

Outline Plan and Land Use Amendment in Aspen Woods (Ward 6) at 1477 – 69 Street SW, LOC2024-0320

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1477 – 69 Street SW (Plan 1144AC, Block A, Lot 6) to subdivide 1.99 hectares ± (4.92 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.99 hectares ± (4.92 acres ±) located at 1477 – 69 Street SW (Plan 1144AC, Block A, Lot 6) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council three readings to **Proposed Bylaw 149D2025** for the redesignation of 1.99 hectares ± (4.92 acres ±) located at 1477 – 69 Street SW (Plan 1144AC, Block A, Lot 6) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 July 24:

“The following documents were distributed with respect to Report CPC2025-0664:

- Revised Attachment 2;

...

That with respect to Report CPC2025-0664, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1477 – 69 Street SW (Plan 1144AC, Block A, Lot 6) to subdivide 1.99 hectares ± (4.92 acres ±) with conditions (**Revised** Attachment 2).

...

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Aspen Woods to allow for residential development, open space, roadways and supporting infrastructure.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *East Springbank Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development, which will be served by neighbourhood parks and pathways and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application, in the southwest community of Aspen Woods was submitted by Planning Plus on behalf of the landowners, Margaret and Martin Lovse, on 2024 December 20. The approximately 1.99 hectare (4.92 acre) site is located on the west side of 69 Street SW, south of 14 Avenue SW. The site is currently occupied by a single detached dwelling and ancillary residential building. Parcels to the east, south and west are parcels are predominantly developed with single detached homes. The adjacent parcel to the north is currently being built out with a similar layout as the proposal for the subject site.

The proposal is to obtain outline plan and land use approvals to accommodate development consistent with the vision for Aspen Woods. The development will be connected to adjacent residential areas, services and facilities through vehicular and pedestrian networks and will provide a continuation of the municipal reserve to the west of the site. Residential development is proposed to be laneless with connections provided via two cul-de-sacs from a shared roadway with the parcel to the north.

The proposed outline plan (Attachment 3) and the associated land use amendment (Attachment 4) are anticipated to accommodate the development of 32 dwelling units. As referenced in the Proposed Outline Plan Data Sheet (Attachment 5), the plan would achieve an anticipated density of 16.1 units per hectare (6.5 units per acre). As indicated in the Applicant Submission (Attachment 6), the proposed outline plan meets the overall intent of the *East Springbank Area Structure Plan* (ASP) by providing a broad range of housing choices at densities that support transit viability and changing demographics.

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

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Applicant-Led Outreach

As part of the review of the proposed outline plan and 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 was appropriate. In response, the applicant has indicated they reached out to the Strathcona Christie Aspen Community Association, adjacent neighbours and landowners and the Ward Councillor's office throughout the application process. The Applicant Outreach Summary can be found in Attachment 7.

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.

Four public comments were received with concerns related to increased density, site access and traffic congestion, building height and provision of infrastructure. No response was received from the Strathcona Christie Aspen Community Association.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 allows for a wider range of housing types than is currently allowed in the existing Direct Control District, which may better meet the diverse needs of present and future populations in this community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development on this site with applicable climate strategies will be explored and encouraged at future development permit stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2025 July 24

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. **Approved** Outline Plan
4. Proposed Land Use Amendment Map
5. **Approved** Outline Plan Data Sheet
6. Applicant Submission
7. Applicant Outreach Summary
8. **Proposed Bylaw 149D2025**
9. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform