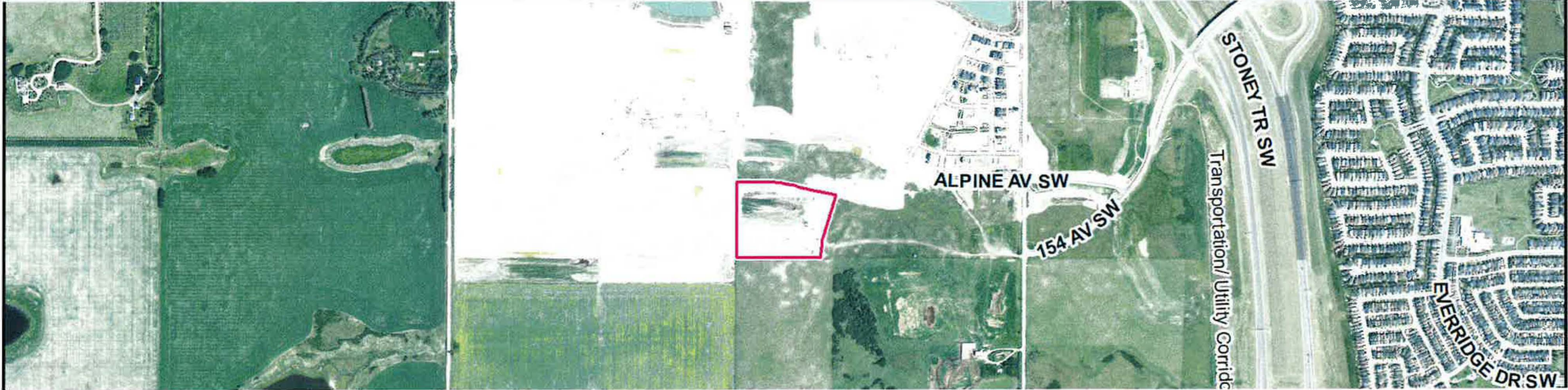


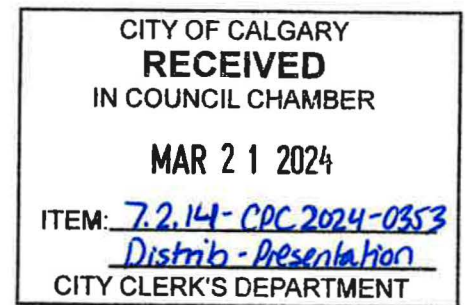
Calgary Planning Commission

Agenda Item: 7.2.14



LOC2023-0380 Outline Plan & Land Use Amendment

March 21, 2024

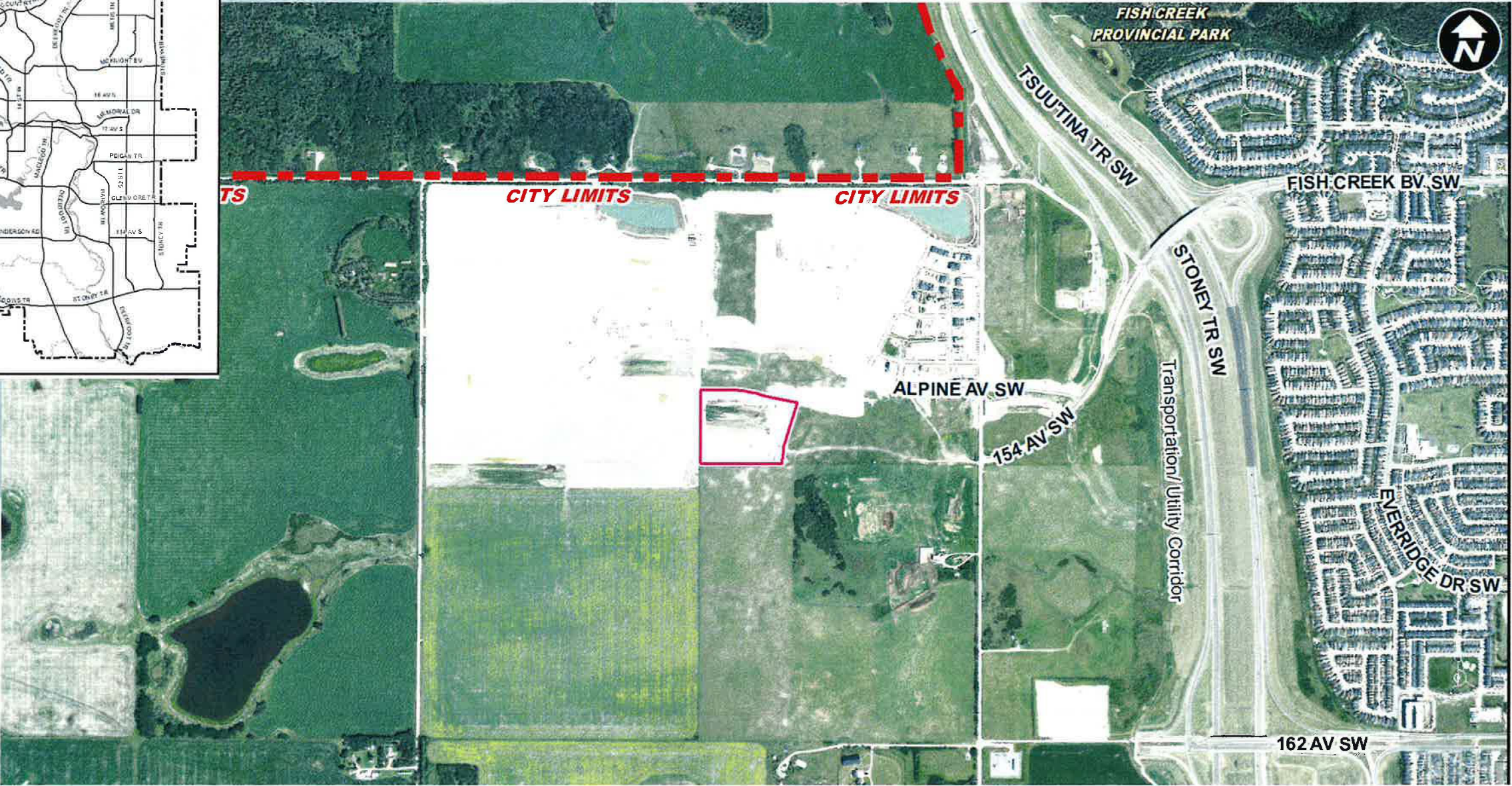
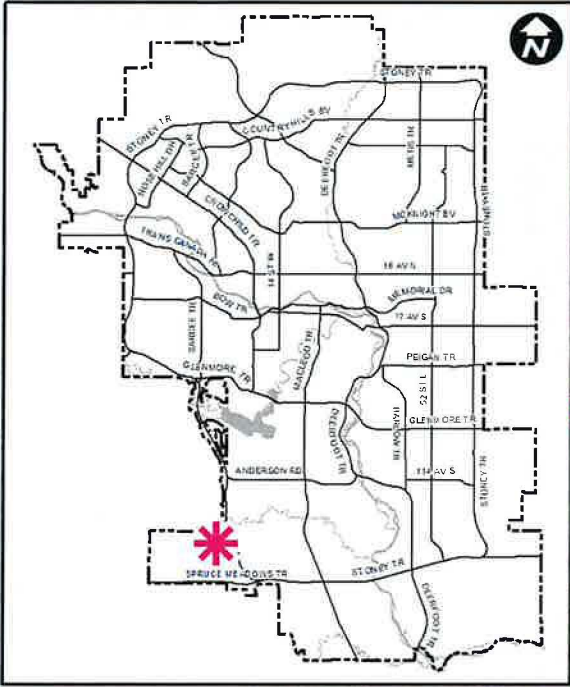


RECOMMENDATIONS:

That Calgary Planning Commission **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:

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** Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District, with guidelines (Attachment 7).

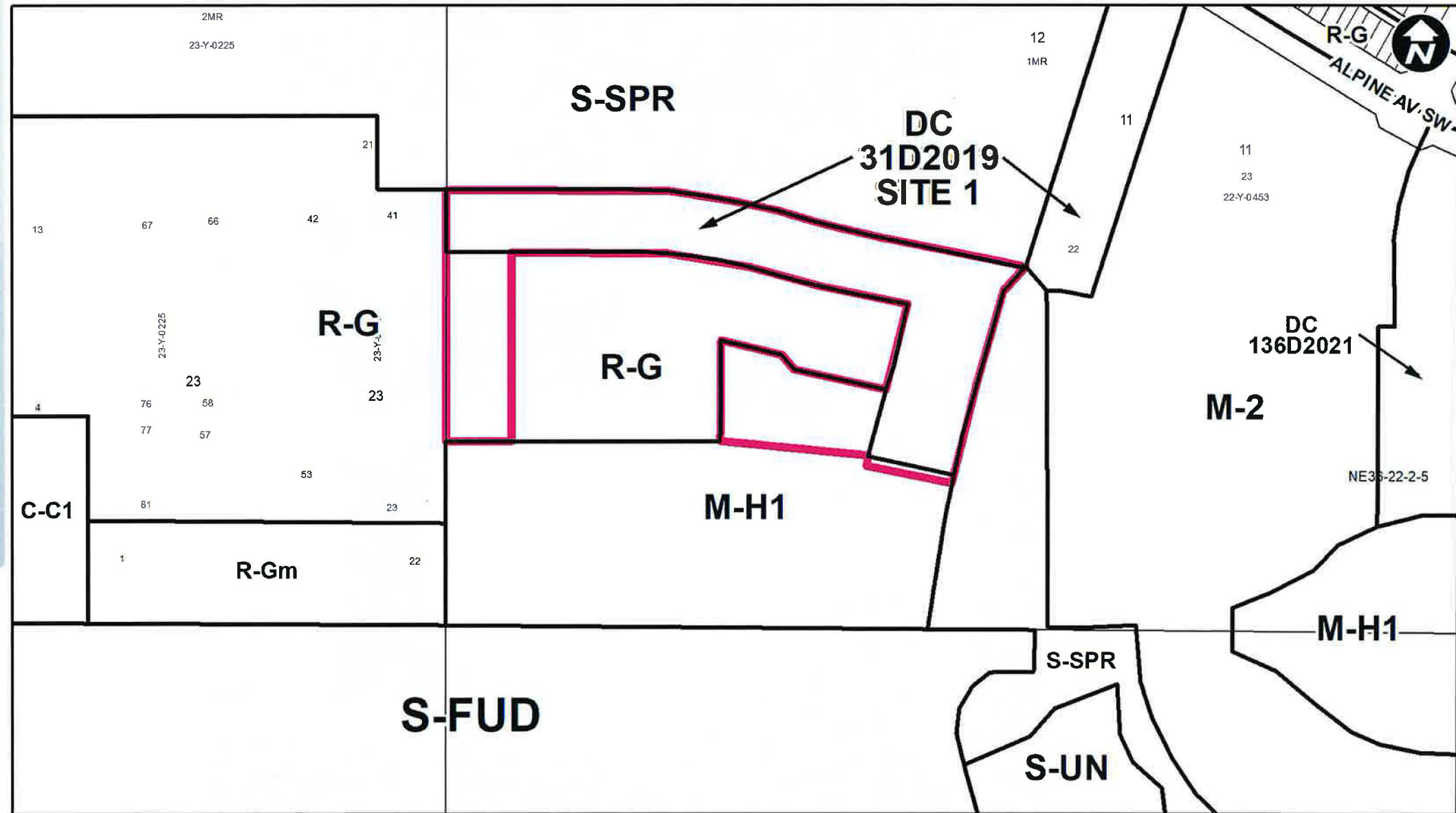




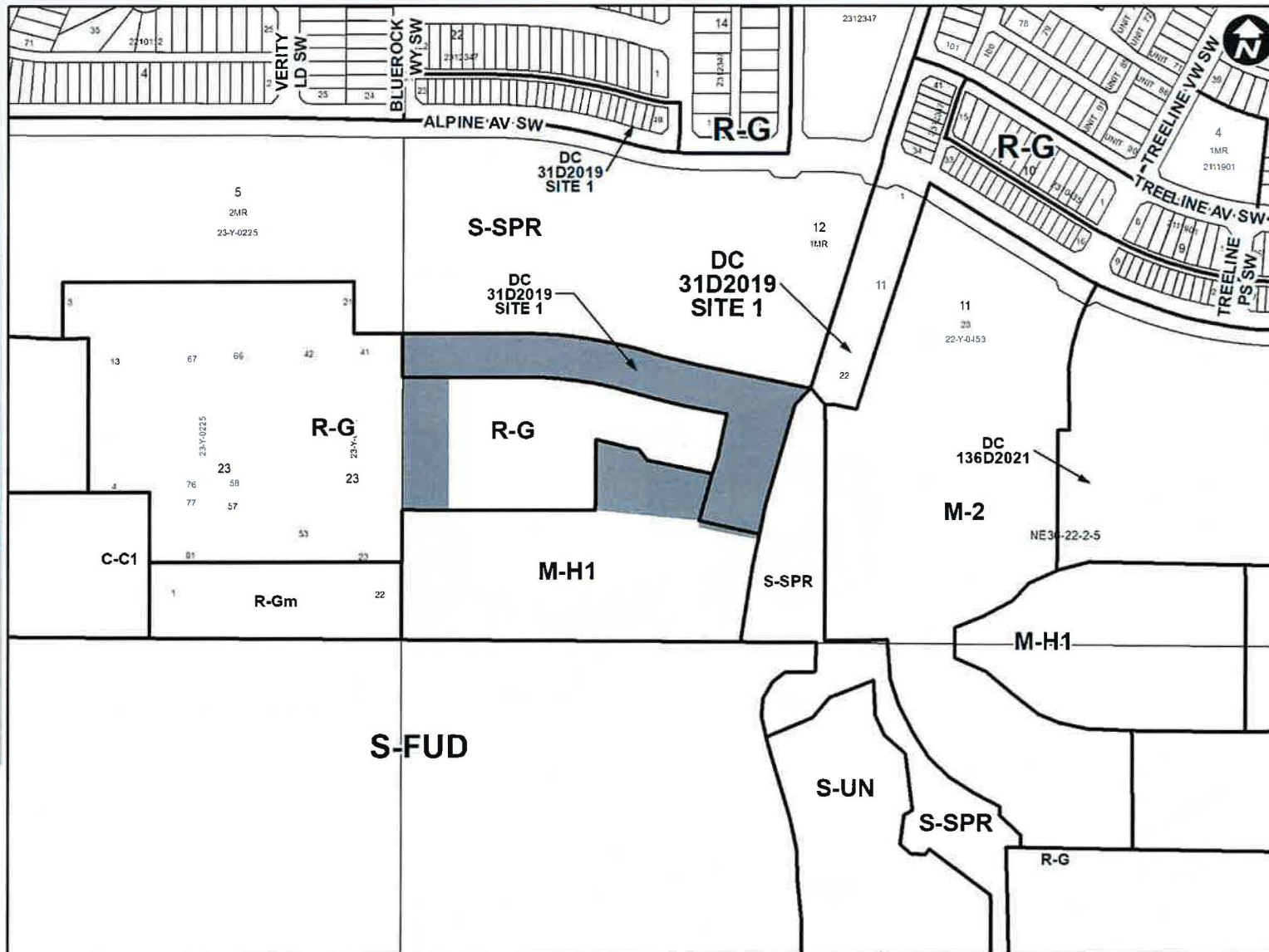
Parcel Size:

4.70 ha
260m x 190m

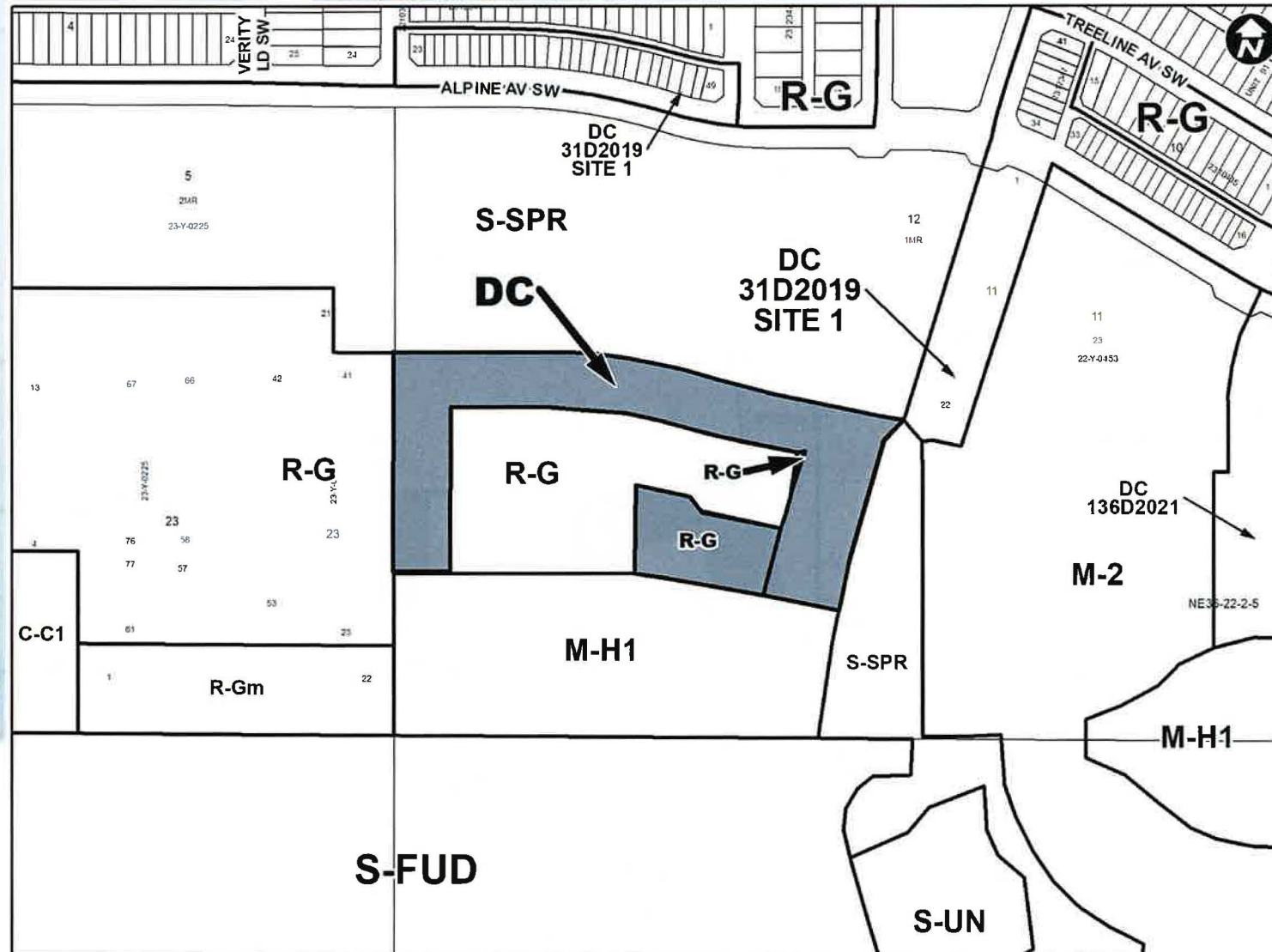




Existing Land Use Map 7



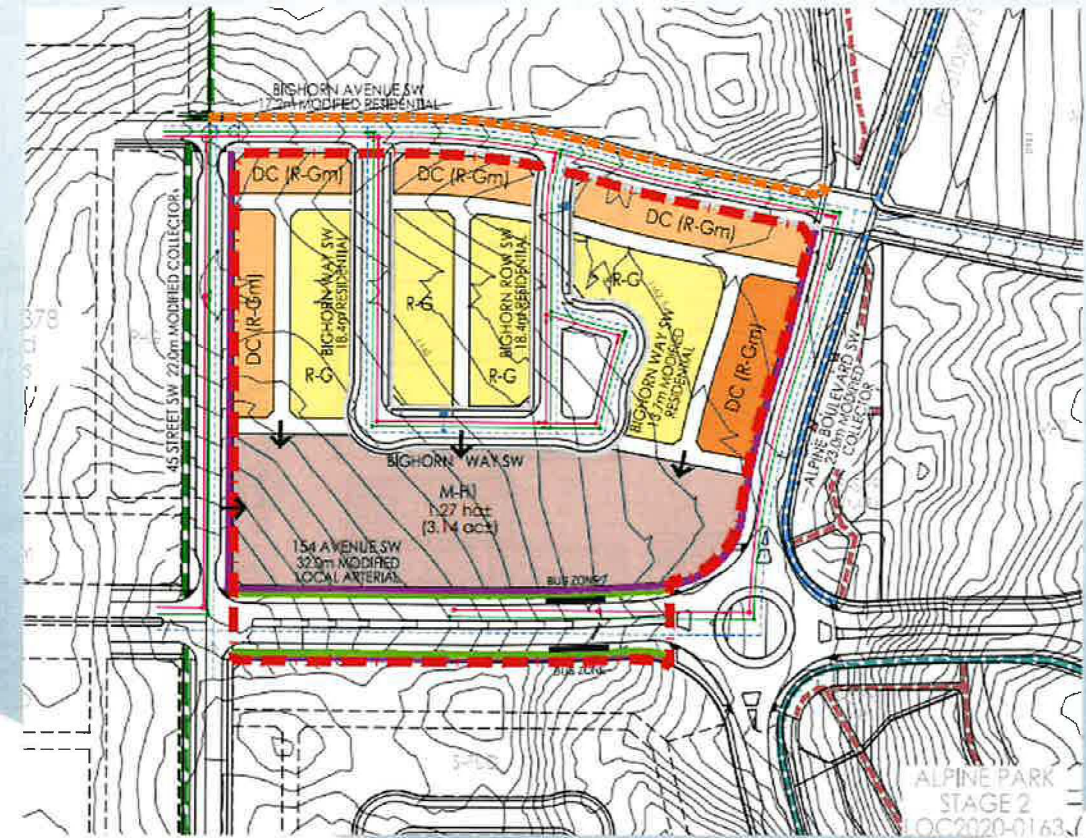
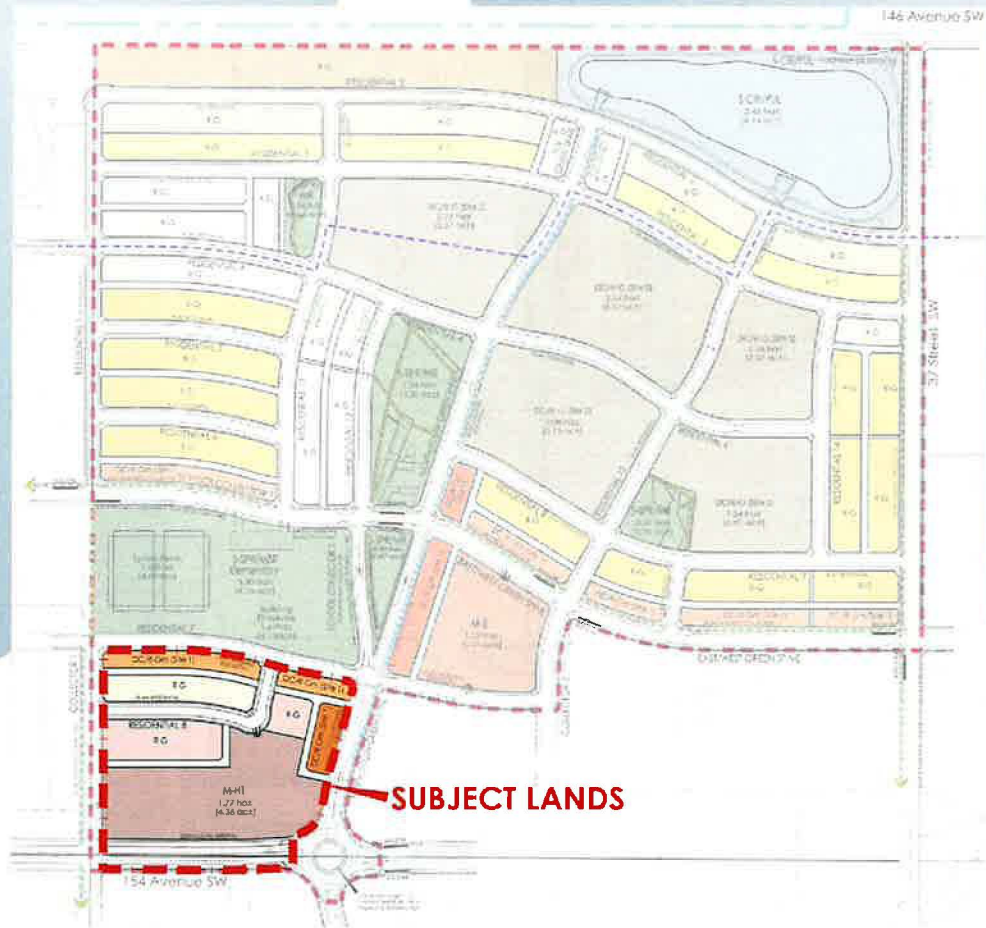
- Multi-Residential – High Density Low Rise (M-H1) District
- Residential- Low Density Mixed Housing (R-G) District
- 31D2019- Direct Control District based on R-Gm District, to accommodate semi-detached and rowhouses on small-scale lots with minimal rear yard setbacks

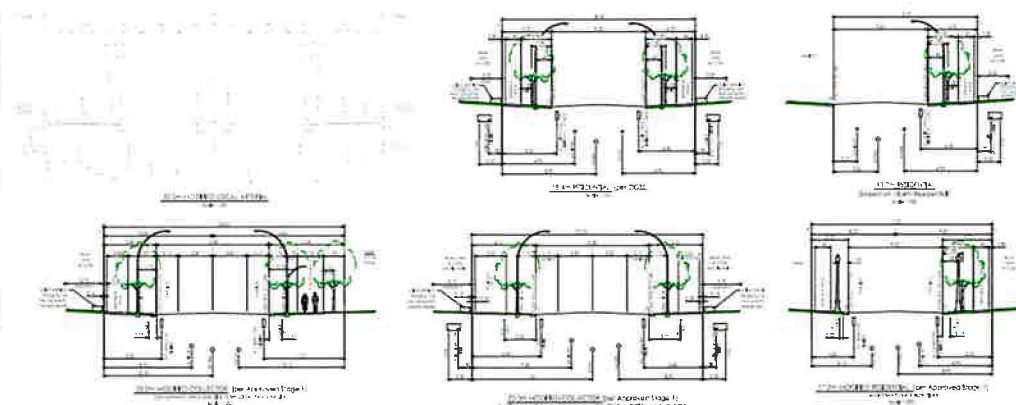
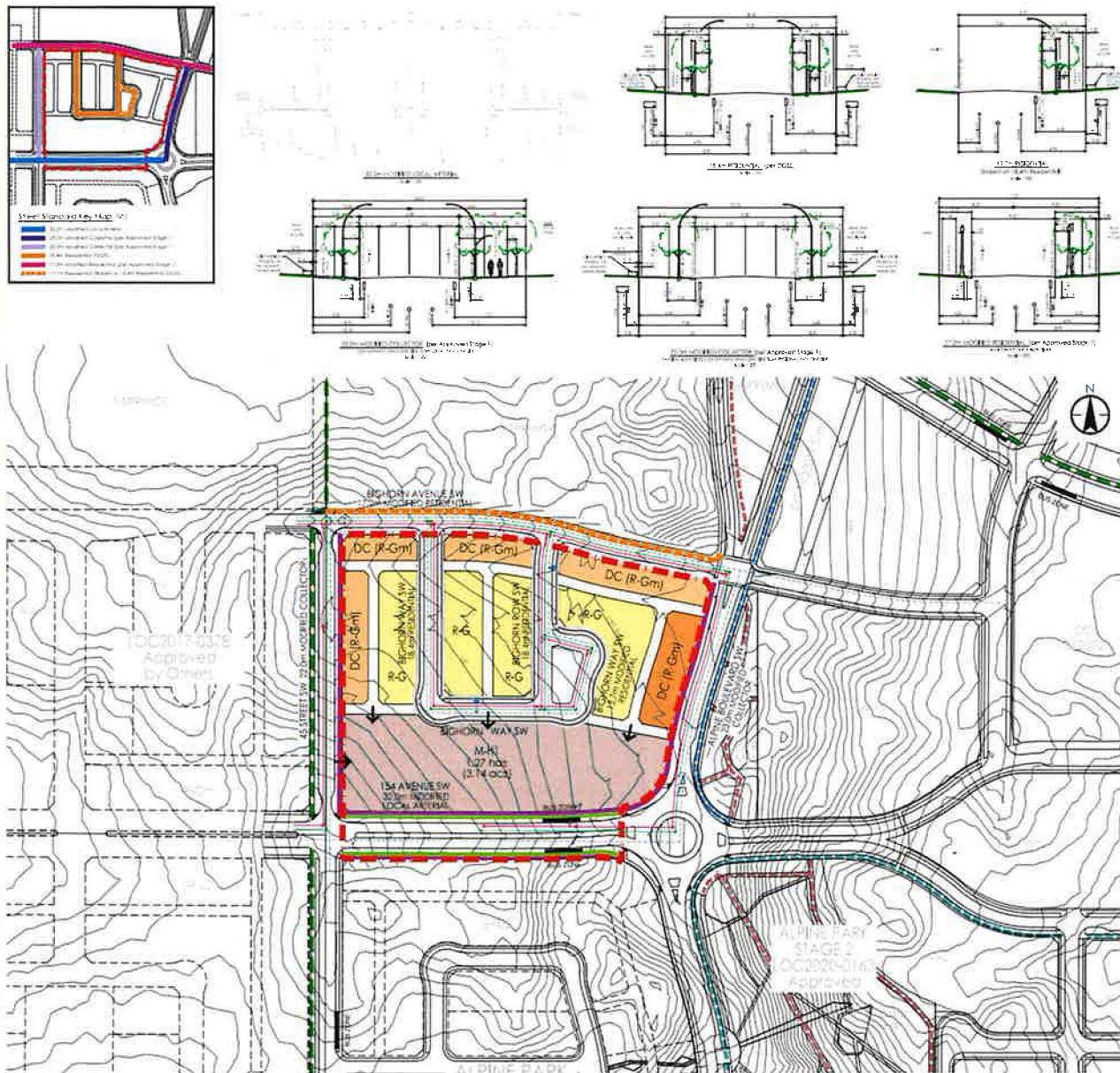


- Same land use districts are proposed but with slightly different areas
- New Direct Control (DC) District is proposed (with same intent as existing DC) to accommodate the proposed additional land area

Approved Stage 1 Outline Plan LOC2017-0308

Proposed Outline Plan

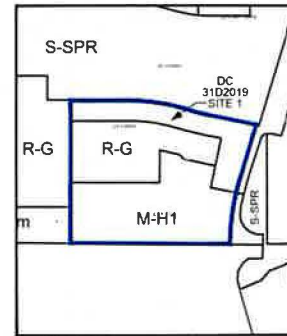




Item	Description	Area	Volume	Notes
1	Concrete Slab	1,200 sqm	1,200 cu m	
2	Concrete Wall	1,500 sqm	1,500 cu m	
3	Concrete Column	100 sqm	100 cu m	
4	Steel Structure	1,000 sqm	1,000 cu m	
5	Roofing	1,000 sqm	1,000 cu m	
6	Interior Finishes	1,000 sqm	1,000 cu m	
7	Exterior Finishes	1,000 sqm	1,000 cu m	
8	Landscaping	1,000 sqm	1,000 cu m	
9	Utilities	1,000 sqm	1,000 cu m	
10	Other	1,000 sqm	1,000 cu m	



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1. All work shall be done in accordance with the City of Calgary Engineering Department standards.
2. All work shall be done in accordance with the City of Calgary Engineering Department standards.
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Project Information	
Project Name	ALPINE PARK STAGE 1 - LOT 25
Client	DREAM ASSET MANAGEMENT
Project No.	11430096
Date	February 2024

Stantec Consulting Ltd.
 225 5th Street SE, Calgary, AB, Canada T2C 1A6
 Tel: 403.714.8000 Fax: 403.714.8039
 www.stantec.com

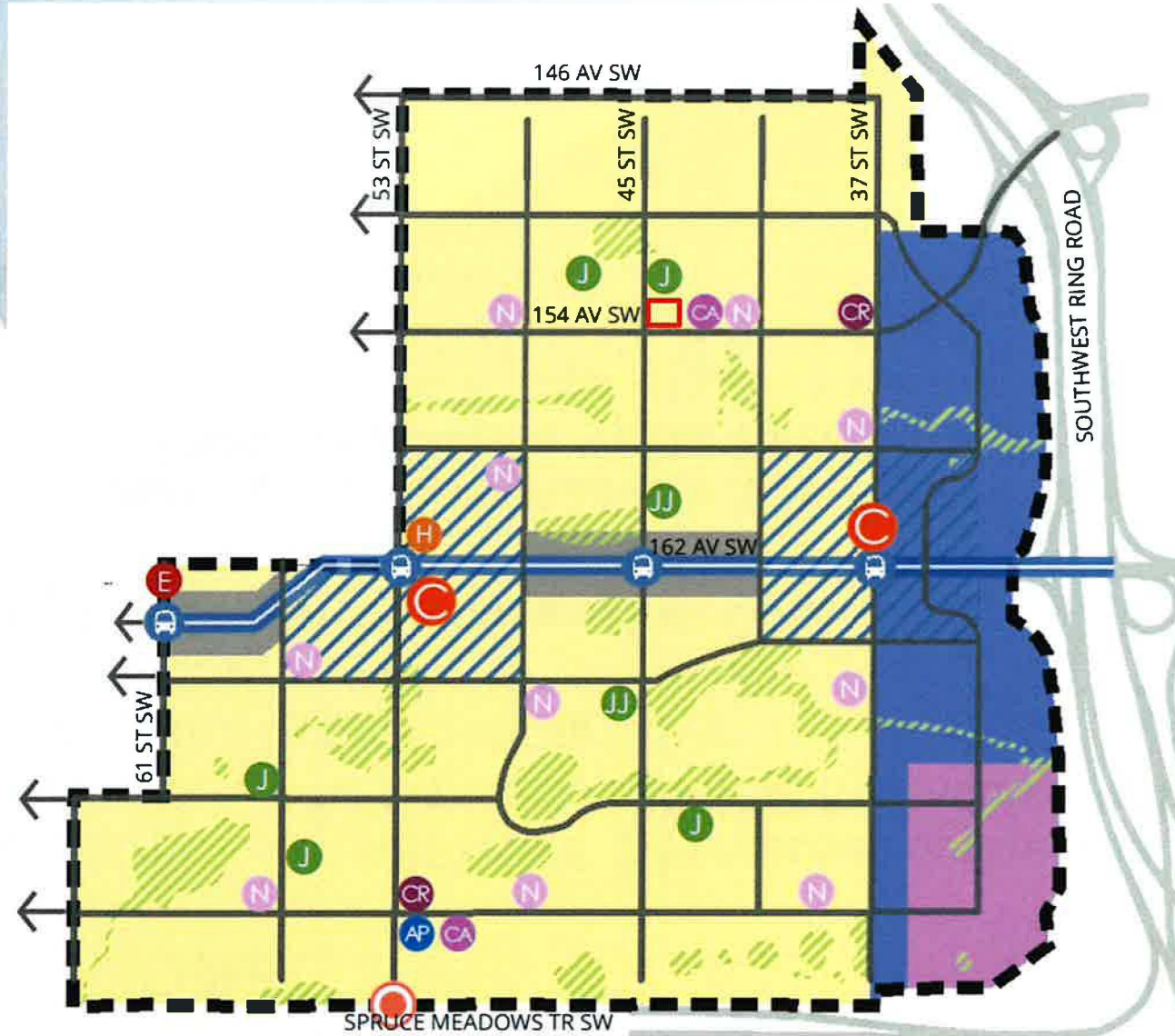
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Client/Project
 DREAM ASSET MANAGEMENT
 ALPINE PARK STAGE 1 - LOT 25
 Calgary, Alberta, Canada

File
 Outline Plan and
 Land Use Redesignation

Project No. 11430096 Date February 2024

- | | | | |
|--|-------------------------------|--|-------------------------------------|
| | Community Activity Centre | | Interchange |
| | Neighbourhood Activity Centre | | Neighbourhood Area |
| | Community Association Site | | Business Industrial Area |
| | Community Retail Centre | | Employment Area |
| | High School | | Neighbourhood Corridor |
| | Joint Use Site | | Transit Station Planning Area |
| | Joint Joint Use Site | | Environmental Open Space Study Area |
| | Regional Athletic Park | | Streets |
| | Bus Rapid Transit Station | | Transitway |
| | Emergency Response Station | | Plan Area |



- Minimum density target for Neighbourhood Area: 20 units per hectare
- Anticipated outline plan density: 25 units per hectare

RECOMMENDATIONS:

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