

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
Revised CPC2020-0786

Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378

EXECUTIVE SUMMARY

This application was submitted on 2017 December 11 by B&A Planning Group on behalf of Providence Land Inc (Qualico Communities). The application proposes a land use redesignation of one parcel of approximately 64.57 hectares (159.55 acres) in the community of Alpine Park. The proposed land use redesignation and associated outline plan application allow for the development and subdivision of the subject lands including:

- a number of land uses to accommodate residential development with some small to mid-scale commercial development;
- approximately 9.40 hectares (23.23 acres) for single detached dwellings that may also accommodate secondary suites (R-1s);
- approximately 39.53 hectares (97.68 acres) for an anticipated mix of single detached, semi-detached and rowhouse dwellings (R-G/R-Gm);
- approximately 1.78 hectares (4.40 acres) for townhouses (M-1);
- approximately 2.31 hectares (5.71 acres) for commercial development (C-C1);
- approximately 7.84 hectares (19.37 acres) of Municipal Reserve (MR) and Municipal School Reserve (MSR) in the form of public open space and a middle school site (S-SPR); and
- approximately 3.71 hectares (9.17 acres) of infrastructure and utilities (S-CRI).

Together with the proposed outline plan application (CPC2020-0785), this land use amendment 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 policies.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. **Require the applicant to provide a Dam Geotechnical Conceptual Design to the satisfaction of Water Resources prior to CPC2020-0786 being forwarded to Council.**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

2. **ADOPT, by bylaw, the proposed redesignation of 64.57 hectares ± (159.55 acres ±) located at 5315 - 146 Avenue SW (NW1/4 Section 36-22-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (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; and**
3. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group, on behalf of the landowners Providence Land Inc (Qualico Communities) submitted the subject application with the associated outline plan application to The City on 2017 December 11 and provided a summary of their proposal in the Applicant's Submission (Attachment 1). The application was submitted a year after the *Providence ASP* was originally approved by Council in December 2015.

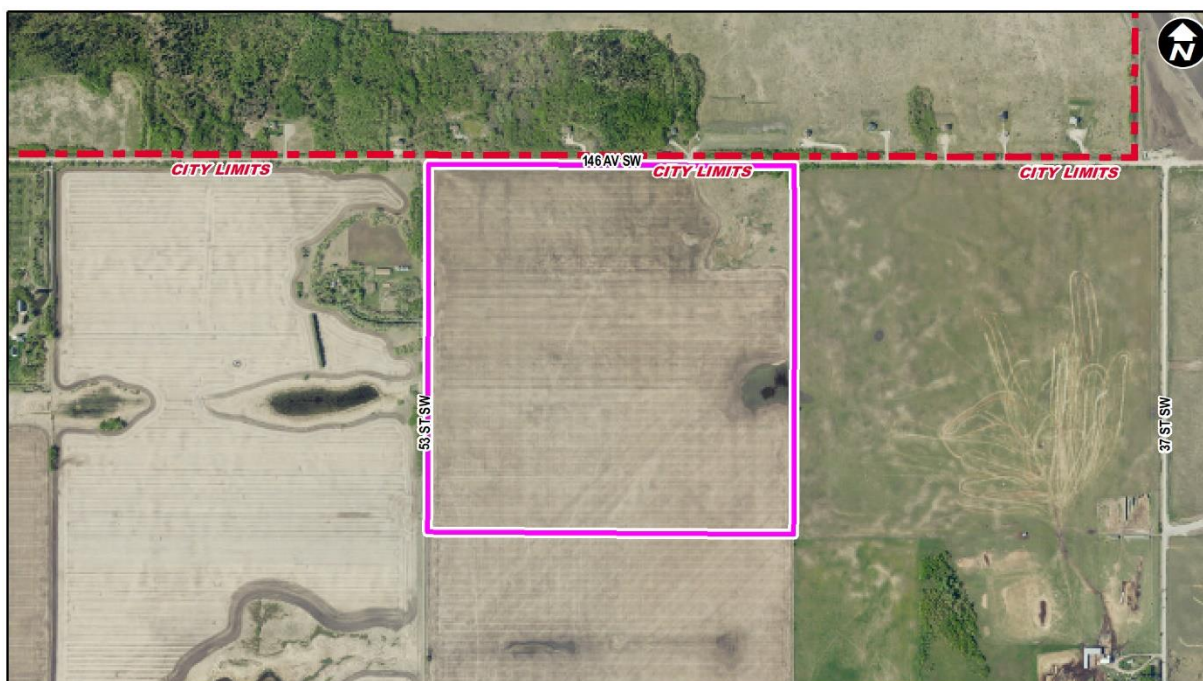
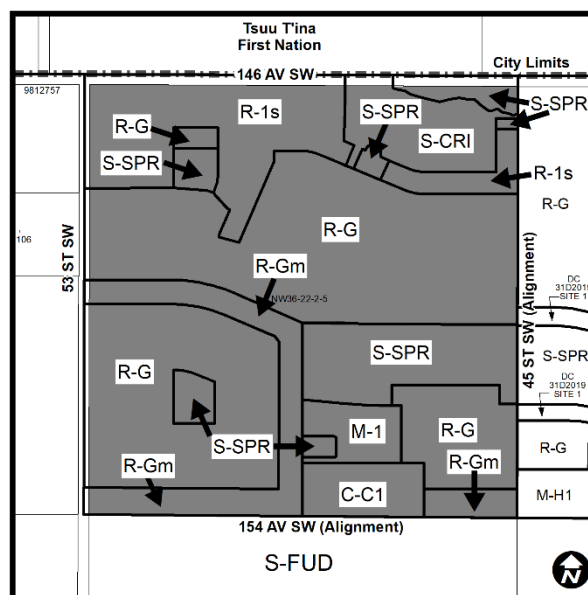
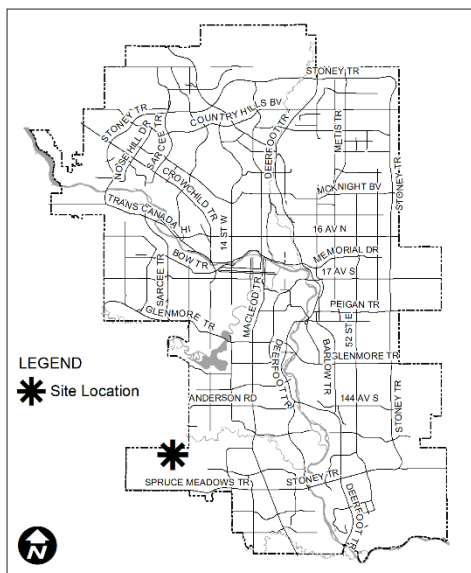
The approval process for the subject application has been delayed as the *Providence ASP* was struck down by the Court of Queen's Bench on 2019 February 22 due to a legal challenge. The ASP has since been updated to satisfy the Court's ruling and was approved by Council on 2020 July 27. The approval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

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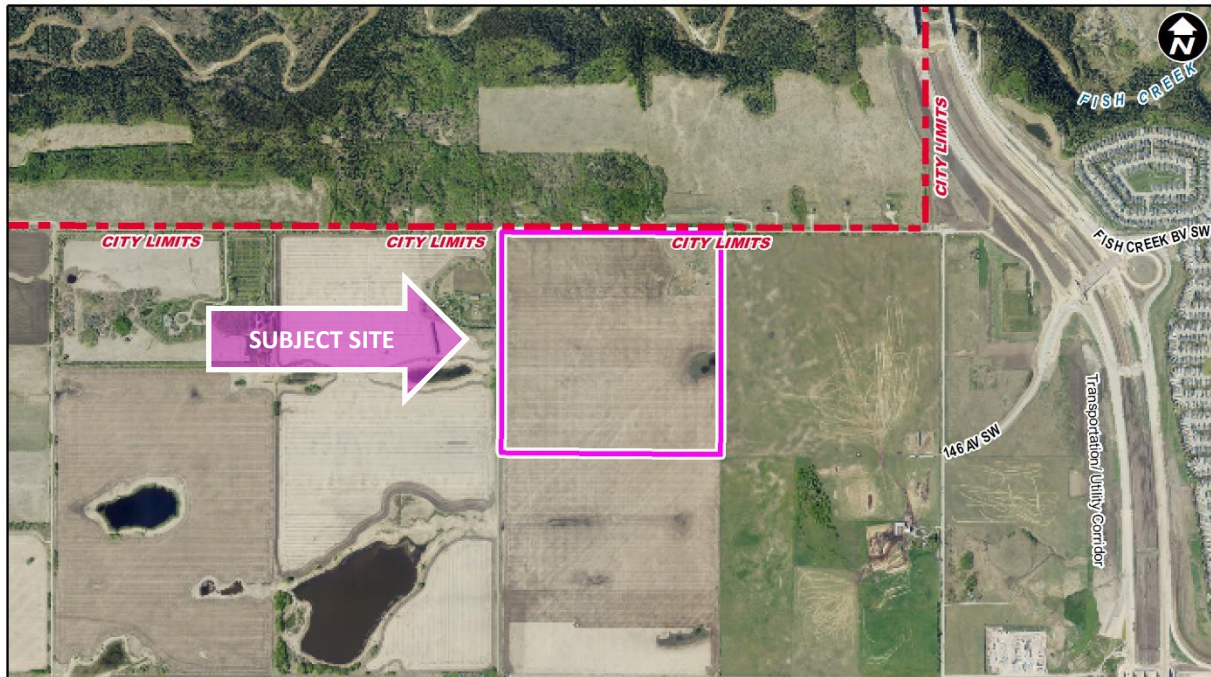
Location Maps



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LOC2017-0378**



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 and Tsuut'ina First Nation to the north. 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 the north side of 146 Avenue SW directly to the north of the site 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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LOC2017-0378**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The subject proposed land use framework, along with the associated outline plan (Attachment 2) will enable residential development, specifically single and semi-detached homes, rowhouses and townhouses, in the new community of Alpine Park. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The land use amendment proposes to redesignate the subject lands from 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.

Residential – One Dwelling (R-1s) District

The R-1s District is intended to accommodate low density residential development in the form of single detached dwellings, which may also include secondary suites. Under the proposed R-1s District, the subject application anticipates 139 single detached dwellings at 19 units per hectare (8 units per acre).

Residential – Low Density Mixed Housing (R-G & R-Gm) District

The R-G District is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, rowhouses and single detached homes. Under the proposed R-G District, the subject application anticipates 915 single detached and semi-detached dwellings and rowhouse units.

Multi-Residential – Low Profile (M-1) District

The M-1 District is intended to accommodate multi-residential development of low height and medium density in a variety of forms including townhouses and apartments. Under the proposed M-1 District, the subject application anticipates 76 townhouse units ranging from two to three storeys.

Commercial – Community 1 (C-C1) District

The C-C1 District is intended to be characterized by small to mid-scale commercial developments. The application proposes 2.31 hectares (5.71 acres) of commercial development.

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Calgary Planning Commission
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LOC2017-0378**

Special Purpose – School, Park and Community Reserve (S-SPR) District

The proposed S-SPR District is a special purpose designation intended for schools, parks, open space and recreation facilities on lands dedicated as certain types of reserve, including Municipal Reserve (MR) and Municipal School Reserve (MSR). Under the S-SPR District, the application proposes a number of local parks and open spaces, as well as a middle school site.

Special Purpose – City and Regional Infrastructure (S-CRI) District

The S-CRI District is intended for infrastructure and utilities and under this district the application proposes a stormwater management pond in the northeast corner of the neighbourhood.

Subdivision Design

The accompanying outline plan provides a framework for a subdivision that consists of predominantly residential development along with some small to mid-scale commercial development, with a total anticipated 1130 dwelling units.

Along the southern edge of the proposed neighbourhood is a Neighbourhood Activity Centre (NAC). The NAC will contain a mix of rowhouses, townhouses, a middle school and commercial development. The proposed small to mid-scale commercial as part of the NAC is within a five minute walk (400 metres) of the majority of the subject outline plan area.

Density

This land use amendment and associated outline plan will provide 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 associated outline plan application proposes to accommodate a residential unit range between 1130 and 2024 units. 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.

Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378

Transportation

The proposed road network within the associated outline plan is planned as a modified grid pattern. 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.

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.

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 Sub-region 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.

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Utilities and Servicing

Sanitary, storm and water servicing will be provided through the adjacent outline plan to the east that is owned by Dream Development. 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 approved and 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 outside of the *Providence ASP* boundary 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 stormwater 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 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.

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LOC2017-0378**

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.

Providence Area Structure Plan (Statutory, 2020)

The subject lands are identified within a portion of "Neighbourhood 2" of "Community A" in the [Providence 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*.

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LOC2017-0378**

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 proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Providence Area Structure Plan* by supporting the efficient use of land and infrastructure for the future subdivision of new residential development and park spaces recommended in the associated outline plan application.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Outline Plan