

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
CPC2020-0785

Outline Plan in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378

EXECUTIVE SUMMARY

This outline plan application was submitted on 2017 December 11 by B&A Planning Group on behalf of Providence Land Inc (Qualico Communities). The application proposes a framework for the future subdivision and development of approximately 64.57 hectares (159.55 acres) in the community of Alpine Park. This application provides for:

- an overall anticipated 1130 dwelling units with a mix of various forms of low density residential development;
- an anticipated 206 rowhouse units (R-Gm) at 59 units per hectare (24 units per acre);
- an anticipated 76 townhouse units (M-1) at 50 units per hectare (20 units per acre);
- an anticipated 709 single and semi-detached dwellings (R-G) at 30 units per hectare (12 units per acre);
- an anticipated 139 single detached dwellings (R-1s) at 19 units per hectare (8 units per acre);
- approximately 1.76 hectares (4.35 acres) of small to mid-scale commercial development which forms a part of the proposed Neighbourhood Activity Centre (NAC);
- approximately 6.51 hectares (16.09 acres) of Municipal Reserve (MR) and Municipal School Reserve (MSR) in the form of neighbourhood parks and a middle school site (S-SPR);
- approximately 3.73 hectares (9.22 acres) of land in the form of a stormwater pond, supporting public infrastructure and utilities (S-CRI); and
- the location of future local streets and major roadways.

Together with the proposed land use redesignation application on today's agenda (CPC2020-0786), this outline plan implements the policies and objectives of the *Providence Area Structure Plan* (ASP) and the *Municipal Development Plan* (MDP) and meets the minimum density targets of both plans. One of the key elements of this outline plan is that it proposes a walkable and highly connected street network and has multiple connections linking the development to the adjacent neighbourhood to the east.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan at 5315 - 146 Avenue SW (NW1/4 Section 36-22-2-5) to subdivide 64.57 hectares ± (159.55 acres ±) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

B&A Planning Group, on behalf of the landowners Providence Land Inc (Qualico Communities) submitted the subject application with the associated land use amendment application to The City on 2017 December 11 and provided a summary of their proposal in the Applicant's Submission (Attachment 2). The application was submitted a year after the *Providence ASP* was originally approved by Council in December 2015.

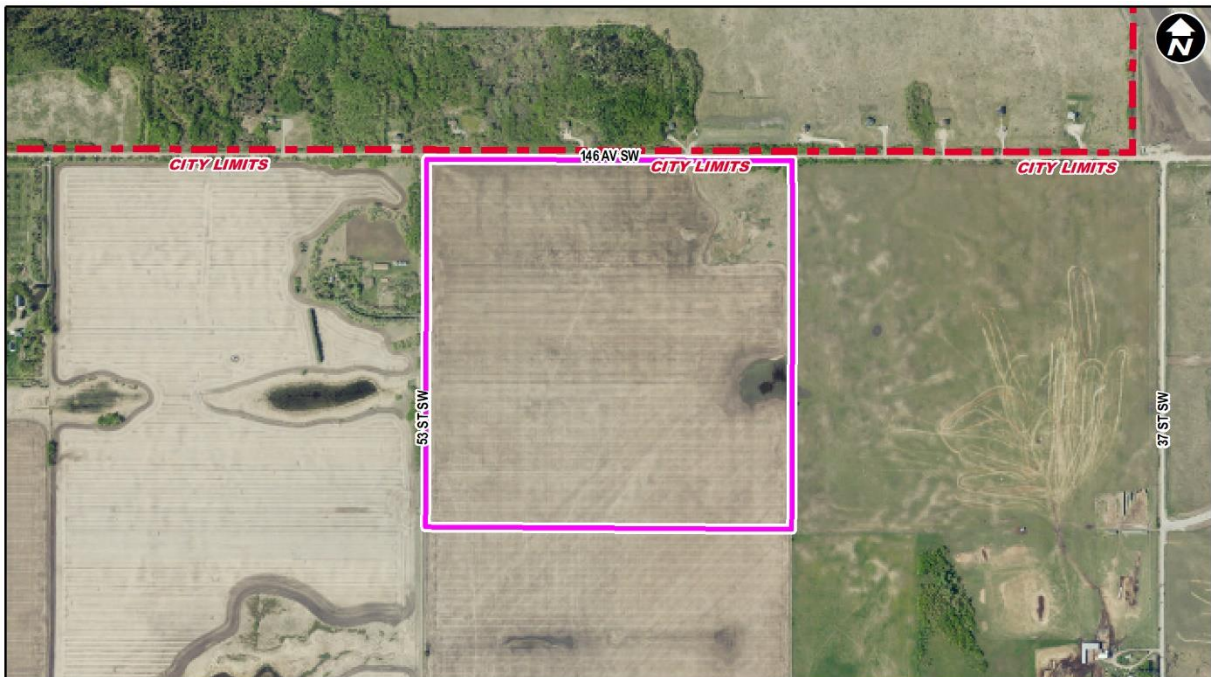
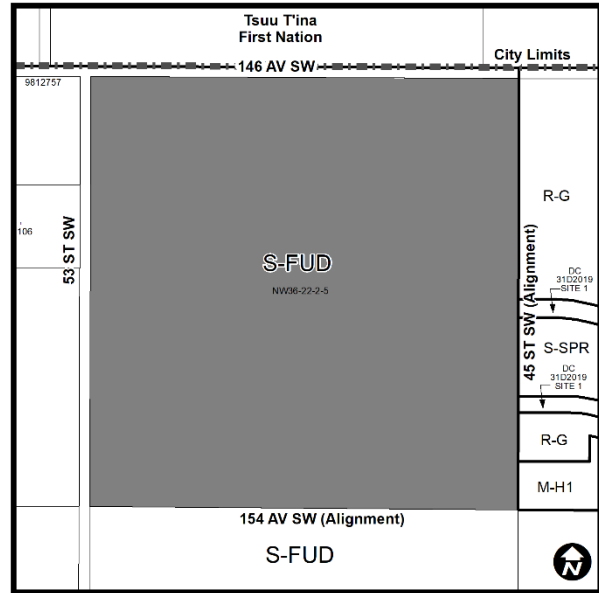
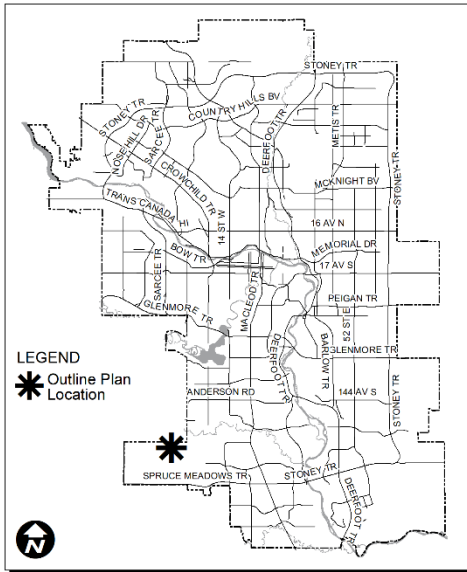
The approval process for the subject application has been delayed by over a year as the *Providence ASP* was struck down by the Court of Queen's Bench on 2019 February 22 due to a legal challenge. The ASP has since been updated to satisfy the Court's ruling and was approved by Council on 2020 July 27. The approval of the ASP has now allowed the outline plan and associated land use amendment to move forward to Calgary Planning Commission.

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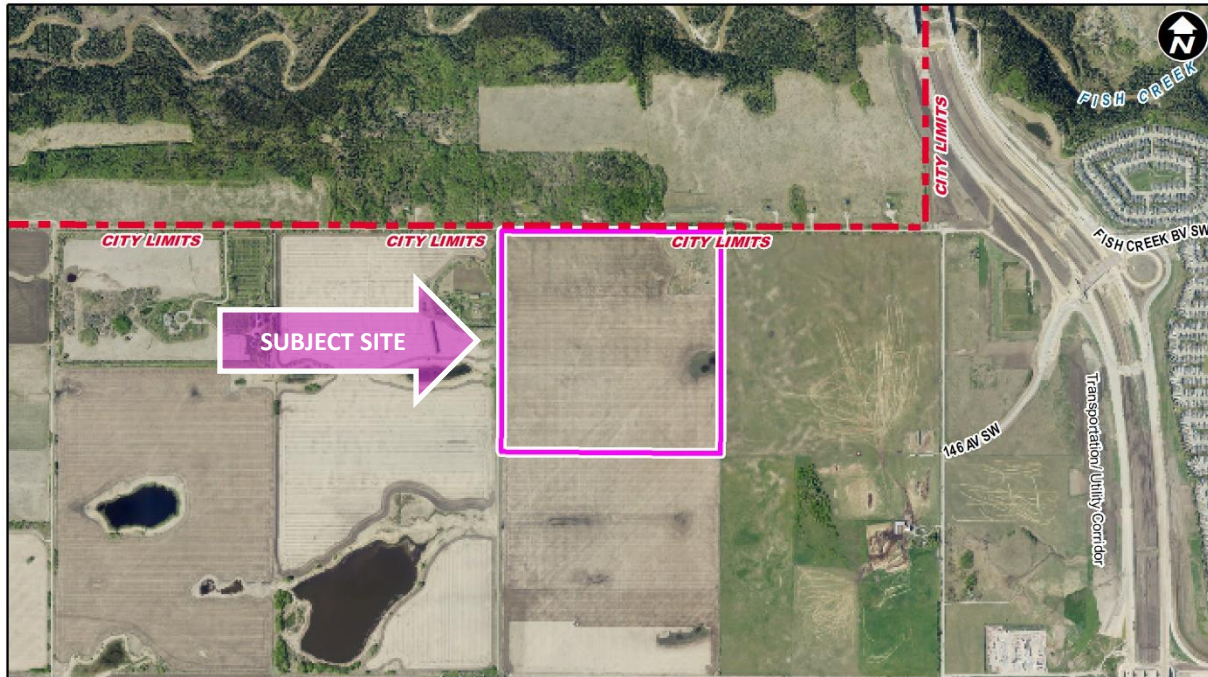
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Location Maps



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Site Context

The subject site is located in the southwest quadrant of the city. Located just over a kilometre west of the Southwest Ring Road and 800 metres west of 37 Street SW, the site is bound by 146 Avenue SW to the north and 53 Street SW to the west. The site is bordered by the City Limits along 146 Avenue SW to the north and also located to the north is Tsuut'ina First Nation. The nearest existing populated community within the city is Evergreen which is located to the east on the other side of the Southwest Ring Road. However, there are several residences along 146 Avenue SW directly to the north on Tsuut'ina land.

The subject lands are currently undeveloped and are used for agricultural purposes. The site topography is gently undulating and has a change in elevation of approximately 32 metres from the highest point in the southwest corner of the subject site where it then slopes downhill to the northeast corner. Overland surface drainage generally flows to the north and there is also a drainage ditch that runs parallel to 53 Street SW. There is a Class III seasonal wetland located along the east central portion of the site and a very small ephemeral (temporary) Class I wetland along the west central boundary. There is an existing stand of mature deciduous trees located in the northeast corner of the site.

The community of Alpine Park is currently undeveloped and therefore has no population. The adjacent parcel to the east received outline plan approval in November 2018 and land use amendment approval in February 2019 for a new residential neighbourhood. Stripping and grading activities on this adjacent parcel are anticipated to begin this summer.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan (Attachment 3) along with the associated land use amendment application will accommodate low density residential and community commercial development including the dedication of open space and natural areas. The resulting land uses will contribute to the growth of the Alpine Park community in alignment with the policies of the *Municipal Development Plan* and *Providence ASP*.

Subdivision Design

The outline plan (Attachment 3) informs a proposed subdivision that is approximately 64.57 hectares (159.55 acres) in size. The subdivision consists of predominantly residential development along with some commercial development.

The street network proposes a modified grid pattern with rectangular and L-shaped blocks and three cul-de-sacs that allows for a variety of housing forms with a mix of laned and laneless product types. The street network, bike lanes, pathways and various public access easements provide connections within the community and to the future surrounding communities, with strong links between the various local parks and overall park system. The proposed street network also connects very well to the adjacent approved neighbourhood to the east with five street connections.

The outline plan proposes an anticipated total of 1130 dwelling units through a mix of various forms of low density residential development including 848 single and semi-detached dwellings (R-1s and R-G), 206 rowhouse units (R-Gm) and 76 townhouse units (M-1). Anticipated lot widths and sizes for the low density residential districts vary from as narrow as 5.5 metres for the rowhouses up to 13.4 metres wide for the single detached dwellings. One multi-residential parcel is proposed for the development which will house the 76 townhouses, a number of which are included in the Neighbourhood Activity Centre (NAC).

Along the southern edge of the proposed neighbourhood is a NAC. The NAC will contain a mix of rowhouses, townhouses, a middle school and small to mid-scale commercial development. The proposed commercial as part of the NAC is within a five minute walk (400 metres) of the majority of the subject outline plan area. At the heart of the NAC will be a local park. The applicant's intent is that the development that abuts this park is to front onto, rather than back onto, the open space, to activate the park space.

Open Space and School Site

Open space is provided through parks of varying functions, strategically covering all portions of the plan area. These parks are connected by regional, local and multi-use pathways and sidewalks and walkways. Two neighborhood parks are located in the northwest and southwest quadrants of the plan area, providing informal play areas and playgrounds. A sub-neighborhood park will contribute to the Neighborhood Activity Centre (NAC) which provides informal active and passive recreational opportunities. A key component of the plan is a 4.31 hectare (10.65 acre) site dedicated as Municipal and School Reserve (MSR) to facilitate a Calgary Board of Education (CBE) Middle School Site and combination major/minor soccer field. A baseball

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diamond is located within this outline plan and will be shared with the adjacent approved outline plan to the east (LOC2017-0308 – Dream Developments) which provides a 3.30 hectares (8.15 acres) Elementary CBE school site. Additional park areas include a formal lookout/viewpoint to the proposed stormwater pond and an open space to the north of pond that preserves an existing stand of mature deciduous trees and will provide a naturalized park with opportunities for a pollination garden and possible outdoor classroom. It will also provide a naturalized buffer to the Tsuut'ina lands. The MR/MSR dedication provides the 10 percent MR requirement.

Land Use

Concurrent with the outline plan is a land use amendment application on today's agenda that proposes to redesignate the current site from a Special Purpose – Future Urban Development (S-FUD) District to the following:

- Residential – One Dwelling (R-1s) District;
- Residential – Low Density Mixed Housing (R-G/R-Gm) District;
- Multi-Residential – Low Profile (M-1) District;
- Commercial – Community 1 (C-C1) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

The outline plan provides the framework for community and infrastructure build out, to be implemented largely at the subdivision stage. The land uses (Attachment 4) are complimentary to this plan and provide more certainty on densities, and unit types and forms.

Density

The outline plan provides for development that achieves both the MDP and the *Providence ASP* minimum density and intensity targets (population and jobs). This will help to support the future transit and community amenities within the greater area.

The *Providence ASP* requires that land within 200 metres of Tsuut'ina Nation be developed at a maximum density of 12 units per hectare (5 units per acre) and therefore this area is to be subtracted from the density and intensity calculations of the remainder of the ASP area. The number of units proposed for the Tsuut'ina Nation Interface Area is 164 which equates to an anticipated residential density of 10.23 units per hectare (4.1 units per acre).

Overall, the application proposes to accommodate a residential unit range between 1130 and 2024 units (Attachment 5). When the Tsuut'ina Nation Interface Area is subtracted from the calculations, the remainder of the plan area has a projection of 966 units and 3091 total people and jobs. This equates to a minimum/anticipated residential density of 19.9 units per hectare (8.05 units per acre) and an intensity of 64 people and jobs per hectare. This anticipated density and intensity achieves the minimum residential density of 20 units per hectare (8 units per acre) and minimum intensity of 60 units per hectare required by the MDP.

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Environmental Site Considerations

A Biophysical Impact Assessment (BIA) was prepared by Trace Associates providing an assessment of existing site conditions. Key findings of the BIA include:

- The Project is located within the Parkland Natural Region, Foothills Parkland Subregion and is described as rolling to hilly native grasslands, aspen woodlands or willow shrub lands in low-lying areas or on northerly slopes, and hay lands on undulating to rolling terrain.
- There are two wetlands on the site classified as a Class I ephemeral wetland and a Class III seasonal wetland and a seasonal freshwater marsh. An ephemeral watercourse is located between the two wetlands however it only occurs in years of high precipitation.
- Both the wetlands and ephemeral watercourse as they have been historically impacted by anthropogenic (agricultural/cultivation and development) activities and will not be retained within the development.

There are no environmental concerns associated with the site or this proposal.

Transportation

The proposed development is bound by 146 Avenue SW to the north, 45 Street SW (future alignment) to the east, 154 Avenue SW (future alignment) to the south, and 53 Street SW to the west. The proposed road network within the outline plan boundary is planned as a modified grid pattern, respecting the contours and topography of the lands. Primary access to the subject lands is provided from Stoney Trail SW via 154 Avenue SW and 37 Street SW. Access to 37 Street SW is by way of a direct connection east to a collector street through the adjacent development (LOC2017-0308). Additional access from the south is available from Highway 22X via 53 Street SW.

Administration worked with the applicant to develop a transportation network that supports multi-modal connectivity for local and regional trips. The transportation network includes arterial, primary collector and collector streets that accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network.

The combination of the modified grid street network, planned pathways and park space that are adaptive to the existing topographic features, provides additional opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

Staging of the proposed development through to completion is planned to provide connectivity to the regional transportation network, with primary access to Stoney Trail SW. Opportunities for connections to the south into future outline plan areas, including an additional connection to Stoney Trail SW via 162 Avenue SW are protected with the proposed plan.

To facilitate development of the subject lands and adjacent development lands, phasing of development has been discussed and will be reviewed at each tentative plan. This includes registering a Road Plan for 154 Avenue SW at the initial tentative plan which protects the future

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right of way for the regional arterial road connection that connects this plan area, and adjacent plan areas, directly to Stoney Trail SW.

Public transit will be introduced in phases over time and is expected to include several bus routes running through the *Providence ASP* lands, providing local and regional service through and around the plan area. Transit service will be phased to support future Bus Rapid Transit stations along 162 Avenue SW connecting to the Somerset-Bridlewood LRT station. A regional pathway system that establishes both strong east-west and north-south connections both within and adjacent to the plan area is provided.

The regional pathway aligns with the intent of the *Providence ASP* by providing pedestrian and cycling connections around and outside the plan area. The regional pathway within the plan area runs primarily along collector and higher standard roadways, taking advantage of park amenities to enjoy along the way. Local pathways strengthen the regional system and provide key linkages through the subject lands.

Utilities and Servicing

Sanitary, storm and water servicing will be provided through the adjacent outline plan to the east that is owned by Dream Developments. Dream Developments and Qualico have worked together to ensure that the pipe capacity and alignment are designed to meet servicing requirements for both proposed developments. The capital-funded pump station, that will supply water to Alpine Park, is pending release of its development permit.

A portion of the storm pond berm is classified as a “Dam” by Alberta Environment and Parks (AEP). Prior to Council’s first reading of the land use amendment the developer is to provide a Dam Geotechnical Conceptual Design to the satisfaction of Water Resources.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration’s standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners, including Tsuut’ina First Nation, and the application was advertised online. There is no community association for the subject area.

Letters were received from an adjacent landowner in opposition to the proposed development citing concerns regarding natural drainage and stormwater management. Administration and the applicant have taken part in ongoing discussions with this landowner regarding their storm water management and natural drainage concerns. Although the landowner still has concerns, Administration is confident and has communicated to the landowner that the applicant is not

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proposing development nor stormwater management strategies that will negatively alter existing conditions on this adjacent landowner's property.

The applicant undertook extensive engagement with Tsuut'ina First Nation, including members of Tsuut'ina Administration, Elders and neighbouring residents. City Administration also participated in three meetings with Tsuut'ina that were led by the applicant. Overall, Tsuut'ina is generally supportive of the application.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities. The Calgary Metropolitan Region Board approved the *Providence ASP* on 09 July 2020.

Municipal Development Plan (Statutory, 2009)

The subject lands are identified as 'Planned Greenfield with ASP' as per the [Municipal Development Plan](#) (MDP), [Map 1 Urban Structure](#). The MDP provides overall guidance for development in new communities. The proposed outline plan application meets the MDP objectives by providing a diversity of housing types, promoting modified grid-based street networks to improve connectivity within the neighborhood and incorporating multi-modal connectivity for all users.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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Providence Area Structure Plan (Statutory – 2020)

The subject lands are identified within a portion of “Neighbourhood 2” of “Community A” in the *Providence Area Structure Plan (ASP)*. The ASP identifies this site primarily as a ‘neighbourhood area’, with arterial and collector road connections, regional pathways and a joint use site. The ASP also identifies a Neighbourhood Activity Centre (NAC) within the site which has been proposed by the applicant. The proposal is in full alignment of the *Providence ASP*.

Social, Environmental, Economic (External)

The proposed outline plan enables development of a new neighbourhood and community that provides a future framework for a mix of housing types, various densities, along with commercial and a middle school, all within walking distance of the neighbourhood.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no known risks associated with this application.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* which supports the efficient use of land and infrastructure by providing an outline for the future subdivision of new residential development and park spaces recommended in the associated land use application. The proposal also is in keeping with applicable policies of the *Providence Area Structure Plan*.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant Submission
3. Proposed Outline Plan
4. Proposed Land Use District Map
5. Subdivision Data Sheet