

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Aspen Woods, west of 93 Street SW, east of Stoney Trail SW and north of 17 Avenue SW. It comprises two vacant parcels, totaling approximately 7.94 hectares (19.62 acres) in size. The parcels are currently designated as a Direct Control (DC) District ([Bylaw 12Z96](#)), which is based on the general rules for Special Districts in Land Use Bylaw 2P80. The parcels are dominated by Aspen forest, with a small area of semi-native grasslands. The parcels provide wildlife habitat for typical urban wildlife species.

To the north and south of the subject parcels are Webber Academy and Calgary Academy respectively. Both of these parcels are designated as Special Purpose – Community Institution (S-CI) District and allow for School – Private as discretionary uses.

To the south and west of the subject parcels is land designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District and comprises the Provincial transportation and utility corridor of Stoney Trail. Further west is the city limits and Rocky View County.

To the east of the subject parcels is land designed Residential – Low Mixed Housing (R-G) District and a DC District ([Bylaw 53Z2005](#)).

The 69 Street LRT Station is approximately 3 kilometres east (a 50-minute walk) from the subject parcels. Calgary Transit currently serves the site with Route 156 (Aspen Woods), with stops located approximately 300 metres from the site along 93 Street SW and Aspen Hills Drive SW.

## Community Peak Population Table

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

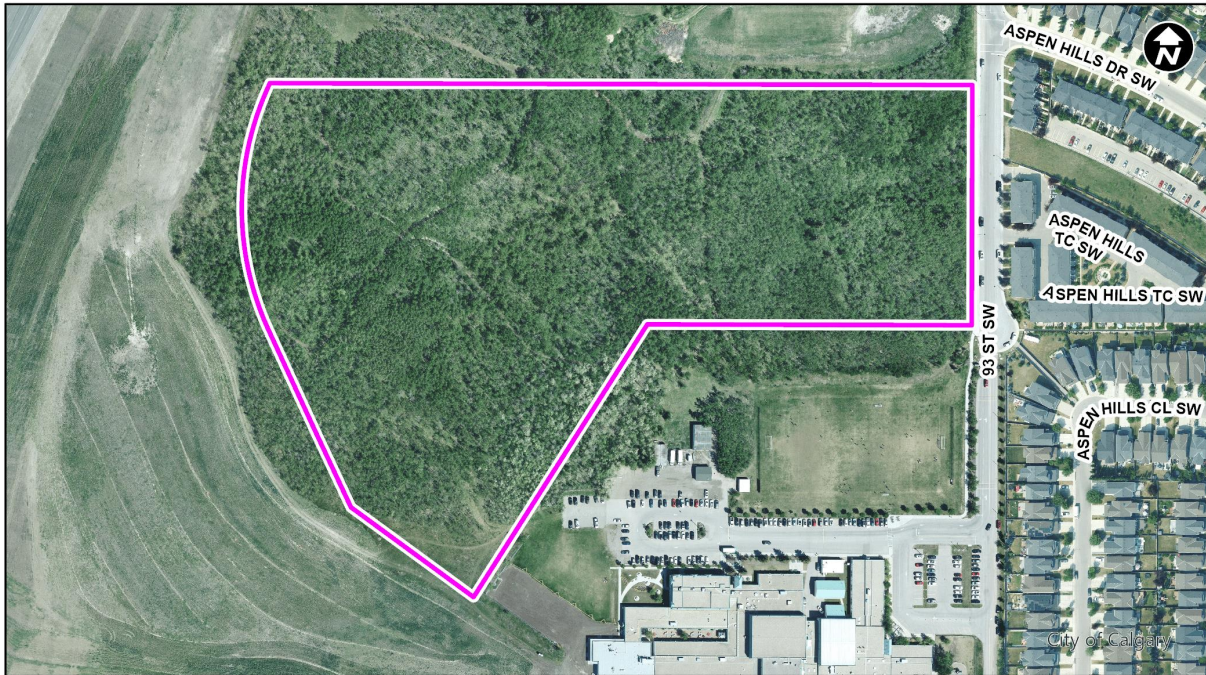
| <b>Aspen Woods</b>                 |       |
|------------------------------------|-------|
| Peak Population Year               | 2019  |
| Peak Population                    | 9,446 |
| 2019 Current Population            | 9,446 |
| Difference in Population (Number)  | 0     |
| Difference in Population (Percent) | 0%    |

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use district for these parcels is a DC District ([Bylaw 12Z96](#)), which is based on the general rules for Special Districts under Land Use Bylaw 2P80. The permitted uses are Accessory buildings, Essential public services, Extensive agricultural uses, Home occupations – Class 1, Parks and playgrounds and Utilities. Home occupations – Class 2, Signs and Single-detached dwellings are identified as discretionary uses.

Under the 2P80 Land Use Bylaw, the use of Essential public service means a fire station, police station or similar service. Therefore, as a school is not an allowed use, a land use amendment application is required.

The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District is intended to provide for schools, parks, open spaces and recreation facilities, with parcels of varying sizes and use intensities. This district is applied to lands that will be dedicated as municipal, school reserve or other forms of reserve pursuant to the *Municipal Government Act* (MGA).

The MGA allows municipalities to dedicate up to 10 percent of land (or receive cash-in-lieu of land) as municipal reserve (MR) which is used for schools and parks and open spaces. The Joint Use Reserve Fund (The Fund) is compiled of monies received as cash-in-lieu of reserve land in industrial and commercial subdivisions. The Fund is used to purchase high school sites

that are needed around the city and given that the monies used to purchase the site is from a source received in lieu of land in other subdivisions in the city, it is appropriate to dedicate lands that are purchased with The Fund as reserve. At the time the subject parcels were purchased from the area developer, the parcel at 1579 – 93 Street SW had not been dedicated as reserve. Now that development is being anticipated on the site, the applicant will be required to dedicate this site as reserve.

### **Development and Site Design**

If approved by Council, the rules of the proposed S-SPR District, the *East Springbank Area Structure Plan* (ASP) and the *East Springbank Area Structure Plan Appendix 4: East Springbank IV Community Plan* (ASP (Appendix 4)) will guide future development. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an appropriate building interface with 93 Street SW to the east and Stoney Trail to the west;
- mitigating access and traffic concerns;
- ensuring the retention of as many of the existing trees along the property lines as possible, and
- improving pedestrian and cyclist connections between the parcels and the local pathways.

### **Transportation**

Primary access for the site will be from 17 Avenue SW, from an existing traffic circle located within the Transportation Utility Corridor (TUC) of Stoney Trail. The roundabout currently provides access to The Slopes community. A secondary access for Fire and Emergency use only is proposed from the cul-de-sac of 93 Street SW to the east of the parcel. This cul-de-sac currently provides primary entrance to the Calgary Academy.

A Transportation Impact Assessment (TIA) was submitted in support of this application, assessing the surrounding transportation network's capacity to accommodate a new high school with the main access proposed from the existing 17 Avenue SW roundabout. The results of the TIA indicate that there is sufficient network capacity for this high school, with all network intersections continuing to operate at acceptable levels of service.

Calgary Transit currently serves the site with Route 156 (Aspen Woods), with stops located along 93 Street and Aspen Hills Drive SW, approximately 300 metres from the site. Calgary Transit is likely to create additional routes to serve this high school when it is operational. Long term plans include the extension of the Blue Line to create a new station approximately 300 metres away along Aspen Hills Drive SW.

Sidewalks exist on both sides of 93 Street SW, and along one side of 17 Avenue SW. A regional pathway also exists on 17 Avenue SW, with future pathways planned within the TUC on Stoney Trail SW as part of the Mattamy Rotary Greenway.

Parking for the proposed school will be accommodated on-site, including staff and student parking, as well as planned pick-up and drop-off stalls and bicycle parking. The details of these are currently being evaluated as part of the development permit application.

### **Environmental Site Considerations**

There are no known environmental concerns with the proposed application. A Biophysical Impact Assessment (BIA) Level 1 was submitted and approved under DP2025-00935 for 'Temporary Use: Excavation, Stripping and Grading'. This approval noted that the parcel would not contain lands to be dedicated as environmental reserve (ER).

### **Utilities and Servicing**

Water main connection is available along 93 Street SW in the Broadcast Hill pressure zone. A fire flow letter will be required at the development permit stage.

Sanitary and storm mains are available on 93 Street SW and can service the proposed development.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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.

### **Rocky View / Calgary Intermunicipal Development Plan (2012)**

Administration's recommendation aligns with the policy direction of the [Rocky View / Calgary Intermunicipal Development Plan](#), which seeks to facilitate compatible land use transitions across municipal boundaries, respecting existing and planned land uses and mitigating potential nuisance factors.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcels fall within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies promote local schools as being vital to neighbourhood life and an essential component of complete communities. This application aligns with the MDP.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy - Pathways to 2050](#) programs and actions. The applicant has committed to seek Leadership in Energy and Environmental Design (LEED) Silver Certification. Measures like preserving existing mature trees, planting new landscaping, permeable pavements, electric vehicle charging and solar roof panels have also been proposed. This supports Programs D5.1 and F3.1 of the Climate Strategy.

### **East Springbank Area Structure Plan (Statutory – 1997)**

The subject parcels fall within the Urban Development area on Map 2: Land Use in the [East Springbank Area Structure Plan](#) (ASP). Policy 2.1.3 (c) states that: 'Neighbourhood commercial, institutional (e.g., schools, churches) and similar uses which serve the convenience shopping, social, recreational and cultural needs of the resident population will be appropriate land uses within Urban Development Areas. This application aligns with the ASP.

**East Springbank Area Structure Plan Appendix 4: East Springbank IV Community Plan  
(Statutory – 1999)**

The subject parcels fall within the Senior High School area on Map 2: Land Use Concept in the [\*East Springbank Area Structure Plan Appendix 4: East Springbank IV Community Plan\*](#). This application aligns with the plan.