

Background and Planning Evaluation

Background and Site Context

The subject site is located in the developing southwest community of Aspen Woods. The site is approximately 1.99 hectares in size (\pm 4.92 acres) with dimensions of approximately 100 metres wide and 190 metres deep. The subject site contains a single detached dwelling with a garage and accessory residential building accessed from 69 Street SW.

The site is predominantly surrounded by parcels designated as Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District ([Bylaw 12Z96](#)). East of 69 Street SW, the land use is primarily Residential – Grade-Oriented Infill (R-CG) District. North, west and south of the site is primarily Residential – Low Density Mixed Housing (R-G) District and a small Special Purpose – School, Park and Community Reserve (S-SPR) District.

Development in the vicinity of the subject site west of 69 Street SW has been ongoing and is comprised primarily of low-density single detached dwellings and open space. The adjacent parcel to the south is developed while the adjacent parcel to the north is currently under construction.

In the *East Springbank Area Structure Plan (ASP)* on Map 2: Land Use, the site is identified as being suitable for Standard Density Infill Development which accommodates the delivery of a range of low-density housing forms. Approximately 600 metres (a ten-minute walk) to the south are services and amenities located around 17 Avenue SW. These include provision for education, health, retail, recreation and the 69 Street Light Rail Transit (LRT) Station that provides direct access to the city centre.

Community Peak Population Table

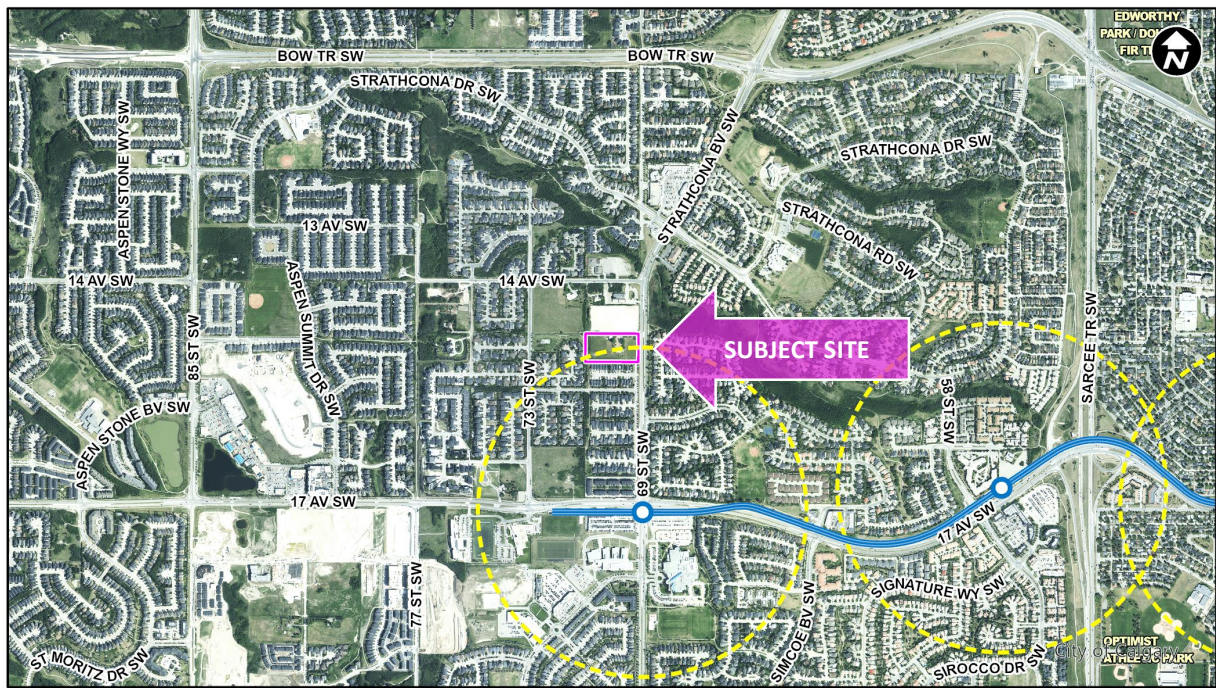
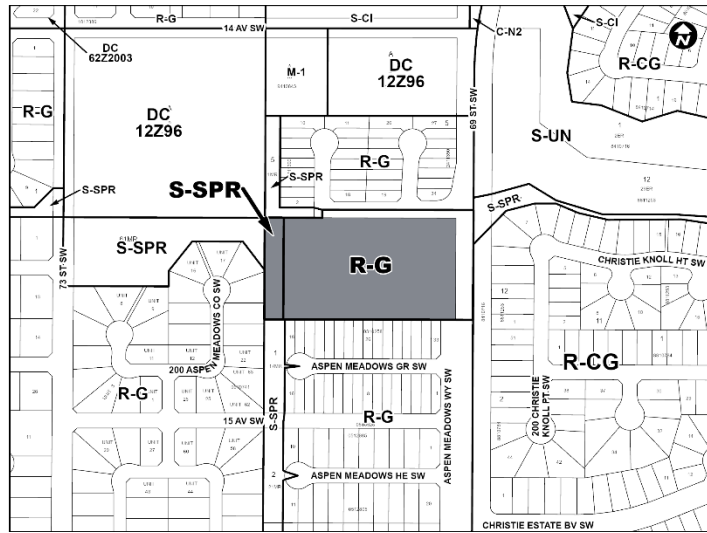
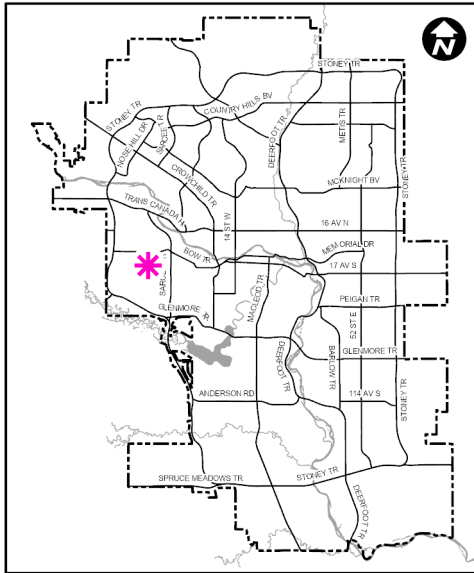
As identified below, the community of Aspen Woods reached its peak population in 2019.

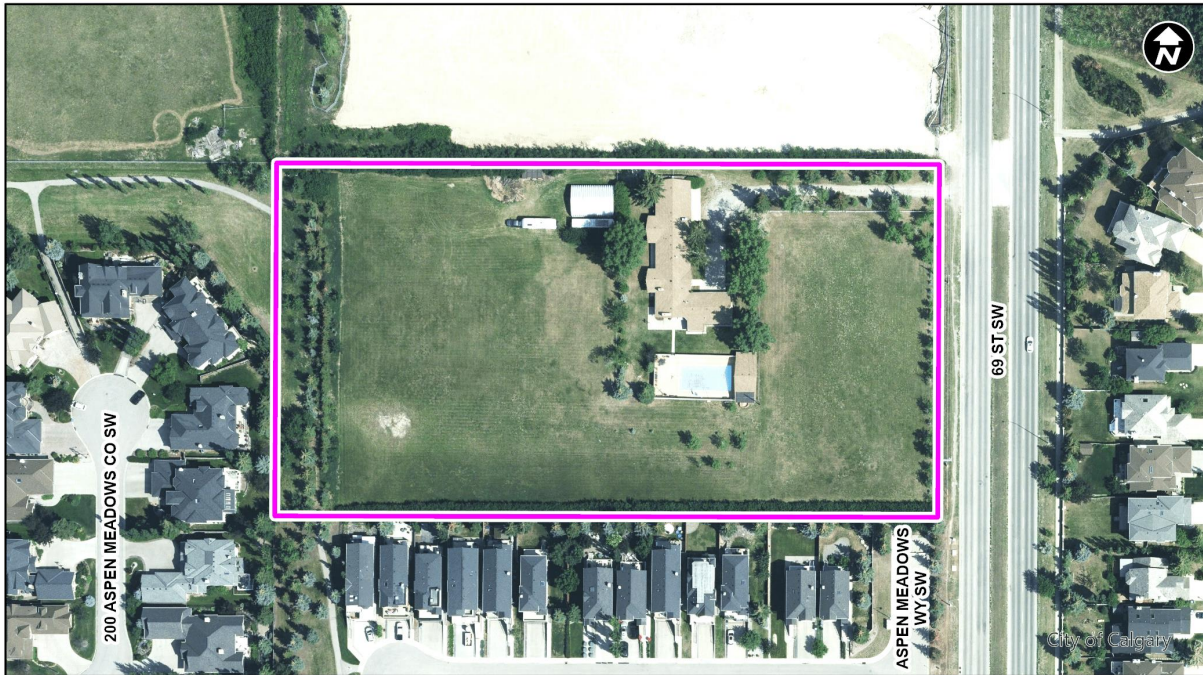
Aspen Woods	
Peak Population Year	2019
Peak Population	9,446
2019 Current Population	9,446
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control District ([Bylaw 12Z96](#)) is based on the Special Districts contained in Section 48 of the Land Use Bylaw 2P80 (1980) and is intended to accommodate rural residential development. The maximum building height is 10.0 metres and allows for single detached dwellings.

This application proposes to redesignate a portion of the land to the R-G District, comprising Residential – Low Density Mixed Housing (R-G) District of approximately 1.42 hectares (3.51 acres), 0.37 hectares (0.92 acres) dedicated for roads and the remainder as the S-SPR District, comprising approximately 0.20 hectares (0.49 acres).

The R-G District is intended to accommodate low density development in the form of cottage housing clusters, duplexes, rowhouse buildings, semi-detached and single detached dwellings. The maximum building height is 12.0 metres and secondary suites are listed as a permitted use.

The S-SPR District is intended to provide for schools, parks, open space and recreational facilities on parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as school reserve or other forms of municipal reserve (MR) pursuant to the *Municipal Government Act*.

Subdivision Design

The proposed outline plan consists of approximately 1.99 hectares (4.92 acres) of land. The development vision is to accommodate up to 32 single detached lots (R-G District) and a park (S-SPR District).

Road Network

Site access would be from Aspen Woods Gate SW, off 69 Street SW. Access to the site will be provided by two residential roads off Aspen Woods Gate SW and end in a cul-de-sac. These internal roads provide access to the proposed residential lots in a safe and efficient configuration.

Environmental Reserve

There are no applicable environmental reserves on this site.

Open Space

Approximately 0.20 hectares (0.49 acres) of land designated as the S-SPR District will be designated as Municipal Reserve, which meets the 10 per cent [Municipal Government Act](#) (MGA) requirement. A proposed linear park runs along the west boundary of the site and will provide passive recreational opportunities, including walking paths. The design is intended to expand upon and provide connections to complete the existing open space and pathway network in the community. The proposed configuration of the park provides opportunities to preserve existing established trees.

Pathways

A 3.0 metre Regional Pathway is proposed along the west side of 69 Street SW and seeks to expand upon the partially developed regional pathway network. The proposed internal residential roads in this application will connect with Aspen Woods Gate SW to the north and enable cycle access to the existing pathway system to the west of the site.

Density and Intensity

With a total site area of approximately 1.99 gross developable hectares (4.92 acres), the subject area is expected to have a maximum of 32 units. The proposed development could achieve a maximum density of 16.1 units per hectare (6.5 units per acre).

The proposal exceeds the density range identified within the East Springbank ASP. This site is within the Standard Density Infill Development Area which has a density range of three to five units per acre. However, Policy 2.2.3(c) in the ASP states that consideration may be given to individual proposals at densities that are below or above this range should the proposal be consistent with the intent of the plan and otherwise considered appropriate by the Approval Authority.

Administration has determined that the proposal is appropriate and in keeping with the character of the surrounding neighbourhood which is predominantly low-density development compromised of single and semi-detached dwellings.

Transportation

Pedestrian access to the subject site would be available from a proposed 3.0 metre pathway along 69 Street SW that would be provided in association with this development, as well as sidewalks provided throughout the outline plan area. The proposed pathway along 69 Street SW will ultimately connect to the existing pathway system to the north and connect to a bicycle lane along Strathcona Drive SW to the northeast of the site. The bike lanes on Strathcona Drive SW

provide connection to the greater cycling network including the Rotary/Mattamy Greenway along Sarcee Trail SW. Additionally, a pathway connection is provided on the west side of the site, connecting to existing pathways through the area that extend to the south, leading to the 69 Street LRT Station.

Direct vehicular access to the subject site will be from 69 Street SW via Aspen Woods Gate, a right-in/right-out access, providing connection to the greater transportation network via 69 Street SW. The subject site is served by Calgary Transit, with transit stops serving Route 93 (Coach Hill/Westbrook Station) located near the intersection with Strathcona Boulevard SW, southbound approximately 350 metres (a five-minute walk) and 500 metres (a six-minute walk) north of the subject site. The 69 Street LRT Station is located approximately 650 metres (a 10-minute walk) to the south of the subject site on 17 Avenue SW. Parking will be permitted along the proposed residential streets within the outline plan area. All parking provisions will be further reviewed through future development permit applications.

Environmental Site Considerations

There are no known environmental concerns with the proposed application.

Utilities and Servicing

Water Service

The subject site is located within the Broadcast Hill water pressure zone. A watermain is available along 69 Street SW and extension to service the land is at the expense of the developer. Water network capacity for this development has been reviewed and accepted by Administration with no concerns.

Sanitary Service

A sanitary main is available along 69 Street SW and must be extended at the expense of the developer

Storm Service

A storm main is available along 69 Street SW and must be extended at the expense of the developer. A stormwater management report will be required with future subdivision applications.

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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is considered to be Developing Residential - Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This application proposes integrating a mix of dwelling types and land uses within a neighbourhood, uses a grid-based pattern of complete streets in the subdivision design that allows for integration by future developments and meets minimum intensity and density targets. This application aligns with applicable MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

East Springbank Area Structure Plan (Statutory – 1997)

The subject site is located within the [East Springbank Area Structure Plan](#) (ASP). The ASP identifies the subject lands as being part of the Urban Development Area, more specifically, Standard Density Infill Development (Map 2: Land Use).

Policies support development of all types of residential dwellings where servicing infrastructure is available or can be provided. Development should achieve a density of three to five units per gross developable acre (7.4 - 12.3 units per developable hectare). The ASP also states that consideration may be given to individual development proposals at densities that are above or below this range, depending on the merits of the proposal, where such development is consistent with the intent of this plan and is otherwise considered appropriate by the Approval Authority.

In summary, this application fulfills the policy objectives for this area by providing low density residential development that support the establishment of a complete community. It also reflects a subdivision pattern and land for road dedication and servicing installation that allows the site to integrate with the surrounding area. This application aligns with applicable ASP policies.