

Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at 15153 – 37 Street SW, LOC2023-0380

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15153 – 37 Street SW (Portion of NE1/4 Section 36-22-2-5) to subdivide 4.70 hectares \pm (11.61 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.89 hectares \pm (4.67 acres \pm) located at 15153 – 37 Street SW (Portion of NE1/4 Section 36-22-2-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1), and Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – High Density Low Rise (M-H1), Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District, with guidelines (Attachment 7).

HIGHLIGHTS

- This application proposes to revise a portion of the Stage 1 Alpine Park Outline Plan (approved in 2019).
- The application seeks to establish a subdivision framework and redesignate the subject site to modify the residential block layout and adjust the land use district boundaries within a portion of the approved outline plan (LOC2017-0308).
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Providence Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a developing area of the city.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This outline plan and land use amendment, in the southwest community of Alpine Park, was submitted on 2023 December 7 by Stantec Architecture on behalf of the landowner Dream Asset Management Corporation. The subject site is located north of 154 Avenue SW, east of 45 Street SW, west of Alpine Boulevard SW, and south of Bighorn Avenue SW. The site is approximately 4.70 hectares (11.61 acres) in size and is currently undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to enhance the design and functionality of the subject site by modifying the shape of the M-H1 site and reorienting the surrounding blocks to better work with the grades in the area. The same land use districts are proposed, however, there are adjustments to the land use boundaries and a new Direct Control (DC) District was created to

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accommodate additional land area. The proposal accommodates a mix of multi-residential and low-density residential development. The proposed Outline Plan (Attachment 4) and the associated Land Use Plan (Attachment 5) anticipate a total of 347 residential units: with an expected 267 multi-residential units within the M-H1 District, 22 low density units within the R-G District, and 58 low density units within the DC District.

The anticipated density for the subject site is 73.8 units per hectare (uph), which is less than the anticipated density of 94.2 uph under the approved outline plan (LOC2017-0308). The total maximum density for the subject site is 136.7 uph as identified on the Outline Plan Data Sheet (Attachment 6). The proposed densities and building forms align with the vision of the *Providence ASP*.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and the respective community association was appropriate. Since this proposed application is within a developing community and is consistent with the anticipated built form and overall vision of existing plans for the subject site, the applicant chose not to undertake additional public outreach. The applicant notified the developers in the surrounding area as part of the ongoing coordination of planning and development activities in the ASP lands. The Applicant Outreach Summary can be found in Attachment 8.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received at the time of writing this report.

There is no community association for the subject area. The application was circulated to the adjacent community association. No comments from the Evergreen Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the public hearing will be advertised.

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IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Alpine Park and provides a future framework for both multi-residential and low-density residential development. The development of these lands may support surrounding uses and amenities for the community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of this site in the developing area contributes to Calgary’s overall economic health by housing new residents within Calgary’s city limits as well as utilizing existing infrastructure more effectively.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Land Use Amendment Map
6. Proposed Outline Plan Data Sheet
7. Proposed Direct Control District
8. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform