

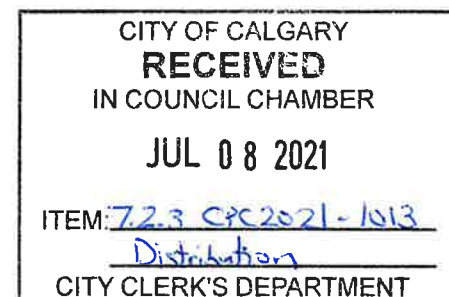


Calgary Planning Commission

Agenda Item: 7.2.3

1

LOC2020-0163 / CPC2021-1013
Land Use Amendment & Outline Plan
July 8, 2021



1) Revised Attachment 6

Relaxations

- 16** The ***Development Authority*** may relax the rules contained in Sections 6, 11 and 14 of this Direct Control District Bylaw, in accordance with Sections 31 and 36 of Bylaw 1P2007 being met.

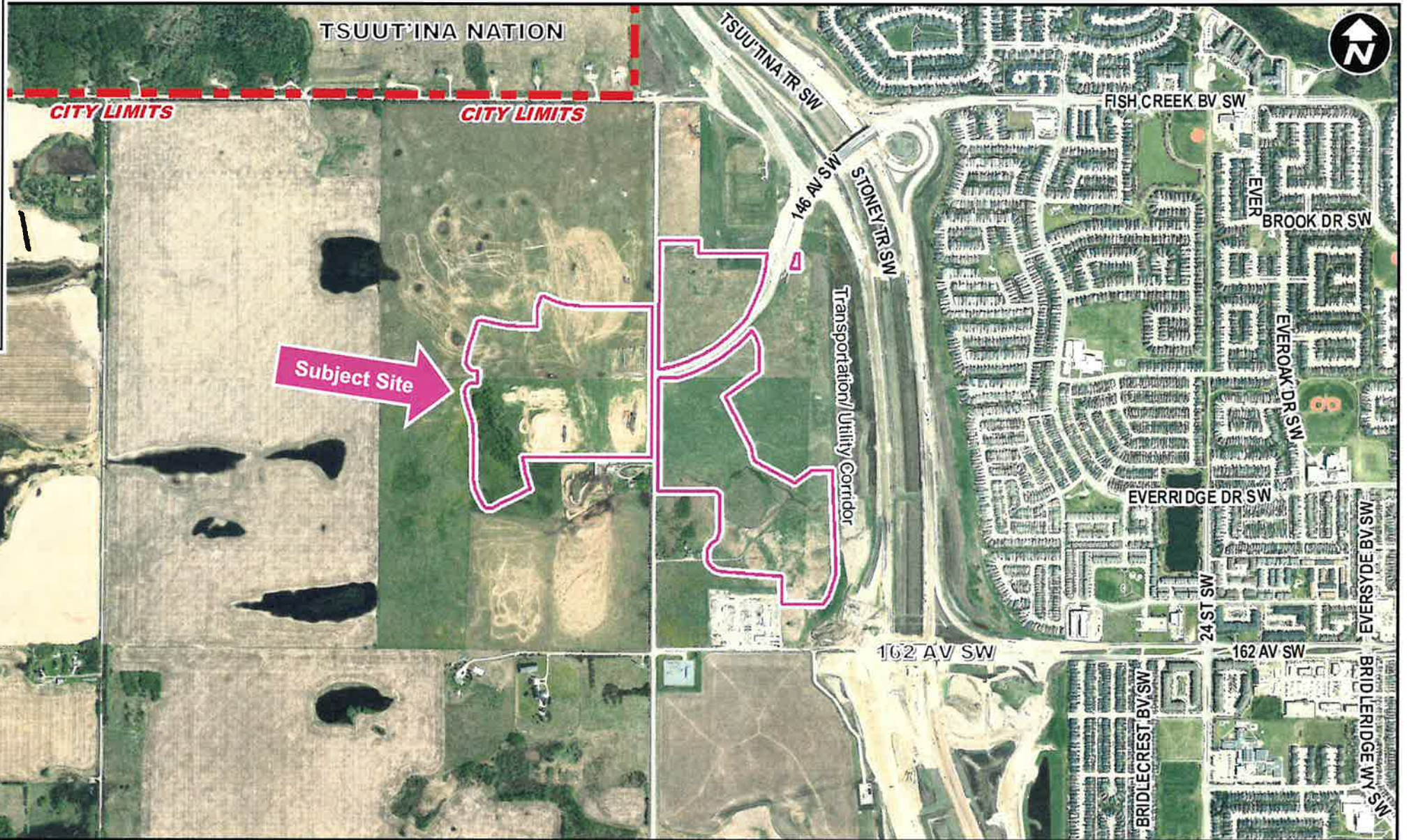
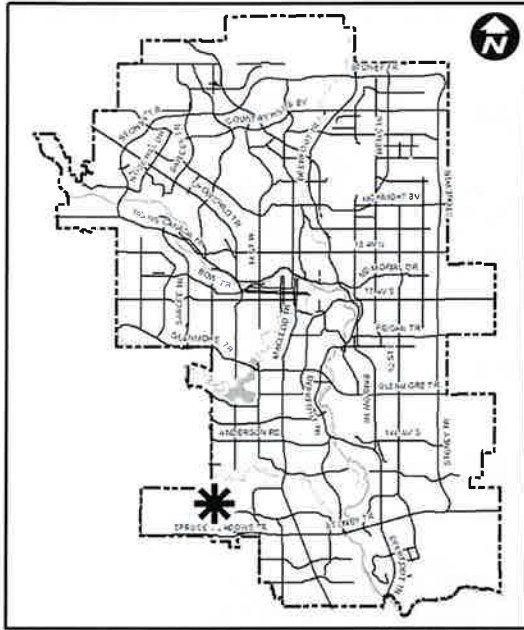
2) Clerical correction in the Cover Report

DISCUSSION

This application was submitted on 2020 October 30 by Stantec Consulting on behalf of the landowner, Dream Asset Management Corporation (Attachment 2). The approximately **57.90** hectare site is in the developing community of Alpine Park, west of Stoney Trail SW, near the city limit boundary that runs along the Tsuut'ina First Nation. The site is an extension of the recently approved outline plan and land use amendment application (LOC2017-0308) for Dream's first neighbourhood that is currently under construction in Alpine Park.

3) Revised Attachment 9 (Conditions of Approval)

11. Subject lands to be constructed in accordance with "Dream Development, Alpine Park Stage 2 – Staged Master Drainage Plan, Version 3", created by Magna Engineering Services Inc., on May 13, 2021.
54. **Prior to the affected tentative plan**, revise the Local Pathway on the west side of the proposed Triangle Park to a 2.5 metre Multi-Use Pathway.



LEGEND

600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

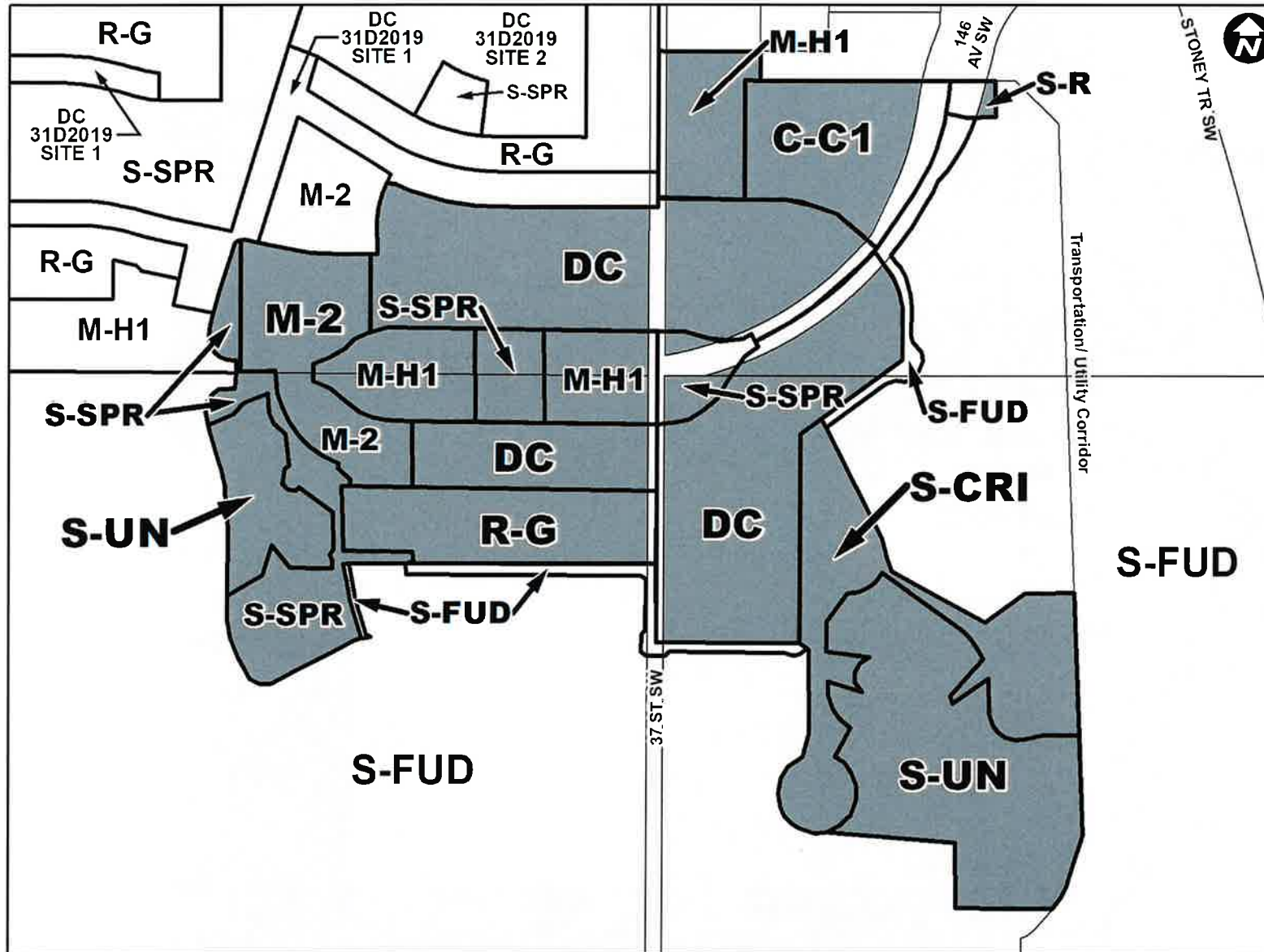
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



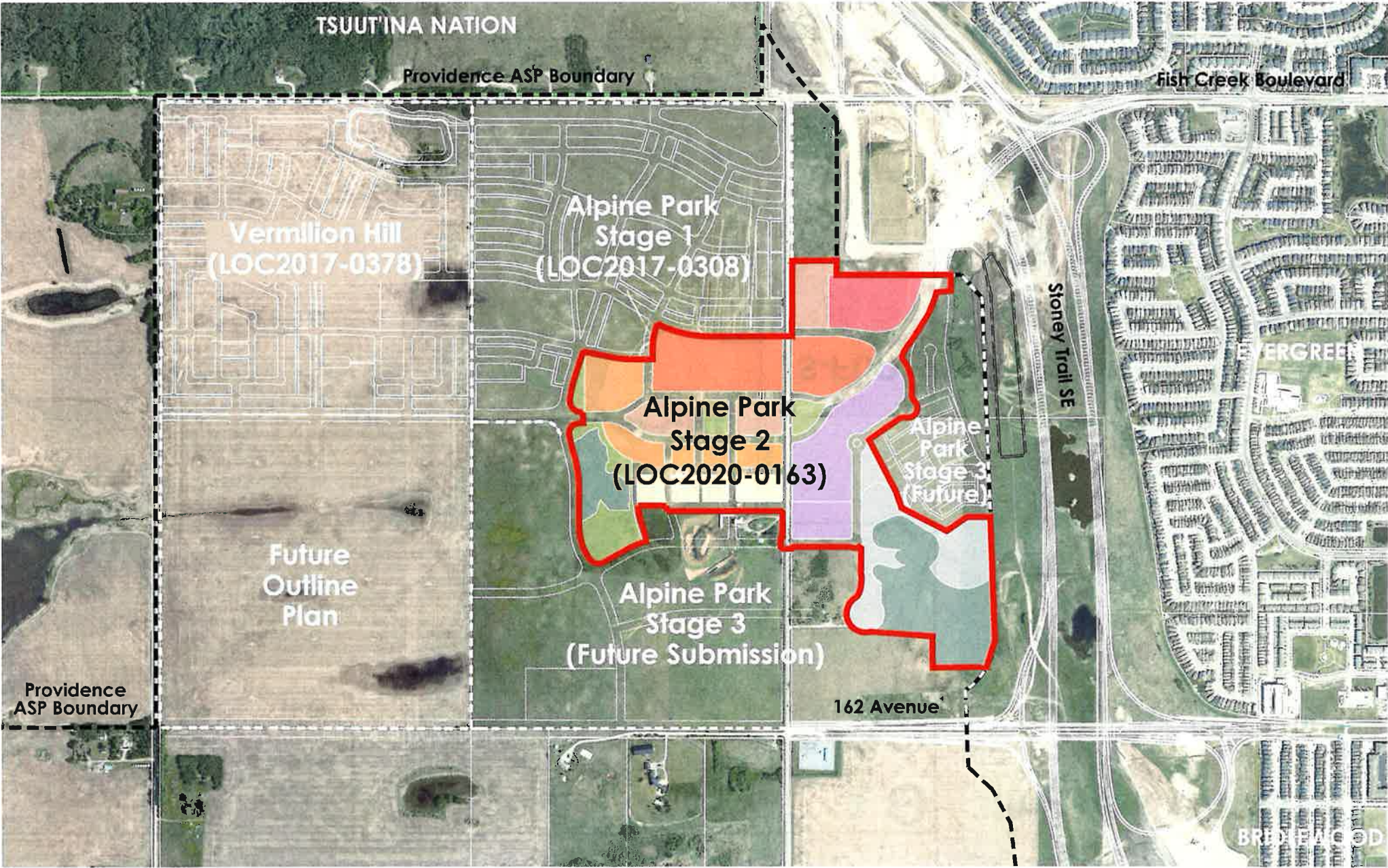






Proposed Districts:

- DC based on MU-1
- M-H1
- M-2
- R-G
- DC based on R-G
- C-C1
- DC based on S-CI
- S-SPR
- S-UN
- S-CRI





RECOMMENDATIONS:

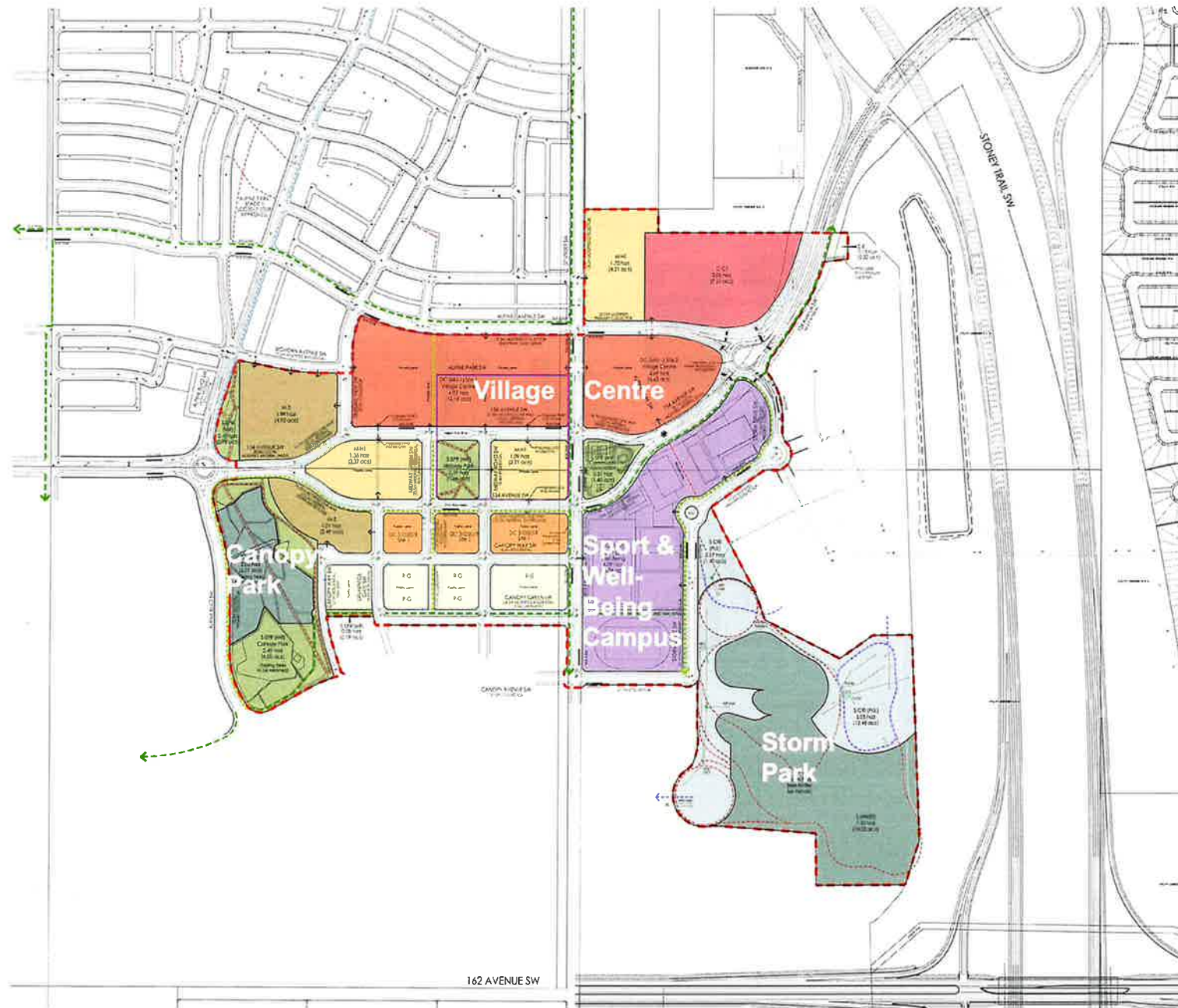
As the Council-designated Approving Authority, approve the proposed outline plan located at 15113, 15350, 15620, 15717 and 16028 - 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5; Portions of SE1/4 Section 36-22-2-5; Portions of Section 31-22-1-5, Subdivisions 3, 4 and 6) to subdivide 57.90 hectares \pm (143.00 acres \pm), with conditions (Attachment 9).

RECOMMENDATIONS (Cont'd):

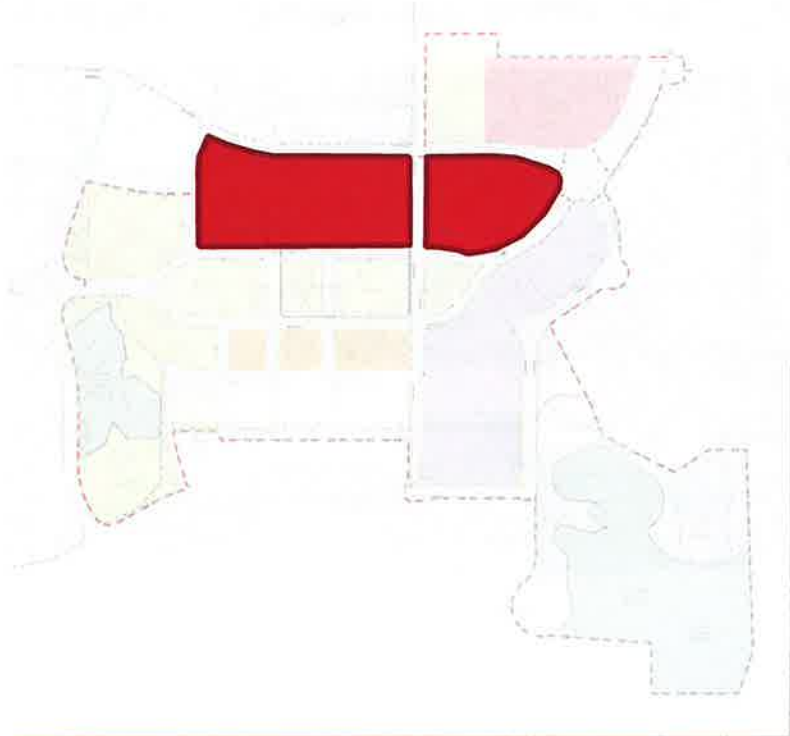
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 41.01 hectares \pm (101.34 acres \pm) located at 15113, 15350, 15620, 15717 and 16028 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5; Portions of SE1/4 Section 36-22-2-5; Portions of Section 31-22-1-5, Subdivisions 3, 4 and 6) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Community (C-C1) 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, Special Purpose – Urban Nature (S-UN) District and Direct Control District to accommodate residential development, with guidelines (Attachment 5).
2. Give three readings to the proposed bylaw for the redesignation of 9.11 hectares \pm (22.50 acres \pm) located at 15113 and 15350 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 6).
3. Give three readings to the proposed bylaw for the redesignation of 7.77 hectares \pm (19.19 acres \pm) located at 15350 and 15620 – 37 Street SW (Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate educational and recreational development, with guidelines (Attachment 7).

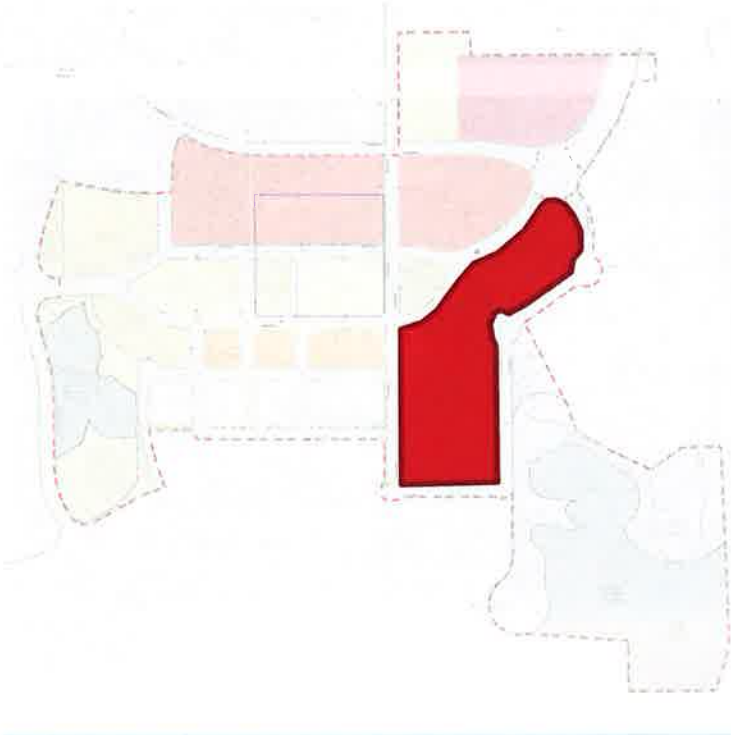
Supplementary Slides

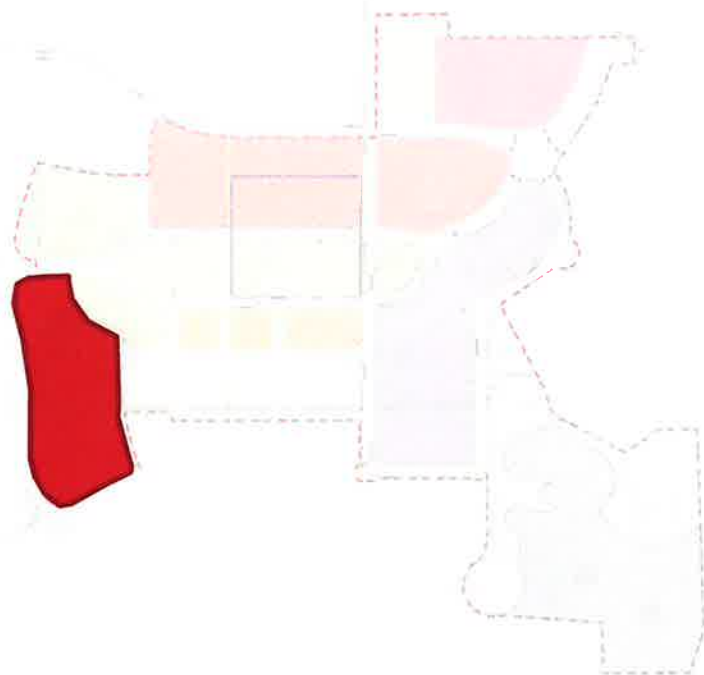






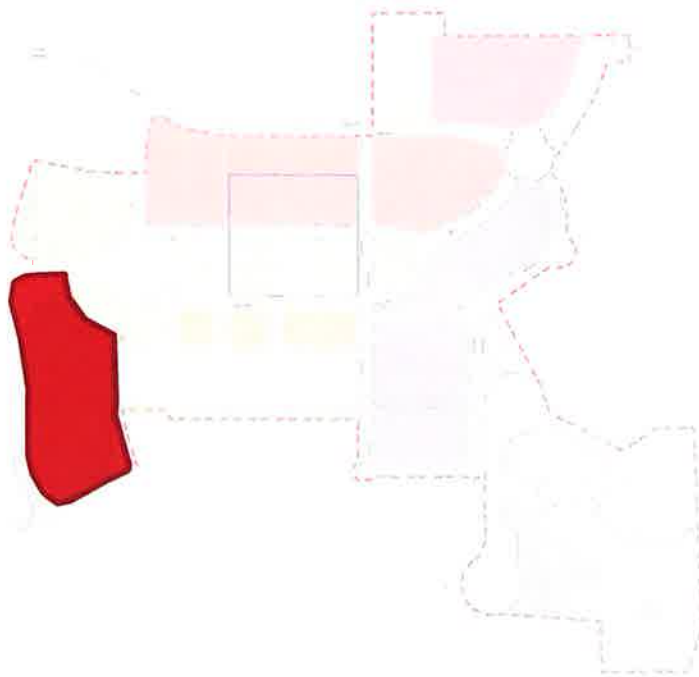
Proposed Rendering - Centre for Sport & Well-being 16





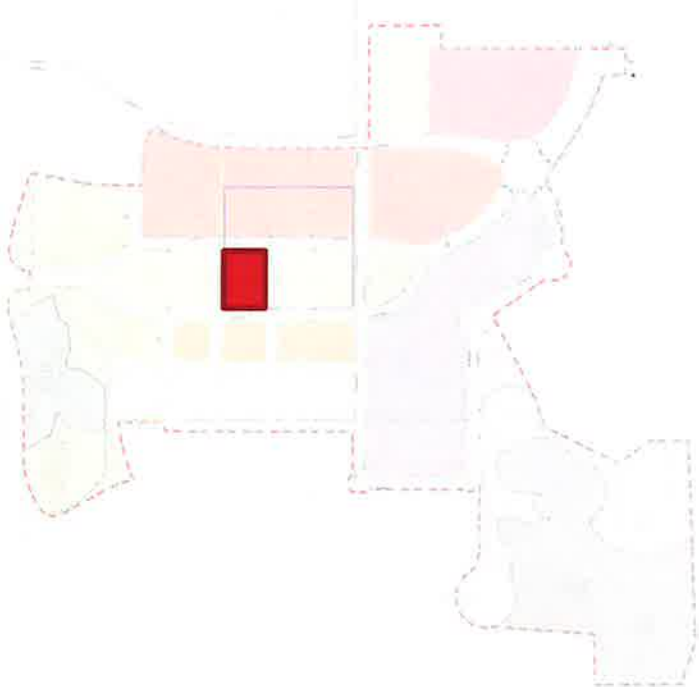
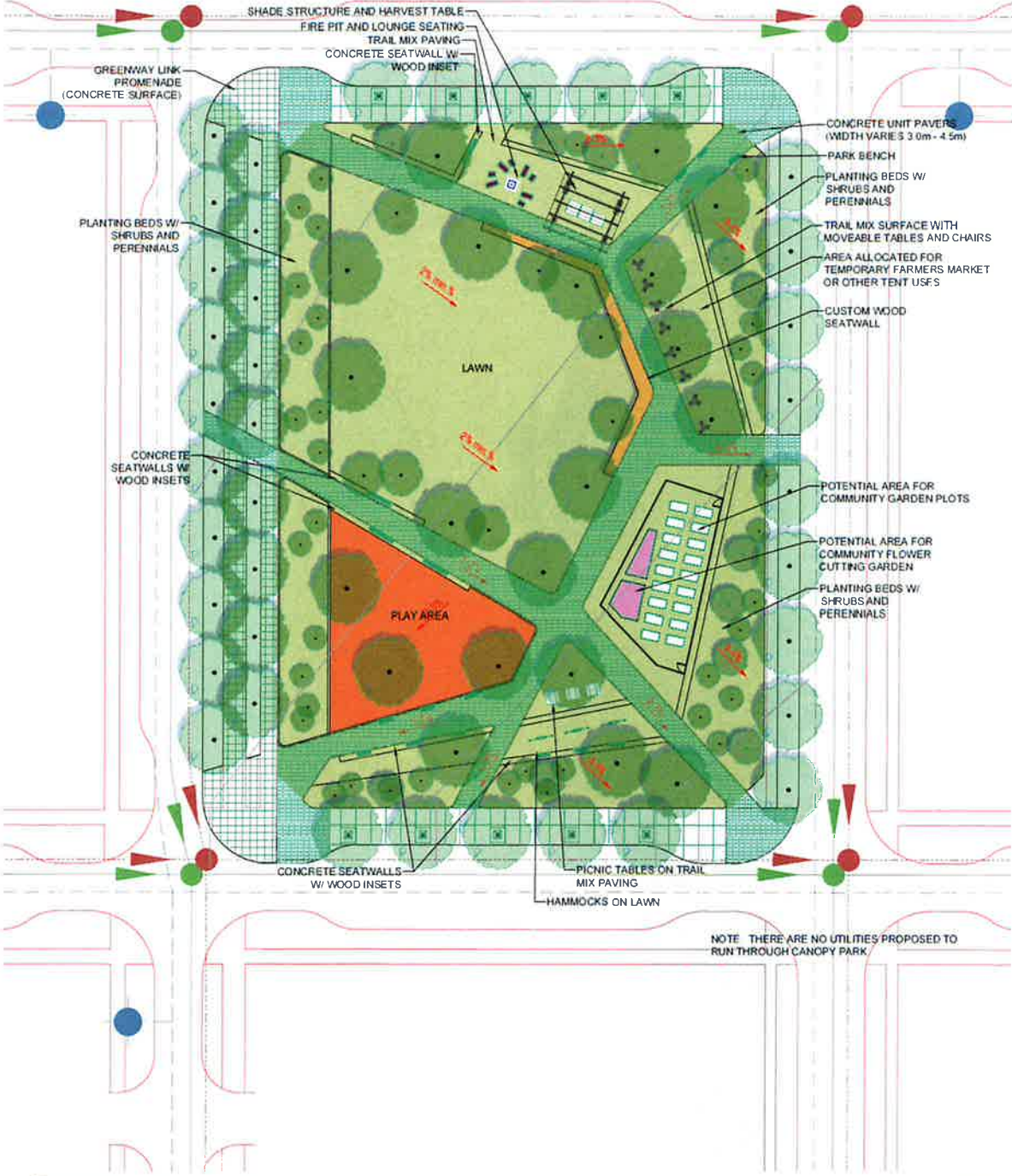
ALPINE PARK
STAGE 2 OUTLINE PLAN
- CANOPY PARK LOOKING EAST -

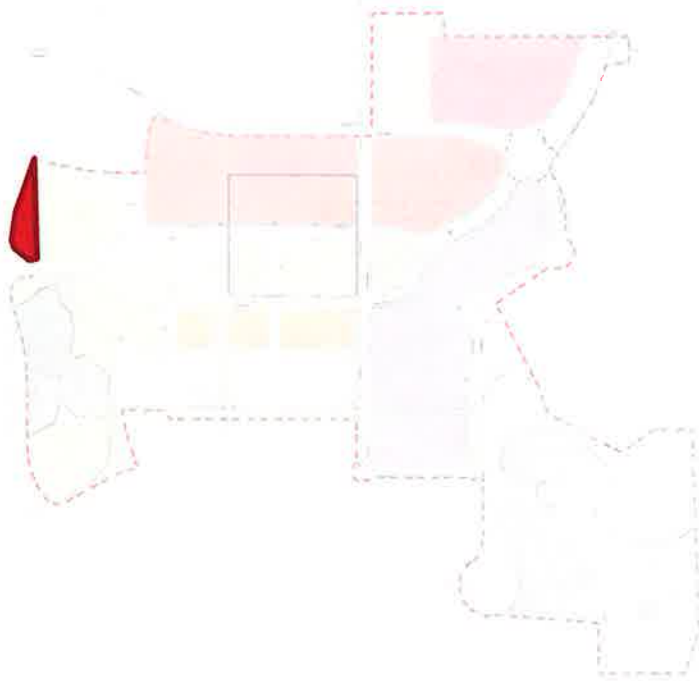


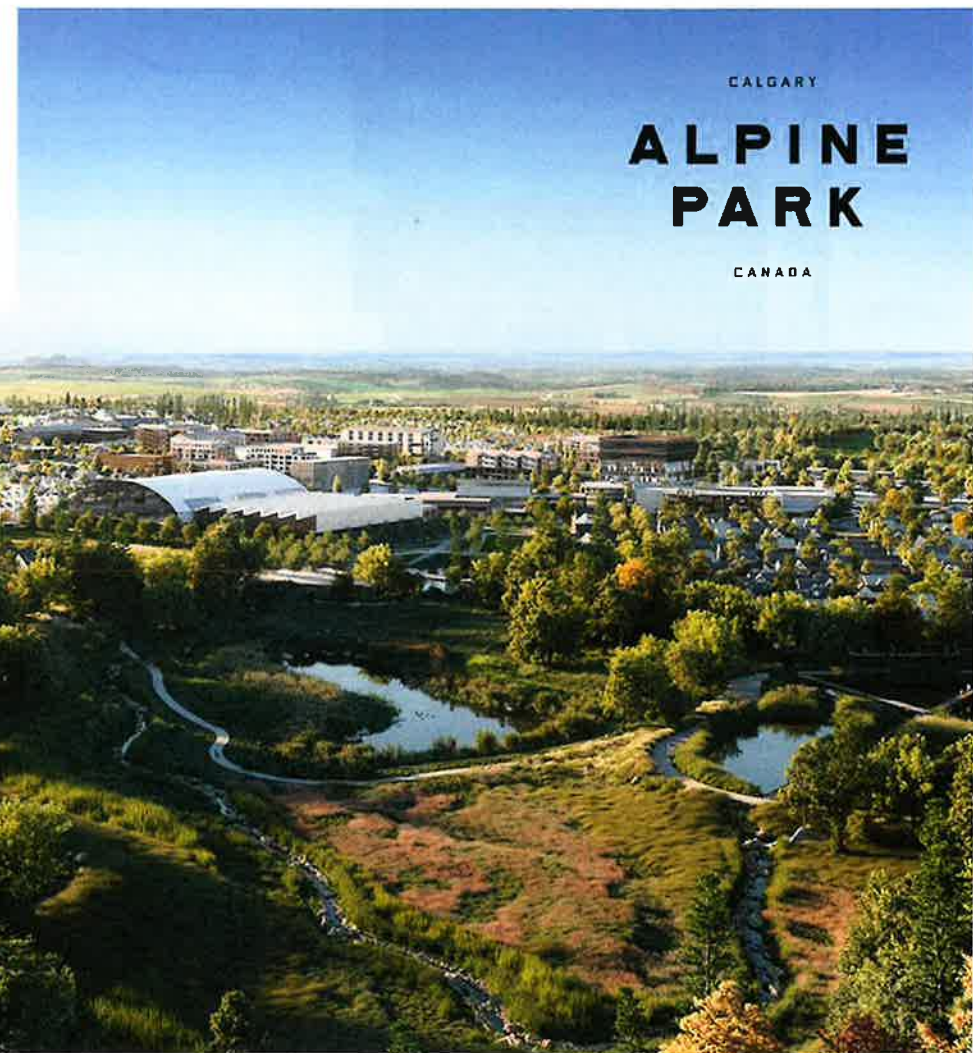
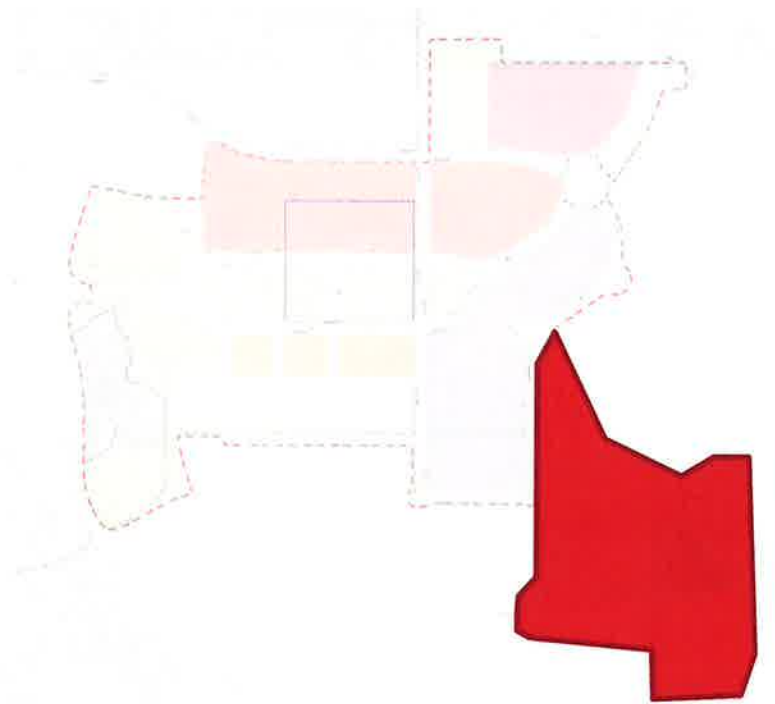


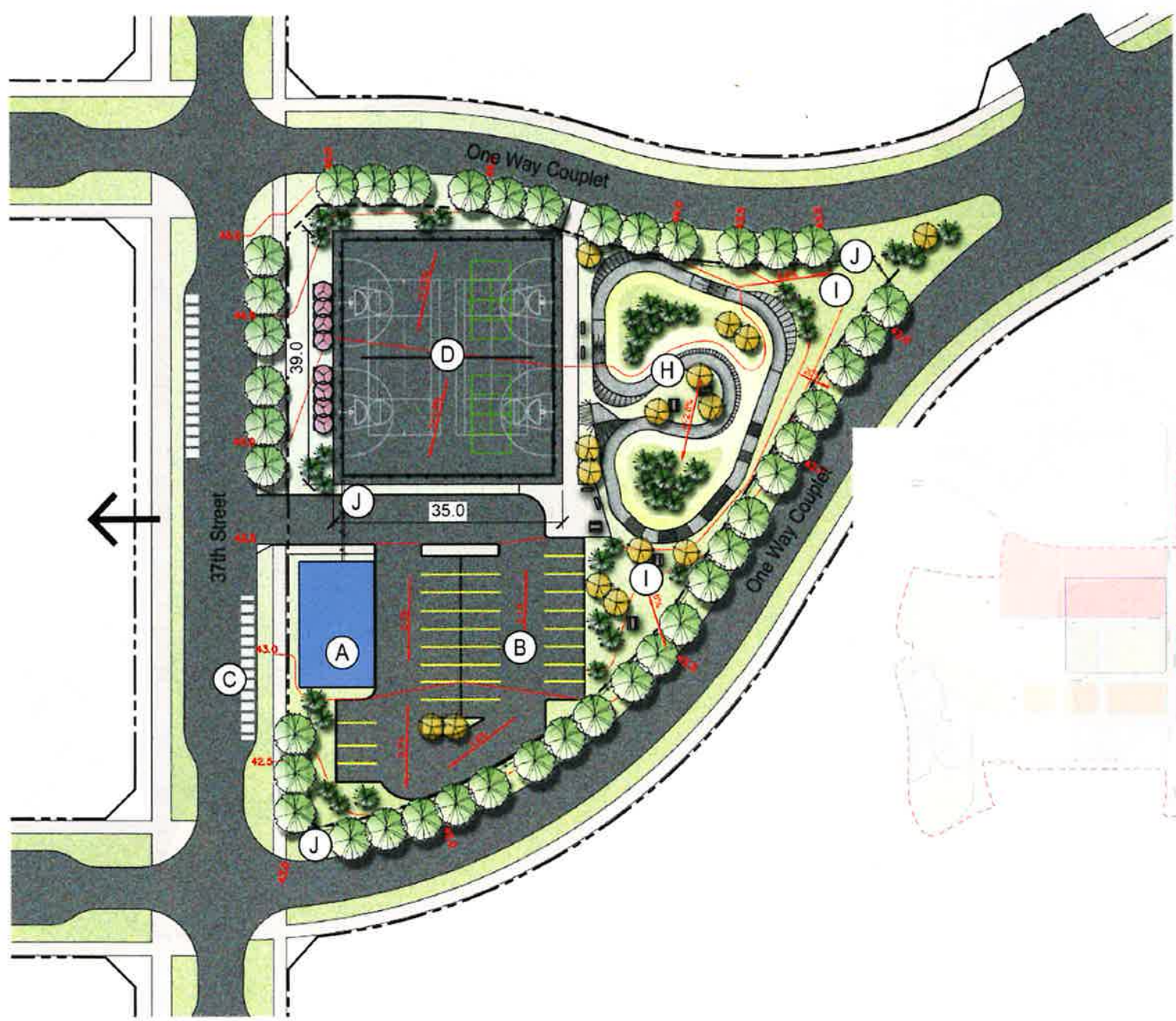
NOTES
1. THERE ARE NO UTILITIES PROPOSED TO RUN THROUGH CANOPY PARK.
2. PRIOR TO APPROVAL OF THE AFFECTED TENTATIVE PLAN, THE NUMBER AND LOCATIONAL ALIGNMENT OF TRAILS WITHIN THE PROPOSED CANOPY PARK ARE TO BE CONFIRMED IN THE FIELD/FIT WITH CALGARY PARKS - PLANNING, URBAN FORESTRY, PATHWAY, URBAN CONSERVATION AND DEVELOPMENT.

1:500





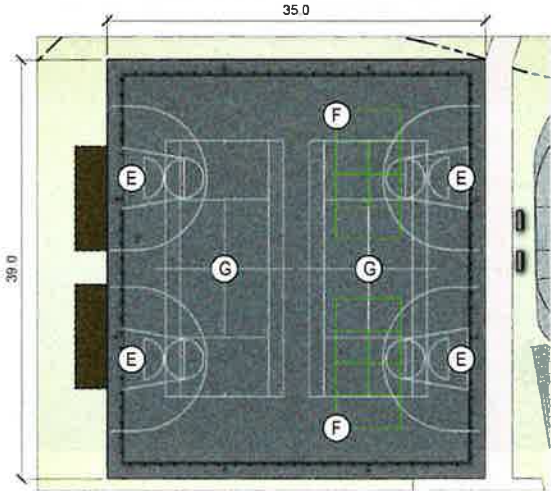




PLAN LEGEND

- (A) POSSIBLE COMMUNITY ASSOCIATION BUILDING (APPROX. 2000-2500 sq.ft.)
- (B) PARKING (+/- 31 STALLS)
- (C) BUS ZONE
- (D) MULTI COURT - SEE ENLARGEMENT
- (E) BASKETBALL NET AND COURT LINES (SUMMER)
HOCKEY GOALS & CREASE MARKINGS (WINTER)
- (F) PICKLEBALL COURTS
- (G) TENNIS COURTS
- (H) BICYCLE PUMP TRACK
- (I) OPEN LAWN AREAS, TYP.
- (J) PERIMETER FENCING

S-SPR (MR) COMMUNITY ASSOCIATION SITE - 0.57 ha +/- (1.42 ac +/-)



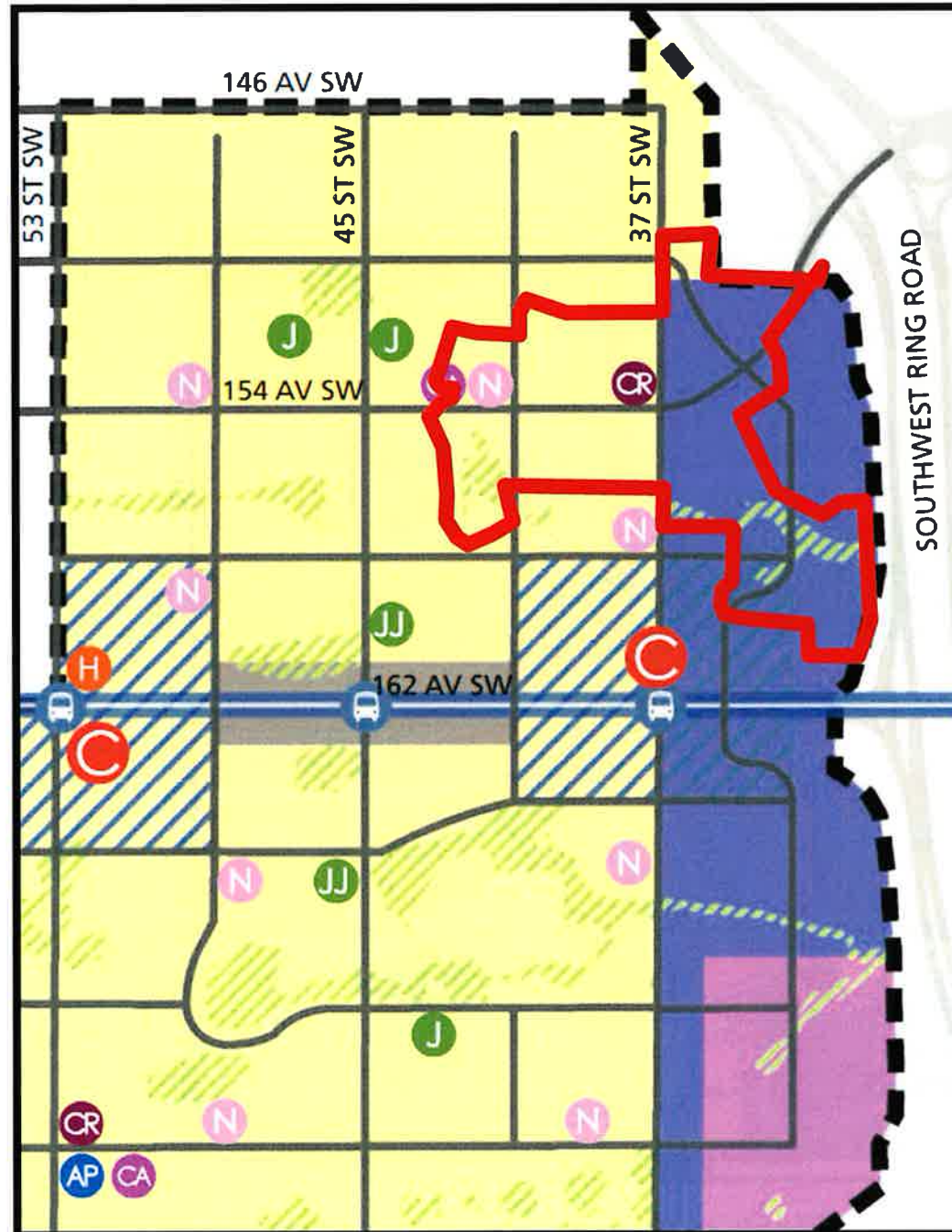
MULTI COURT ENLARGEMENT
NOT TO SCALE

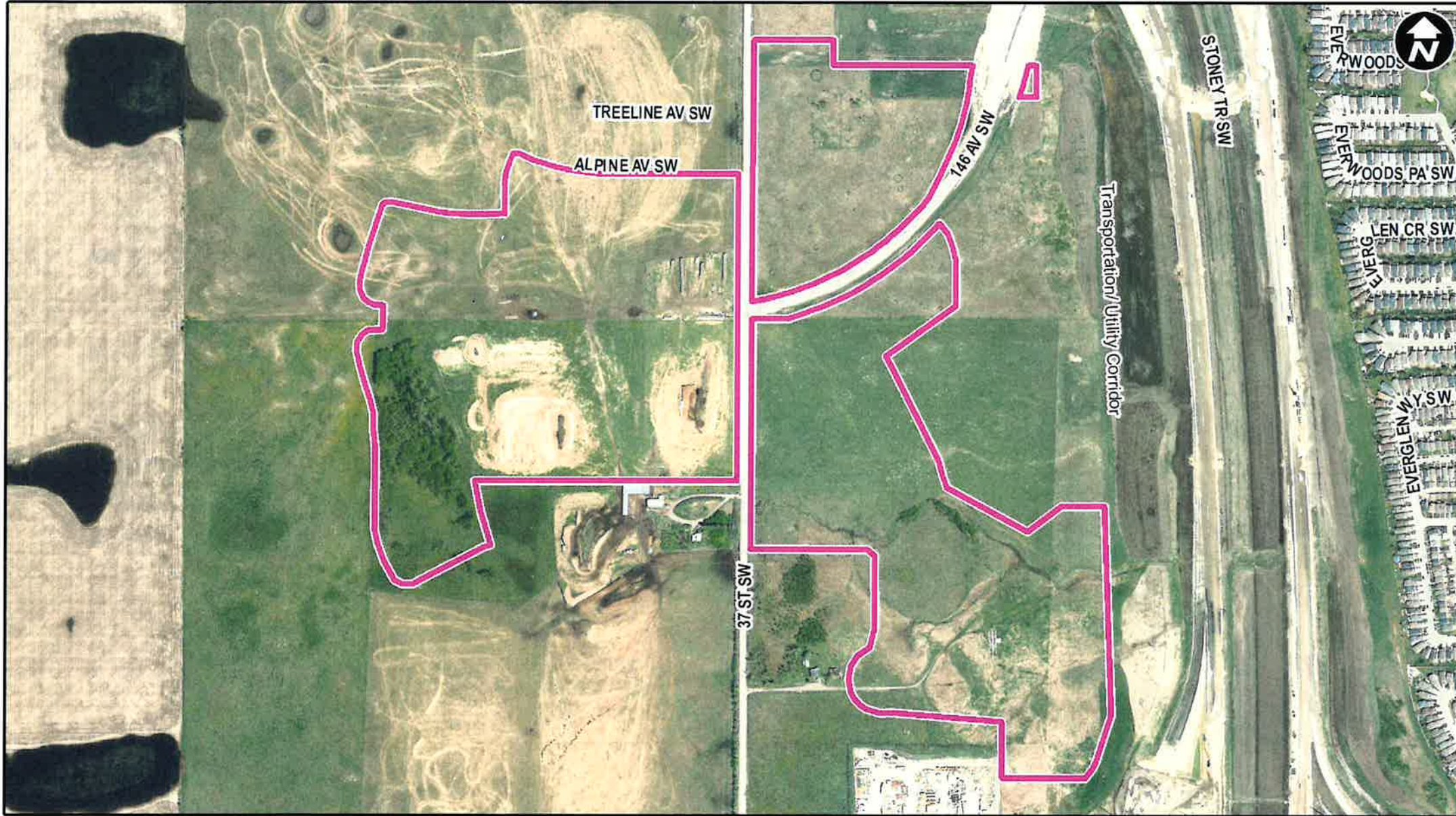


Existing Rowhouses in Cityscape









Parcel Size:

57.89 ha

