

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Alpine Park directly west of the Stoney Trail SW and 154 Avenue SW interchange along 154 Avenue SW. The subject site is comprised of four portions of undesignated road right-of-way, which together are approximately 0.79 hectares (1.95 acres) in size. The applicant is proposing to close these portions of road allowance as part of their previously approved stage two outline plan and land use amendment [LOC2020-0163](#) (Attachment 8), which re-aligns portions of 154 Avenue SW, and then designate land use districts to the closed portions of road accordingly.

The applicant is proposing to consolidate these four portions of road allowance with adjacent future parcels upon subdivision:

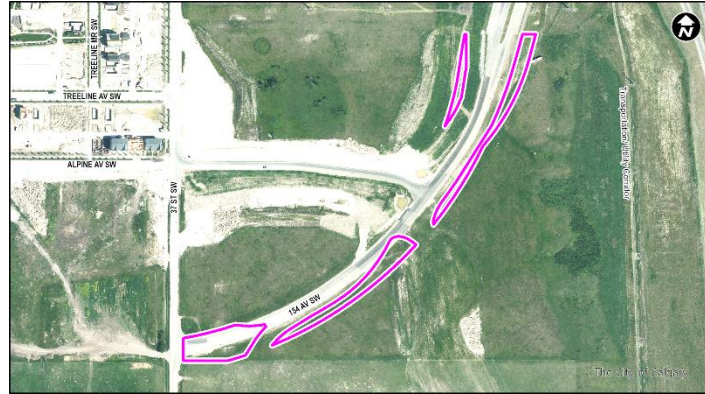
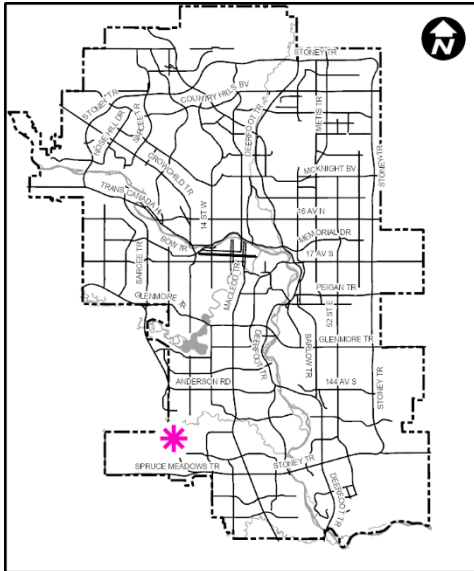
- 1) The westernmost closure area, 'Area A', will be consolidated with and form part of a future community association site with the adjacent parcels already designated as Special Purpose – School, Park and Community Reserve (S-SPR) District in 2021.
- 2) The closure area known as 'Area B' will be consolidated with an adjacent future institutional site as part of a private school campus which was designated as Direct Control (DC) District in 2021 ([Bylaw 137D2021](#)).
- 3) The closure area known as 'Area C' is made up of two smaller areas as follows:
  - a. One area will be consolidated with a site that was previously designated as Special Purpose - Recreation (S-R) District in 2021 under the approved stage two outline Plan (LOC2020-0163) which is intended as a recreational site; and
  - b. The other area is slightly outside the approved stage two outline plan (LOC2020-0163) area and forms a part of the applicant's future stage three development, which is currently designated as Special Purpose – Future Urban Development (S-FUD) District.
- 4) The closure area known as 'Area D' will be consolidated with a commercial site that was previously designated as the Commercial — Community 1 (C-C1) District in 2021.

See Attachment 6 Road Closure Context Map for further information.

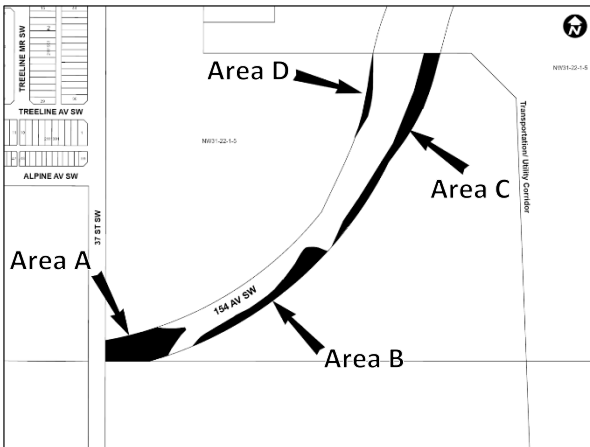
## Community Peak Population Table

Not available because the subject area is part of the new community of Alpine Park.

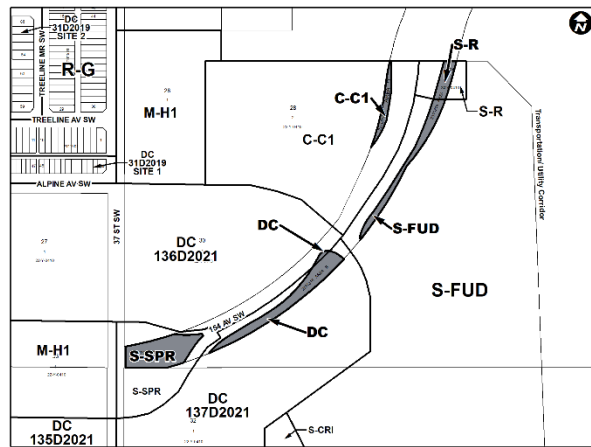
# Location Maps

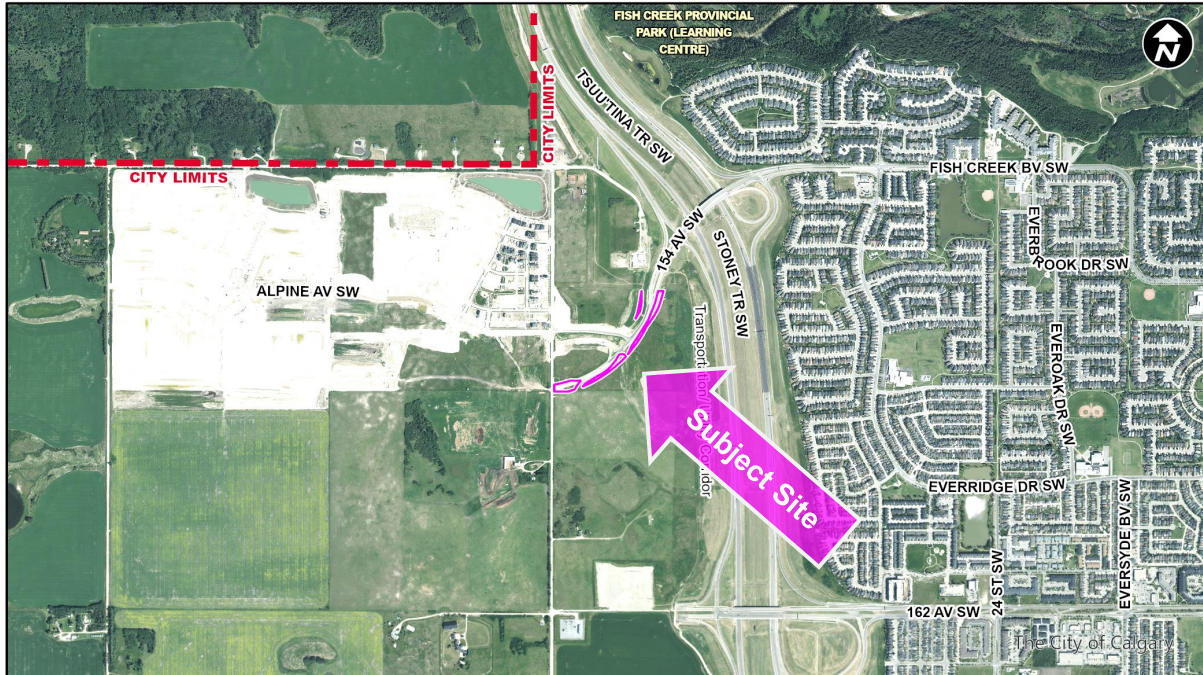


Road Closure Map



Proposed Land Use Map





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

The proposed road closure includes approximately 0.79 hectares (1.95 acres) of existing road allowance. The purpose of the road closure is to re-align the existing road right-of-way of 154 Avenue SW as per the road alignment in the approved outline plan and land use amendment under LOC2020-0163. The re-alignment accommodates a future roundabout and couplet street design along 154 Avenue SW that was not previously contemplated at the time the existing road allowance was determined. The Road Closure Conditions are provided in Attachment 2 and the Registered Road Closure Plan is provided in Attachment 5.

### Land Use

There is no existing land use of the subject site as the site is currently undesignated road right-of-way.

The proposed land uses of the road closure areas are as follows:

- The westernmost closure area, 'Area A', is proposed to be designated as Special Purpose – School, Park and Community Reserve (S-SPR) District to form part of a future community association site once consolidated with the adjacent parcels. The S-SPR District is intended to provide for schools, parks, open space, and recreation

facilities and should only be applied to land dedicated as school reserve, municipal school reserve, community reserve and public reserve.

- The closure area known as ‘Area B’ is proposed to be designated as a Direct Control (DC) District. The DC District is based on the S-CI District and is intended to provide for:
  - a mix of uses that include large scale culture, education, office and institutional facilities;
  - opportunities for a spectator sports facility and indoor recreation facility; and
  - multi-residential opportunities that are integrated and supportive of adjacent commercial, institutional and office uses.

The proposed DC District (Attachment 7) has the exact same rules as the DC District approved by Council as part of LOC2020-0163 ([Bylaw 137D2021](#)) for the adjacent parcel. This closure ‘Area B’ will be consolidated with the adjacent future institutional site as part of a private school campus.

- The closure area known as ‘Area C’ is made up of two smaller areas and they are proposed to be designated as Special Purpose - Recreation (S-R) District and the Special Purpose – Future Urban Development (S-FUD) District. The S-R District is intended to accommodate a range of indoor and outdoor recreation uses and the S-FUD District is intended to be applied to lands that are awaiting urban development and utility servicing. The S-FUD portion of ‘Area C’ forms part of the applicant’s future stage three development. It will be redesignated to an alternate land use district at a later date. These S-R and S-FUD areas will be consolidated with the adjacent parcels of the same land use.
- The closure area known as ‘Area D’ is proposed to be designated as Commercial — Community 1 (C-C1) District. The C-C1 District is intended to be characterized by small to mid-scale commercial developments. This ‘Area D’ will be consolidated with the adjacent parcel designated as C-C1.

### **Transportation**

The transportation network has been designed to support multi-modal connectivity for local and regional trips. 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.

### **Environmental Site Considerations**

This is not applicable as environmental site considerations were reviewed as part of the approved outline plan and land use amendment (LOC2020-0163).

### **Utilities and Servicing**

There is no impact to utilities and servicing. This was reviewed and considered as part of the approved outline plan and land use amendment (LOC2020-0163).



## 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.

### **Growth Plan (2022)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed road closure builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The proposed road closure and land use amendment application is in alignment with the policy direction of the [Municipal Development Plan](#) (MDP) and the approved outline plan and land use amendment (LOC2020-0163).

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent the development approval stages.

### **Providence Area Structure Plan (Statutory – 2020)**

The proposed road closure and land use amendment application is in alignment with the policy direction of the [Providence Area Structure Plan](#) and the approved outline plan and land use amendment (LOC2020-0163).