

Applicant Submission

October 30, 2020

SITE CONTEXT

Located within the developing community of Alpine Park in southwest Calgary, the Alpine Park Stage 2 Outline Plan represents 58.05 ha (143.44 ac) of land located largely within the quarter sections of SE, NE 36-022-02-W5M and NW 31-022-01-W5M. The plan area is surrounded by Stoney Trail to the east, future residential areas of Alpine Park (Area 1) currently in construction to the north (and Tsuut'ina Nation further north), and future residential development, by others, to the west.

The plan area is in close proximity to Highway 22X to the south and has direct access to the southwest portion of Stoney Trail via the Fish Creek Boulevard/146 Ave SW interchange as of October 2020. This interchange provides convenient access both to the Stage 2 plan area, as well as access from Alpine Park to greater Calgary and surrounding areas.

PROPOSED DEVELOPMENT

Alpine Park Stage 2 is proposed as a mixed-use residential, retail, commercial, service, institutional, and activity hub for the community of Alpine Park and larger southwest Calgary. It is envisioned as a comprehensively planned, experiential mixed use, compact activity district to reflect the Community Retail Centre (CRC) and Neighbourhood Activity Centre (NAC) development identified in the Providence Area Structure Plan (ASP) along 154 Ave SW. These elements are intended to accommodate small to mid-sized retail uses within a compact form, creating walkable destinations for residents and integrate multi-residential housing, open spaces, public plazas, local commercial/retail opportunities, and services reflective of the CRC and NAC goals established by the Providence ASP.

A complementary range of multi-family dwelling types are also proposed in the area including rowhomes and mid-rise apartments (both standalone and mixed use) required to achieve critical mass of people to support the local retail and commercial activity centre and meet city-wide density targets outlined in the Municipal Development Plan (MDP). The built form will seamlessly transition with the medium to low density residential development to the north, as well as future low density residential envisioned for the area south of this Outline Plan.

A large open space, central to Alpine Park, is also proposed along the western boundary of the plan area. Referred to as 'Canopy Park', this open space will be a unique, publicly accessible amenity to Calgary with a form and function that will cater to all interests and lifestyles for residents of and visitors to Alpine Park. The concept takes advantage of the existing, natural cottonwood grove and aspen forest tree canopy, views, and aspects prevalent from the site to provide a range of active and passive uses for the wider Alpine Park community and greater Providence area.

The Stage 2 Outline Plan also integrates a unique stormwater management system that effectively combines experiential open space programming within the large footprint required for stormwater facilities. Similar to Dale Hodges Park in northwest Calgary, the plan contains a stormwater retention and treatment precinct that blends immersive elements of passive recreational opportunities with the natural landscape, seamlessly integrated with the larger open space network in Alpine Park. Like Canopy Park, this feature will serve as a destination location for residents of the community as well as and greater Calgary for an open space experience unlike any other in an urban setting.

Finally, a Centre for Sport and Well-Being precinct is proposed to accommodate a flexible mix of unique institutional, recreational, and employment in a campus format. Centrally located within the plan area, this precinct promotes a unique market opportunity and to achieve a distinct set of users and functions to Alpine Park, while also fulfilling the employment land requirements outlined in the Providence ASP. The Stage 2 Outline Plan also places a significant emphasis on active modes connectivity throughout. The off-street dedicated cycling infrastructure along major transportation corridors will provide safe, comfortable, attractive, and convenient active modes connections throughout the plan area. These

dedicated cycleways, in addition to an abundant network of local and regional path connections, will provide widespread coverage for pedestrians and cyclists alike throughout Alpine Park, connecting residents and visitors with the abundant amenities and employment opportunities highly reflective of complete streets principles and policies.