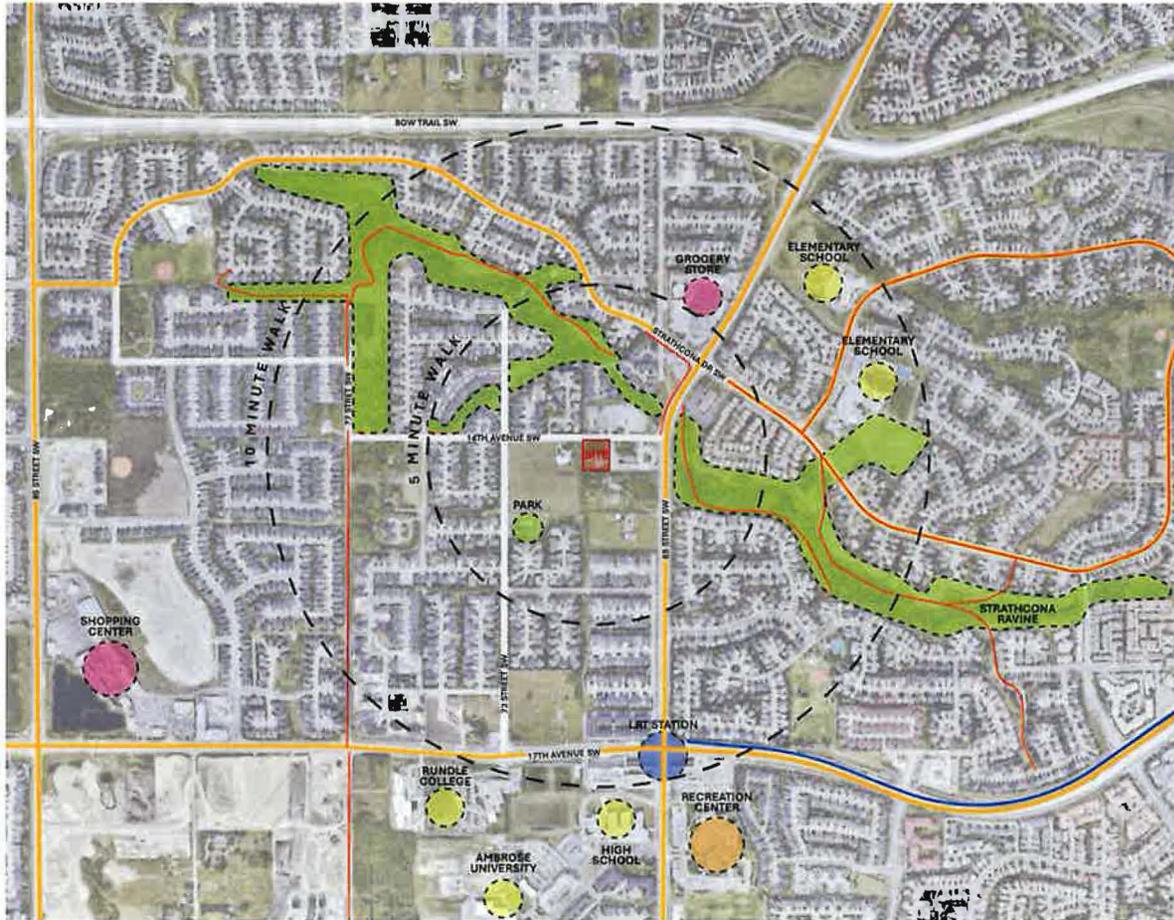


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7111 14th Ave

Land Use Amendment

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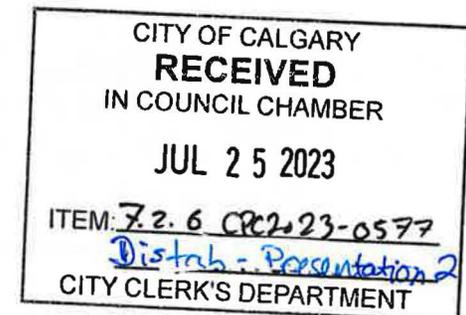


Site
Community Amenity
 Bus Route
 Bike Route
 LRT Route

Site Context

The proposed development is well-served by transit, open space, and commercial amenities.

- 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 local community context is conducive to modest intensification as it is surrounded predominantly by future development lands.

- Impact on the existing community is minimal due to its removed location from established developments.
- Advantageously located in close proximity to 69th Street.
- Provides connection and extension to the multi-use pathway to the south, completing this popular link through the community.

Development Vision

- **Opportunistic Growth for Aspen Woods**

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

- **Sensitive Intensification**

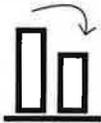
Intentionally located adjacent to future infill and intensification sites and nearer to transportation corridors.

- **Provides Rental Housing**

With a growing rental affordability crisis, the proposed development will help enable those who may work in nearby community businesses or schools but cannot yet afford to buy in Aspen Woods to live in the same community within which they are employed.



What Has Changed from the Previous Application



Height & Storeys Reduced

- Maximum permitted height reduced from 16.0 to 14.0 metres. This is only 2.0 metres higher than the prevailing R-1 maximum height.
- The reduced height results in a reduction from 5 to 4 storeys.



Commercial Uses Removed

- All commercial uses have been eliminated from the proposal.



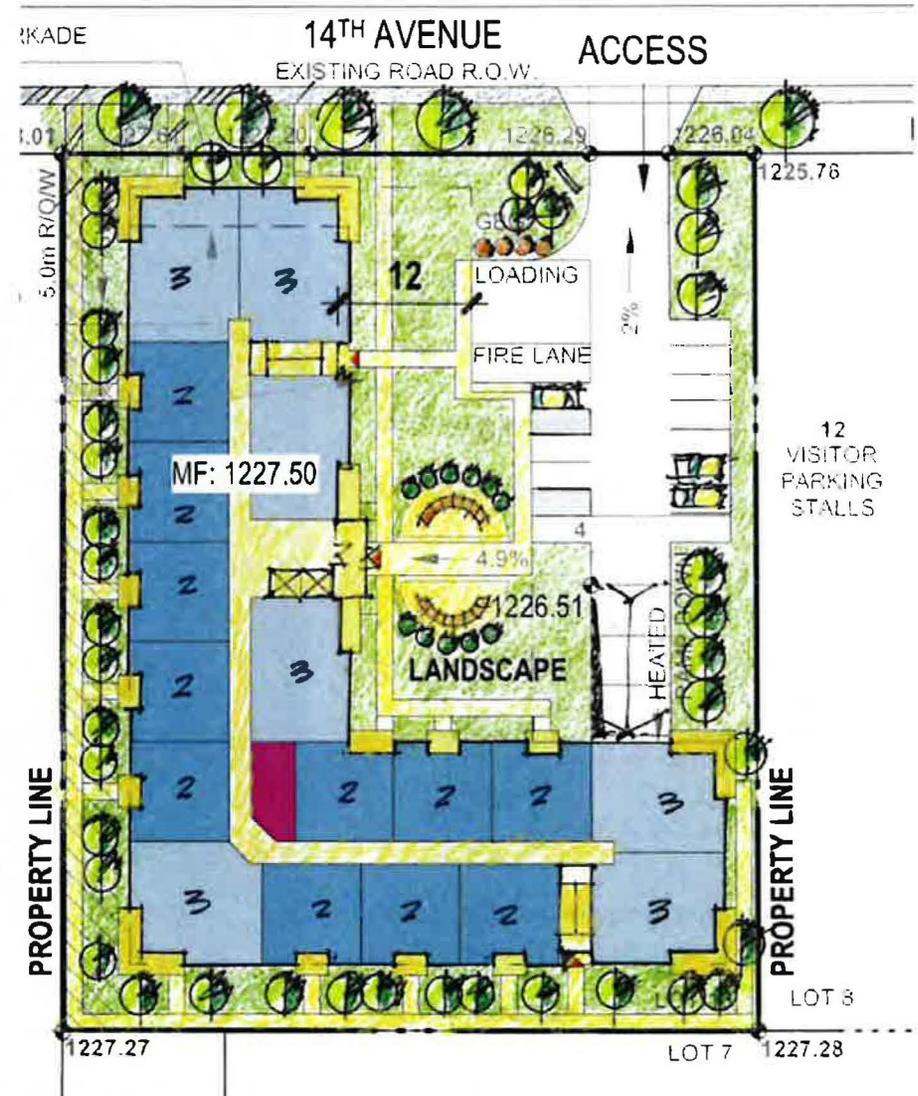
Stock District Used

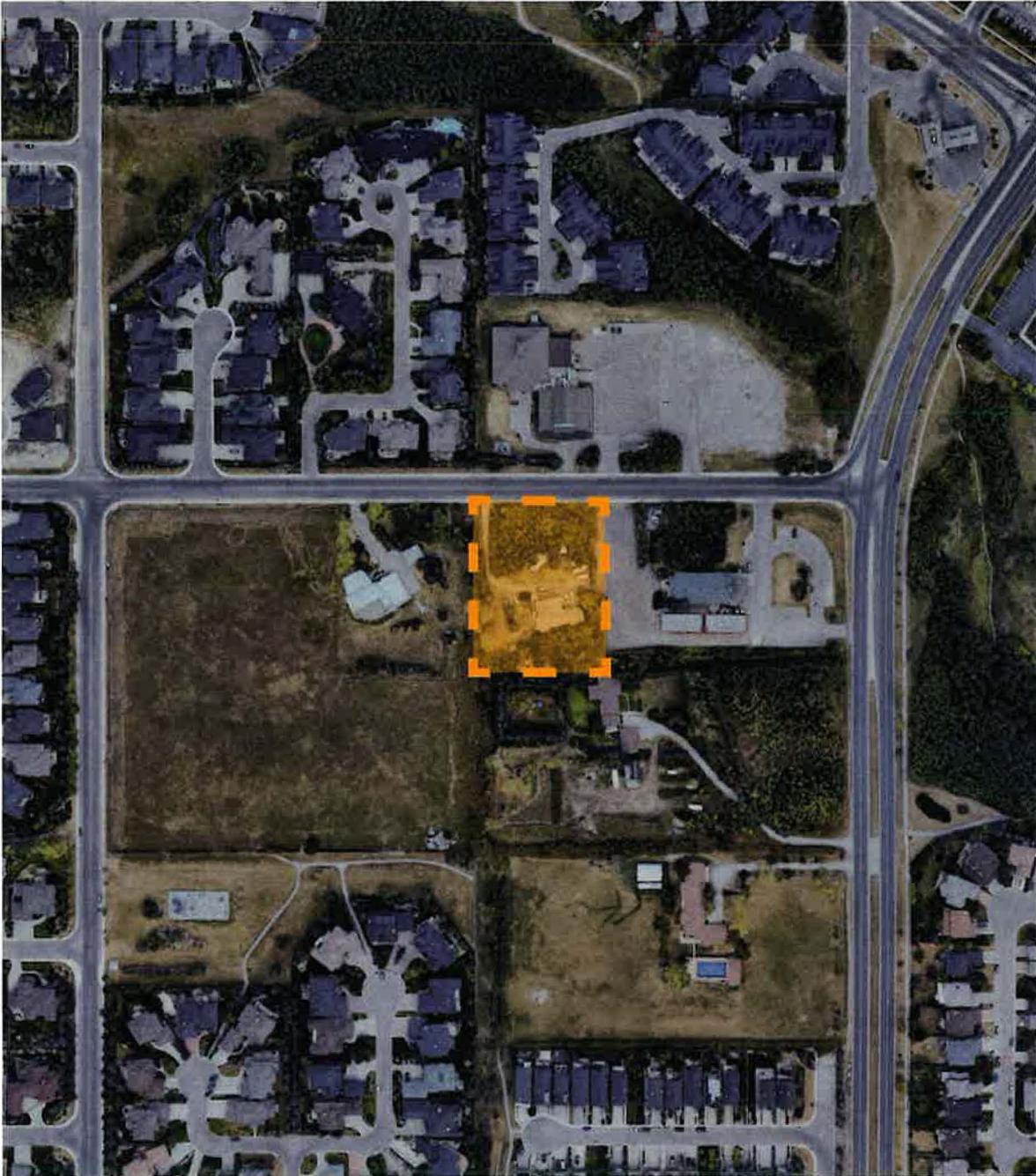
- Shift away from the previous application's Direct Control.
- The Multi-Residential - Low Profile (M-1) stock district is being pursued.



Density Reduced

- The previous application did not include a maximum density.
- The M-1 district establishes a fixed density of 73 units maximum on the site.





Land Use

Existing Land Use

Direct Control (DC12Z96): Enables low density single detached residential development.



MIN LOT AREA:
0.20 Hectares



HEIGHT:
10 Metres

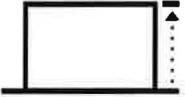
Proposed Land Use

Multi-Residential - Low Profile (M-1): Multi-residential development. The total allowed development is approx. 73 units.

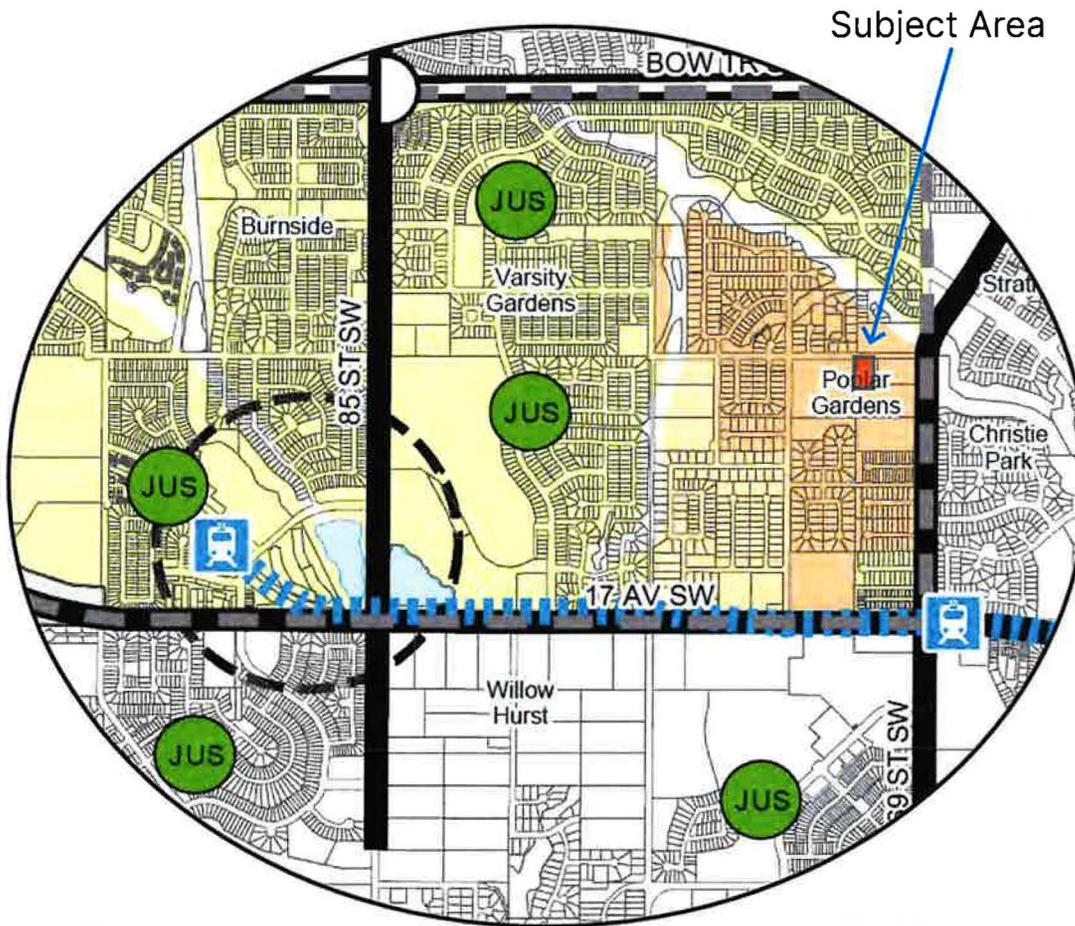


x 60 units /acre

MAX DENSITY:
60 Unites per gross development acre



HEIGHT:
14 Metres (4 Storeys)



Subject Area

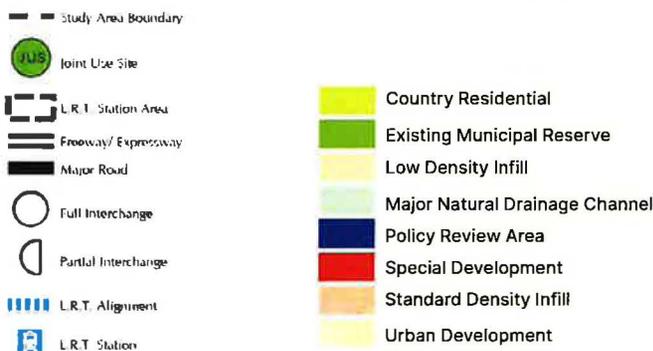
Proposed ASP Amendment

East Springbank Area Structure Plan

- Originally adopted in 1997, with piecemeal revisions made over the last 25 years.
- Significant changes to the neighbourhood and city, including LRT, increased development pressure, and new City-wide planning policy, have not been comprehensively updated in the ASP.
- As before, a site-specific amendment has been proposed that enables the development without establishing ASP-wide permissions.
- The proposed amendment states:

“For the site at 7111 -14 Avenue SW, development must have a maximum density of 60 units per gross developable acre and a maximum height of 4 storeys.”

- This approach ensures future developments must still engage in a similar public process to this one.



Engagement Overview

Tactics



Project Website
www.engage14ave.com

Summarizes key information about the project

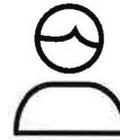
Provides an opportunity for the public to submit feedback

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



Virtual Open Houses
 Facilitate discussion with the community

Opportunity to address potential impacts on adjacent properties

Provide updates to public as project progresses

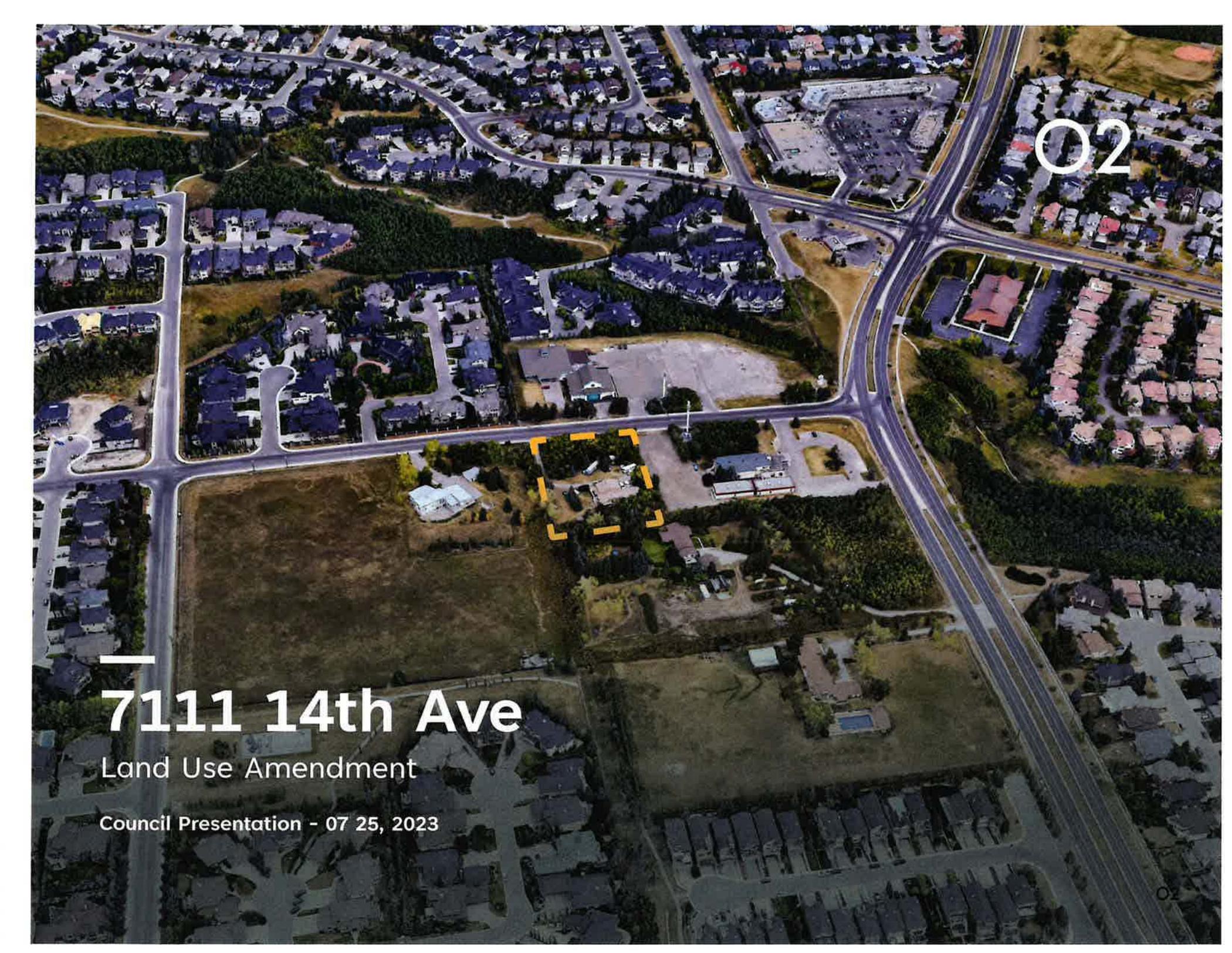


In-Person Open House
 Facilitate discussion with the community on the revised application

Opportunity to explain how previous engagement feedback was incorporated into the application

Timeline





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