

Background and Planning Evaluation

Background and Site Context

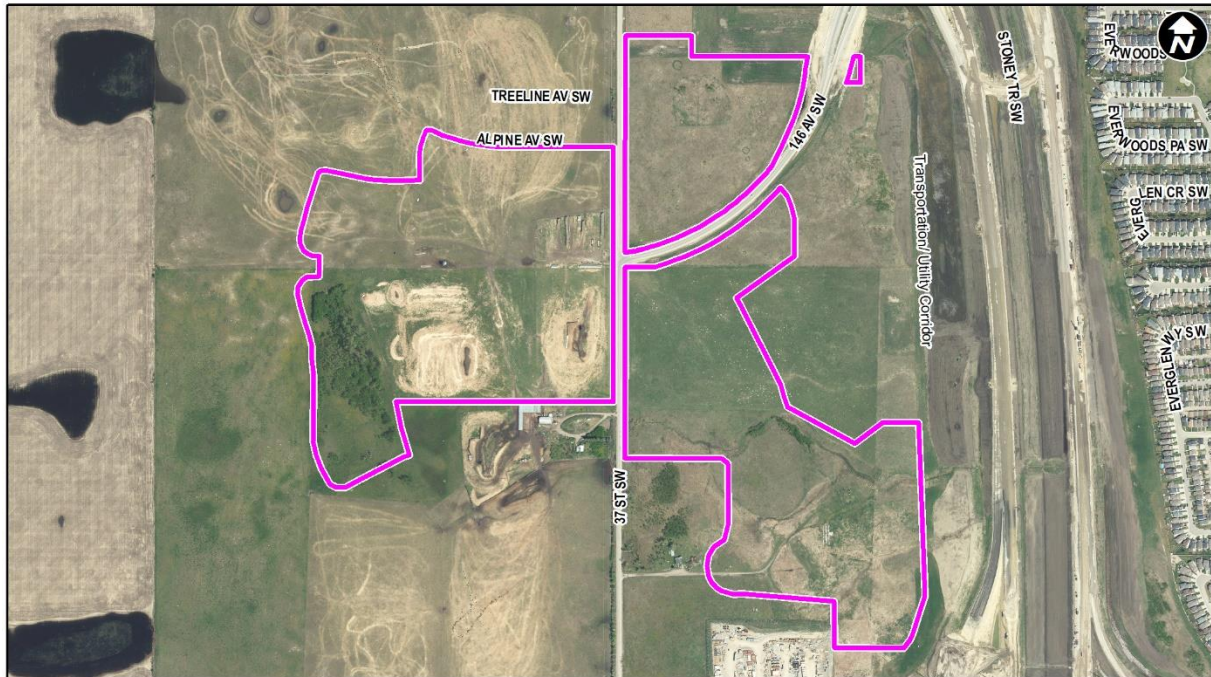
The subject site is located in the developing community of Alpine Park in the southwest quadrant of the City. The site is approximately 57.90 hectares (143.00 acres) in size and is the second stage of the applicant's development, forming an extension to the already approved stage one to the north. The site is characterized by its location adjacent to the Southwest Ring Road and south of the Tsuut'ina Nation. Vehicular access to the site is currently available from 146 Avenue SW via the Southwest Ring Road.

The subject site is currently undeveloped and has been used for agricultural purposes. It is characterized by rolling terrain that slopes generally from west to east, and southwest to central east and includes an Aspen forest in one area. There are five waterbodies located on the site including an ephemeral wetland, two temporary marshes, an ephemeral drainage/riparian marsh wetland and a large seasonal wetland.

The subject lands are adjacent to two recently approved outline plan and land use amendment applications, both of which are for neighbourhoods that form the community of Alpine Park. Directly to the north of the subject site is Dream's first stage of Alpine Park (LOC2017-0308). To the northwest of the subject site is Qualico's approved outline plan and land use application (LOC2017-0378) for Vermillion Hill. Figure 1, as shown below, outlines the location of the subject lands in relation to the other developments in Alpine Park. Limited development has now begun to the north of the subject lands and the first homes are anticipated to be completed later this year.

Figure 1 – Outline Plan Context Map





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use on this site is the S-FUD District intended for lands awaiting urban development and utility servicing.

This application proposes a number of residential, commercial, direct control and special purpose districts on these lands:

- Residential – Low Density Mixed Housing (R-G) District;
- Multi-Residential – High Density Low Rise (M-H1) District;
- Multi-Residential – Medium Profile (M-2) District;
- Commercial – Community (C-C1) District;
- Direct Control District based on the Mixed Use - General (MU-1) District;
- Direct Control District based on the Residential – Low Density Mixed Housing (R-Gm) District;
- Direct Control District based on the Special Purpose – Community Institution (S-CI) District;
- Special Purpose – Recreation (S-R) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The distribution of these districts can be seen in the proposed outline plan in Attachment 8.

The focal point of the plan area is the village centre, which is proposed as a DC District based on the MU-1 District, on two sites. The intent of the DC is to create a comprehensively planned, walkable, and mixed-use residential and commercial urban district and establish a high street village centre precinct that is the primary commercial and entertainment heart of Alpine Park. The proposed DC District generally follows the MU-1 District with additional site specific rules and discretionary uses. The proposed maximum building height and floor area ratio (FAR) in the DC District are 26 metres and 4.0 respectively. The proposed DC is included as Attachment 6.

Adjacent to the village centre are parcels proposed as the M-H1 District. The M-H1 District is intended for tall high density residential development and has a maximum building height of 26 metres and a maximum FAR of 4.0.

The proposed M-2 District is intended for medium height and medium density residential development with a maximum building height of 16 metres and a maximum FAR of 3.0.

The proposed R-G District is intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12.0 metres. The application proposes laned R-G parcels only.

The second proposed DC District based on the R-Gm District is the exact same DC District that was approved by Council for the applicant's first outline plan and land use application for the site to the north. The DC allows for smaller than typical minimum parcel sizes and minimum parcel depths for rowhouse units. The proposed DC District can be found in Attachment 5.

The third proposed DC District (Attachment 7) based on the S-CI District is intended to provide for:

- a comprehensively planned, mixed-use district with large-scale culture, education, office, and institution facilities;
- a spectator sports facility and an indoor recreation facility, with student and visiting athlete boarding dormitories as an ancillary use to the principal educational and sport facility uses; and
- multi-residential opportunities that are integrated and supportive of adjacent commercial, institutional, and office uses.

The proposed C-C1 District is intended for small to medium-scale commercial developments.

The proposed S-R District is intended to accommodate a range of indoor and outdoor recreation uses.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown in Attachment 4, this district is proposed for the stormwater pond (storm park) area along the eastern portion of the site and will be designated as a Public Utility Lot (PUL) as per the *Municipal Government Act* (MGA).

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with 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 MGA.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. Within the subject plan area, this district will protect a sloping area with tree stands, as well as provide for the development of a constructed wetland as part of the proposed storm park.

Subdivision Design

The proposed outline plan comprises of approximately 57.9 hectares (143.0 acres) of land. Proposed at the heart of the neighbourhood is a mixed-use village centre with high density residential as well as commercial, retail and entertainment uses centred on a pedestrian-oriented privately owned but publicly accessible high street. Included in the village centre are a Neighbourhood Activity Centre and Community Retail Centre which are required by the *Providence ASP*. The proposed village centre is strategically located in the centre of the overall Alpine Park community allowing residents to walk or bike to the various commercial and entertainment amenities and services. Other features of the proposal include:

- high, medium and low density residential in the form of apartments, townhouses, rowhouses and semi and single detached homes where the density decreases further from the village centre;
- a high density residential parcel directly to the north/northeast of the village centre that is intended to house senior citizens;
- community commercial near the entrance to the community from the ring road;
- a community association site which is required by the *Providence ASP*;
- a private educational, institutional and recreational facility; and
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

This proposed outline plan and block layout provides a seamless extension and connection to the street and block pattern in Dream's first outline plan which was approved immediately to the north. Directly to the north, northwest and west of this subject area are smaller than typical rowhouse parcels and medium and high density residential uses provided in a grid layout. These have been strategically located to have immediate access to the village centre in the subject site.

The proposed design also accounts for laned vehicular access for lower density residential, or consolidated vehicle access points for larger sites. This will ensure a strong public realm with a focus on the pedestrian experience.

Open Space

Open space is provided through a comprehensive park system that links the previously approved Alpine Park Stage 1 (LOC2017-0308) to this stage of Alpine Park. Throughout the outline plan area, parks are provided that serve varying functions and recreational opportunities. An enhanced community association (CA) site is located at the gateway to the community and incorporates a centrally located site with proposed upfront landscaping funded by the developer. The CA site will feature a bicycle pump track, a multi-use all season hardcourt, and a designated parking area. Another key feature park is the proposed canopy park which preserves an existing aspen forest that has a high environmental significance. Additional parks

in the community provide open play areas, an adventure play area with logs, boulders, etc. and a traditional playground.

The outline plan proposes 4.08 hectares (10.08 acres) of S-SPR area, to be dedicated as Municipal Reserve (MR), in the form of active and passive park spaces. This equates to an 8.4 percent MR dedication which is 1.6 percent short of the usual 10 percent MR requirement. The remaining 0.78 hectares (1.92 acres) (1.6 percent) of MR is proposed to be deferred to an adjacent future phase (Alpine Park Stage 3) as this area has a large school site which will limit the opportunity for neighborhood parks. This reallocation will allow for a more equitable distribution of park spaces throughout all stages. This deferment of MR was presented and approved by the Joint Use Coordinating Committee (JUCC) on 2021 May 20.

The S-UN area, to be dedicated as Environmental Reserve (ER), comprises of 9.33 hectare (23.06 acres) and is proposed to retain an ephemeral drainage/riparian marsh (Class III) wetland and a large seasonal reconstructed (Class III) wetland as well as an aspen stand rated as having a high environmental significance. A re-constructed wetland is proposed to provide stormwater management for the project and a portion of the ephemeral drainage/riparian marsh will be retained and incorporated along with the large seasonal wetland that will be re-constructed will form a portion of the stormwater facility; referred to as a “storm park”. The proposed storm park is an innovative stormwater management system which focuses on producing high quality stormwater for reuse and redistribution with a recreational amenity focus. The combination of ER and Public Utility Lot (PUL) integrates open space (pathways and passive recreational elements) in a natural form within the storm park and will be a positive amenity for the community.

Pathways

Regional, multi-use and local pathways form a comprehensive pathway network and are located throughout the outline plan area. These are also integrated with the existing and future phases of Alpine Park to form key connections between the areas.

Density and Intensity

At build-out, the subject area is expected to have an anticipated density of 1,889 units with a maximum density of 3,321 units (Attachment 10). The proposed DC/MU-1 (Site 1) parcel is expected to account for 551 of these units, the M-H1 parcel to account for 900 units, the M-2 parcel for 297 units, the R-G parcel for 72 units and the DC/R-G parcel for 70 units.

With a total site area of 48.56 gross developable hectares (119.98 acres), not including Environmental Reserves (ER), the proposed development would achieve an anticipated residential density of 38.9 units per hectare (15.7 units per acre) with a maximum unit density of 68.4 units per hectare (27.7 units per acre).

The *Providence ASP* (Appendix A: Achieving Minimum Intensity Thresholds and Density Targets) identifies a minimum required Neighbourhood Area intensity of 60 people and jobs per hectare and a minimum of 20 units per gross developable hectare. The anticipated population and jobs of the proposed development is 4,569 people and 1,006 jobs and therefore the anticipated intensity is 149 people and jobs per net developable hectare and 96 people and jobs per gross developable hectare, exceeding the minimum ASP requirement. The proposed residential density of the subject lands of 38.9 units per hectare (15.7 units per acre) also exceeds the minimum density requirement.

The MDP also sets out minimum density and intensity (population and jobs) targets for new

communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. As mentioned, at a minimum, the site is anticipated to have a residential density of 38.9 units per hectare (15.7 units per acre) which meets the density targets of the MDP. The subject lands are anticipated to have a total population of approximately 1,006 persons, with a residential intensity of approximately 96 persons per gross developable hectare. This is above the minimum set out by the MDP.

Transportation

The transportation network has been designed to support multi-modal connectivity for local and regional trips to and within the plan area. The layout of the mobility system aligns with the *Providence ASP* and would help provide enhanced connectivity for future residents and businesses to the Providence area and beyond.

A key feature of the plan is the 154 Avenue SW one-way couplet system that connects Stoney Trail through the dual lane roundabout at the entrance to the community to areas to the west. It has been designed as an east and westbound one-way local arterial street systems with on-street parking, transit stops and a regional pathway on the eastbound couplet. A corridor study was provided to help inform the design of the corridor and will be updated at initial tentative plan for further detailed design review of the dual lane roundabout and corridor intersections.

The street network surrounding the couplet along with planned pathways and park space, provides additional opportunities for pedestrians and cyclists to enjoy enhanced connectivity within the 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 at 154 Avenue 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 shadowed in with the plan.

To facilitate development of the subject and adjacent 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 and Alpine Avenue SW at the initial tentative plan which protects the future rights-of-way for the street connections 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 along the one-way couplet system and surrounding streets with connections to future Bus Rapid Transit along 162 Avenue SW connecting to the Somerset-Bridlewood LRT Station with future outline plans to the south.

A system of regional, multi-use and local pathways are provided that establishes both strong east-west and north-south connections within and adjacent to the plan area. Local pathways strengthen the regional system and provide key linkages through private sites and park areas.

Environmental Site Considerations

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and no environmental issues were identified.

Utilities and Servicing

Water Servicing

The subject lands are divided into two pressure zones – the Starlight Pressure Zone and the Westview Pressure Zone. A capital-funded dual zone phased pump station (Starlight Pump Station) is required and designed to accommodate the ultimate servicing of the *Providence ASP*. Starlight Pump Station's first permanent phase is required for the Starlight Pressure Zone portion of the subject lands to develop. The Westview Pressure Zone portion of the subject lands requires two water tie-ins (which are both available) east of the Transportation Utility Corridor.

Sanitary Servicing

An existing sanitary main with sufficient capacity is available to the subject lands.

Stormwater Servicing

The storm water will be directed to an engineered stormwater management facility in the southeast corner of the plan area. Future downstream storm trunks are planned along the west side of the Ring Road (Transportation Utility Corridor) with an outfall to Fish Creek. A Staged Master Drainage Plan (SMDP) was submitted by the applicant and was reviewed and accepted by Water Resources.

Legislation and Policy

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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed outline plan and land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

The site is located in the IDP Plan Area of Map 1: Plan Area of the [Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). The circulation protocols of the IDP were followed and Foothills County identified no objections to the proposal.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The *Providence ASP* is therefore the appropriate policy plan to provide specific direction for development of these subject lands. As mentioned earlier, the application exceeds the minimum intensity requirements of people and jobs per hectare and exceeds the minimum density requirements as outlined in the MDP. The proposal is in alignment with the MDP.

Climate Resilience Strategy (2018)

This application addresses objectives of the [Climate Resilience Strategy](#), related to land use and transportation planning and enhancement of natural infrastructure through green spaces and natural areas to support mitigation. As part of the outline plan, the applicant has proposed a 'storm park' Stormwater Kidney™ system, which produces high quality stormwater for reuse and redistribution. The applicant is also proposing to preserve existing tree stands as key features of the community and open space provision, retention of existing topographic features of the land, and provision of a dense urban form and configuration that has an efficient use of land for a greenfield location.

Providence Area Structure Plan (Statutory – 2020)

The subject site is identified as part of the Neighbourhood Area within the [Providence Area Structure Plan](#) (ASP) as per Map 2: Land Use Concept. The ASP Land Use Concept also identifies a Neighbourhood Activity Centre (NAC), a Community Retail Centre (CRC) and Community Association site within the subject site area. The NAC will contain mixed-use development, including multi-residential, retail, commercial, entertainment uses and transit stops. This application builds on the applicant's approved stage one development to the north and fulfills the vision and policy objectives of this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area and will be serviced by Calgary Transit.