

Policy Amendment, Land Use Amendment and Outline Plan in Alpine Park (Ward 13) at multiple addresses, LOC2022-0225

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0683) to the 2024 July 16 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 15350, 15620, 15717 and 16028 – 37 Street SW (Portion of NW1/4 Section 31-22-1-5; Legal Subdivision 5, Section 31-22-1-5; Portion of SE1/4 Section 36-22-2-5; Legal Subdivision 3,4, and 6, Section 31-22-1-5) to subdivide 62.47 hectares ± (154.37 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Providence Area Structure Plan (Attachment 8); and
4. Give three readings to the proposed bylaw for the redesignation of 22.30 hectares ± (55.10 acres ±) located at 15350, 15620, 15717 and 16028 – 37 Street SW (Portion of NW1/4 Section 31-22-1-5; Legal Subdivision 5, Section 31-22-1-5; Portion of SE1/4 Section 36-22-2-5; Legal Subdivision 3,4, and 6, Section 31-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District to Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 9).

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the subject site to allow for residential development and an open space network within the community of Alpine Park.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice and contribute to the open space network 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 Calgary's city limits.
- An amendment to the *Providence Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- A development permit for stripping and grading has been submitted and is under review.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This policy amendment, land use amendment and outline plan application was submitted on 2022 December 19 by Stantec Consulting on behalf of the landowner, Dream Asset Management Corporation. The site is located in the southwest community of Alpine Park and is considered the third stage (Stage '3A') of development in Alpine Park (reference Attachment 3). The site is situated south of 154 Avenue SW, west of Stoney Trail SW, north of the future 162 Avenue SW, and east of the future 45 Street SW.

As indicated in the Applicant Submission (Attachment 4), the outline plan area includes most of the remaining unplanned lands in Alpine Park north of 162 Avenue SW. The outline plan boundary was established in order to provide a complete and comprehensive understanding of the future community and identify a City water reservoir location.

The proposed outline plan meets the overall intent of the ASP, providing a highly connected community for all modes of transportation, with a focus on active modes through unique road cross-section designs and interconnected green spaces that connect residents to future transit, commercial areas, and major open space amenities. The plan area proposes higher densities and mixed-use development within the Community Activity Centre (CAC) and the Transit Station Planning Area (TSPA) and is adjacent to the 162 Avenue Neighbourhood Corridor. The plan also accommodates a joint-joint use (school) site and a future water reservoir location.

Approximately 40.6 hectares (100.3 acres) of the outline plan area (west of 37 Street SW) does not have new community Growth Application approval. While an outline plan may be approved by Calgary Planning Commission, a land use application may not proceed to Council prior to Growth Application approval. Therefore, only land with Growth Application approval has been proposed for land use redesignation at this time.

The proposed outline plan (Attachment 5) anticipates a total of 1,622 units, with approximately 702 multi-residential dwelling units and 920 low-density dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 6), the outline plan will achieve a density of 25.9 units per hectare (10.5 units per acre) and an overall intensity of 71.1 people and jobs per gross developable hectare.

The Land Use Amendment Plan (Attachment 7) anticipates a total of 511 units with approximately 33 multi-residential dwelling units and 478 low-density dwelling units.

Several amendments to the Providence ASP (Attachment 8) have been proposed to support this application, future applications within 'Stage 3B' and additional areas south of 162 Avenue SW. The proposed amendment to reclassify approximately 20.4 hectares (50.4 acres) of 'Employment Area' to 'Neighbourhood Area' (residential uses) is required to support this application.

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

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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, the applicant notified the adjacent landowners and 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 9. Furthermore, as per direction provided in the Providence ASP, the applicant also provided a summary of all engagement with the Tsuut'ina Nation related to the Stage 3A Outline Plan (see Attachment 10).

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 Evergreen Community Association, but no comments were received.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy amendment and 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.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Alpine Park and provides a framework for a variety of housing types, including both multi-residential, low-density residential development and mixed-use development. The development of these lands may support surrounding uses and provide additional amenities to 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.

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Service and Financial Implications

No anticipated financial impact.

RISK

A portion of the proposed outline plan does not have new community Growth Application approval. Additional infrastructure including a water reservoir, water feeder mains and pump station and a sanitary trunk are required to service the lands and are currently unfunded. The risk to the outline plan is that it may need to be revised when a Growth Application is approved and utility alignments are finalized. A land use amendment for areas without Growth Application may not proceed to Council for approval until a Growth Application has been approved.

The applicant is aware of this risk and is confident the outline plan will not require major revisions based on future utility alignments. Conditions have been placed on the outline plan to address this Growth Application requirement. Administration determined that an outline plan for the entire subject site was beneficial to understand the overall community layout and to identify the sites for the future City water reservoir and the joint-joint use site.

ATTACHMENTS

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| 1. Background and Planning Evaluation | 7. Proposed Land Use Plan |
| 2. Proposed Outline Plan Conditions of Approval | 8. Proposed Amendment to Providence Area Structure Plan |
| 3. Map of Alpine Park Stages 1-3 | 9. Proposed Direct Control District |
| 4. Applicant Submission | 10. Applicant Outreach Summary |
| 5. Proposed Outline Plan | 11. Applicant Engagement Summary with Tsuut'ina Nation |
| 6. Proposed Outline Plan Data Sheet | |

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform
Debra Hamilton (Acting GM)	Planning and Development Services	Approve