

Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163

RECOMMENDATION(S):

That Calgary Planning Commission:

1. 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).

That Calgary Planning Commission recommend that Council:

2. 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).
3. 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).
4. 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).

Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JULY 8:

That Council:

1. Give three readings to **Proposed Bylaw 135D2021** 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 **Proposed Bylaw 136D2021** 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); and
3. Give three readings to **Proposed Bylaw 137D2021** 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).

EXCERPT FROM THE MINUTES OF THE CALGARY PLANNING COMMISSION, 2021 JULY 8:

“Moved by Commissioner Landry

That with respect to Report CPC2021-1013, the following be approved:

That Calgary Planning Commission:

1. Receive the letter from Calgary Centre for Sport and Well-being (CCSW) for the Corporate Record; and
2. Forward the CCSW letter with the Report to Council.

MOTION CARRIED”

“Moved by Commissioner Landry

That with respect to Report CPC2021-1013, the following be approved:

That Calgary Planning Commission:

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1. 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 ± (143.00 acres ±), with conditions (Attachment 9).

...

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the second stage of the Alpine Park community to allow for a mixed-use commercial and residential village centre, additional residential uses, institutional and indoor recreational uses, open spaces, and roadways.
- This application would accommodate a range of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments, a significant pathway system through the proposed Municipal Reserve and Environmental Reserve parcels, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Providence Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This would allow for increased diversity in housing opportunities, more compact development in a greenfield setting with better use of proposed infrastructure, and homes in close walking distance to commercial amenities.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods.

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.

The proposed outline plan and land use amendment application area is anticipated to have 1,889 units, with a population of 4,569 people and 1,006 jobs. This equates to a density of 38.9 units per hectare (15.7 units per acre). The proposal includes a highly walkable, block-based layout focused around a village centre. The proposed village centre, which encompasses a Neighbourhood Activity Centre and Community Retail Centre, as required by the *Providence ASP*, will act as an anchor for the community. The village centre is intended to include retail, restaurants, a supermarket, and high density residential all centred on a pedestrian-oriented high street that will be privately owned but publicly accessible. Adjacent to the village centre will

Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163

be medium and high density residential, a central park, a community association site, and a sport and well-being district that will include educational, institutional, and indoor recreational facilities. Also adjacent to the village centre is a local arterial street in the form of a one-way 'couplet', which has westbound traffic (two lanes) one block north of the eastbound traffic (two lanes). The couplet system, short blocks and frequent intersections will help to achieve a more pedestrian-friendly street environment. The remainder of the plan area includes community commercial, low density residential, a storm water park proposed as a reconstructed wetland and a park called Canopy Park.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. The applicant conducted extensive outreach with Tsuut'ina First Nation as part of their initial outline plan and land use amendment (LOC2017-0308) for their stage one development directly to the north of the subject site. Following the approval of the stage one outline plan and land use amendment, the two groups held a pipe ceremony prior to the ground-breaking of the stage one lands. The Nation was supportive of the stage one outline plan and land use amendment. The applicant has also had ongoing coordination with the adjacent landowner, Qualico, particularly with construction along their shared boundary. Further information on the applicant-led outreach can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners. No public meetings were conducted in direct relation to this application.

The subject area does not have a Community Association therefore the application was circulated to the adjacent Community Association of Evergreen in December 2020 and again in June 2021. The Evergreen Community Association did not provide a response.

No letters from the public were received at the time of writing of this report.

The application was also circulated to the Tsuut'ina First Nation in December 2020 and again in June 2021, however no response from the Nation was received.

As per the *Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary*, the application was circulated to Foothills County for review and comment, and no concerns were identified.

**Planning & Development Report to
Calgary Planning Commission
2021 July 8**

**ISC: UNRESTRICTED
CPC2021-1013
Page 5 of 6**

Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple properties, LOC2020-0163

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal allows for a variety of housing choices in low, medium and high density residential building forms, including housing options for aging in place. The proposal may accommodate the housing needs of a more diverse population as a result.

Environmental

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, this includes a 'storm park' Stormwater Kidney™ system, preservation of existing tree stands, and provision of a dense and highly connected urban form.

Economic

Development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits. The plan also proposes a private educational, institutional, and recreational facility that will create numerous jobs in Calgary.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. **Proposed Bylaw 135D2021**
6. **Proposed Bylaw 136D2021**
7. **Proposed Bylaw 137D2021**
8. **Approved** Outline Plan
9. **Approved** Outline Plan Conditions of Approval
10. **Approved** Outline Plan Data Sheet
11. **Letter from Calgary Centre for Sport and Well-Being**
12. Public Submission

Department Circulation

**Planning & Development Report to
Calgary Planning Commission
2021 July 8**

**ISC: UNRESTRICTED
CPC2021-1013
Page 6 of 6**

**Land Use Amendment and Outline Plan in Alpine Park (Ward 13), at multiple
properties, LOC2020-0163**

General Manager (Name)	Department	Approve/Consult/Inform