

**Planning and Development Services Report to
Calgary Planning Commission
2025 May 08**

**ISC: UNRESTRICTED
CPC2025-0395
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Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2025-0031

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0395) to the 2025 June 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 7.94 hectares \pm (19.62 acres \pm) located at 1579 – 93 Street SW and 9744 – 17 Avenue SW (Plan 0110397, Block 2, Lot 1 and 2MR) from Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 08:

That Council give three readings to **Proposed Bylaw 94D2025** for the redesignation of 7.94 hectares \pm (19.62 acres \pm) located at 1579 – 93 Street SW and 9744 – 17 Avenue SW (Plan 0110397, Block 2, Lot 1 and 2MR) from Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject parcels in the community of Aspen Woods to enable the development of a senior high school.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP), the *East Springbank Area Structure Plan* (ASP) and the *East Springbank Area Structure Plan Appendix 4: East Springbank IV Community Plan* (ASP (Appendix 4)).
- What does this mean to Calgarians? This proposal would allow for the development of a senior high school, thereby providing additional school places and more choice for residents living in communities on the west side of the city.
- Why does this matter? The provision of a new senior high school will contribute to both meeting the demand for school spaces in the area and to a complete community.
- A development permit application for stripping and grading (DP2025-00935) was approved on 2025 March 25.
- A development permit application for a new senior high school (DP2025-00929) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Aspen Woods, was submitted by the Calgary Catholic School District on behalf of the landowners, The City of Calgary and the Calgary Catholic School District, on 2025 February 14. As noted in the Applicant Submission

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(Attachment 2), the intent is to redesignate the subject parcels to the Special Purpose – School, Park and Community Reserve (S-SPR) District to provide a senior Catholic high school.

The approximately 7.94 hectare (19.62 acre) site is located directly east of Stoney Trail SW, north of 17 Avenue SW and west of 93 Street SW. The parcels are located between two existing private schools, Webber Academy to the north and Calgary Academy to the south.

In 2000 April, The City purchased the subject parcels from the area developer with the Joint Use Reserve Fund for a future high school site, and also identified the parcels in the ASP as a 'Senior High School Site.' A long-term lease was then entered into, which meant that the parcels have remained in an unprepared state for a school (forested and ungraded) until now. In 2020, the Calgary Catholic School District advised The City of their intention to construct a senior high school on this site.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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 the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant has set up a website, held discussions with the Ward 6 Councillor's Office, the Strathcona Christie Aspen Community Association, Calgary Academy, Webber Academy and local residents. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 13 responses in support, 167 in opposition and six of neutrality to the proposed development. The responses in opposition identified the following areas of concern:

- traffic congestion and traffic safety concerns are already an issue, these will worsen as a result and could hinder emergency services;
- removal of trees will negatively impact the ecosystem, animal habitats and increase flooding risks;
- loss of lands for general recreation and the educational activities for nearby schools;
- noise, pollution, garbage, decreased privacy and safety concerns;
- construction impacts – dust, dirt and noise;

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- this area is already overburdened by three other schools;
- future businesses will not be attracted to the area due to the traffic congestion; and
- mental health impacts for residents and school children through loss of the green space.

Calgary Academy have written in support of the proposed development. The other support letters note that this land has been designated in the local area policy for a senior high school for many years, that a Catholic high school is urgently required on the west side of the city, and if a high school is not built there will be significant impacts to the lives and education of future students through long commute times to the nearest alternative Catholic high school.

The Strathcona, Christie, Aspen Community Association (CA) submitted a letter of objection to the proposed development on 2025 March 17. Their reasons for objection include the following concerns:

- traffic safety and emergency response delays;
- increased congestion; and
- issues for residents – accessing driveways and access to homes for essential service vehicles.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The size and design of the school building, site design including parking, access, traffic impacts and waste and recycling are being considered through the development permit application currently under review. The proposal aligns with the policy direction in the ASP (Appendix 4) as a 'Senior High School Site'. The results of the Transportation Impact Assessment indicate that there is sufficient network capacity for the new high school, and a Biophysical Impact Assessment noted that the site would not contain lands to be dedicated as environmental reserve.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application 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 proposal would enable the development of a senior high school which would be compatible with the local context, meet some of the demand for high school places in the area and contribute to a complete community.

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Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and are being pursued through the development permit application.

Economic

A new senior high school would contribute to the continued growth of the area and support the existing housing, employment and support services that currently exist in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

If a senior high Catholic school is not built, the demand for high school spaces on the west side of the city will go unaddressed.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 94D2025**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform