

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Alpine Park and consists of approximately 62.47 hectares (154.37 acres). The site is situated west of Stoney Trail SW and south of 154 Avenue SW.

The north boundary of the subject site includes land within 'Stage 1' and 'Stage 2' of Alpine Park (see Attachment 3), designated for future residential uses, parks and open spaces, and employment uses. Adjacent residential land uses to the north include Residential – Low Density Mixed Housing (R-G) District and Multi-Residential – High Density Low-Rise (M-H1) District. The northwest boundary of the subject site wraps around a future large destination park space, known as 'Canopy Park'. On the east side, the proposed outline plan area is separated by 'Storm Park', an approved stormwater management facility and regionally accessible public open space. A Direct Control District ([Bylaw 137D2021](#)) is located on the north boundary of the site and is intended as a 'Centre for Sport and Wellbeing', including a future private secondary learning centre with opportunity for large-scale sporting facilities, convention and meeting space, offices and commercial spaces. Undeveloped land to the south and west of the site do not currently have planning approvals.

The plan area is currently accessible via Stoney Trail SW and 154 Avenue SW, identified as an arterial/local arterial roadway. Additional future access to the plan area is to be provided by a connection to the future 162 Avenue SW to the south.

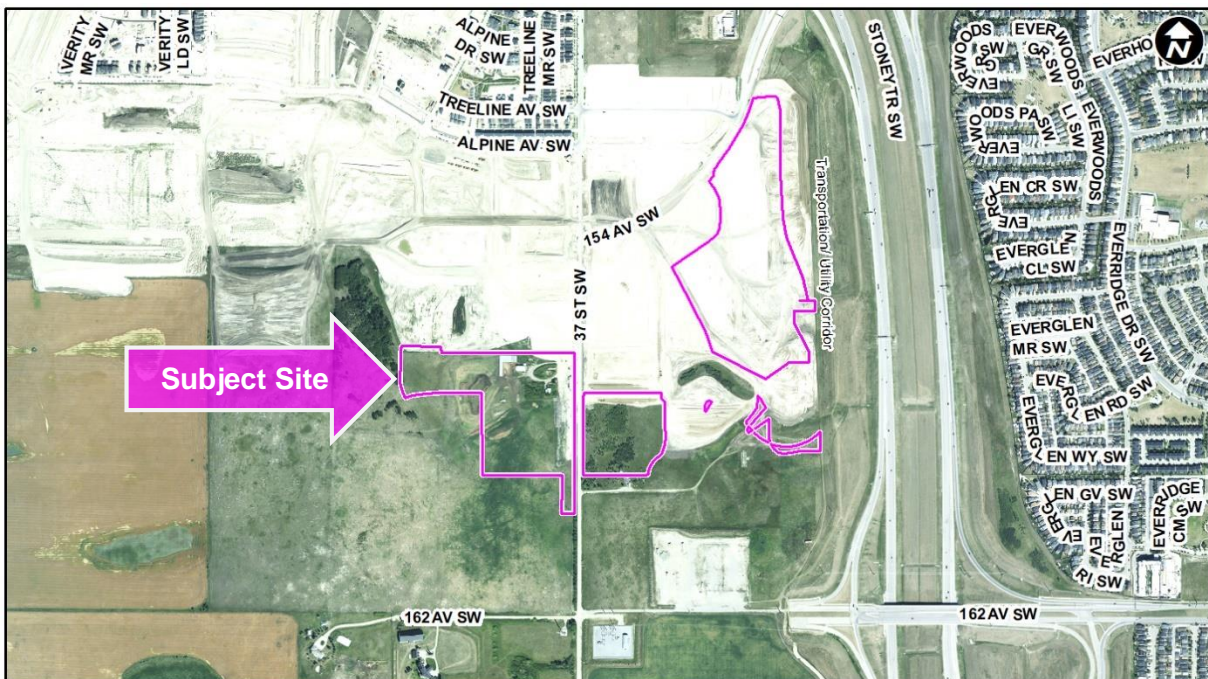
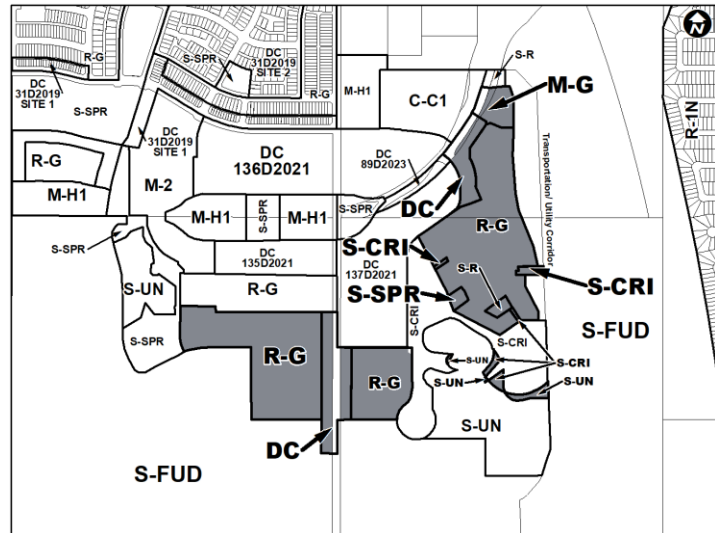
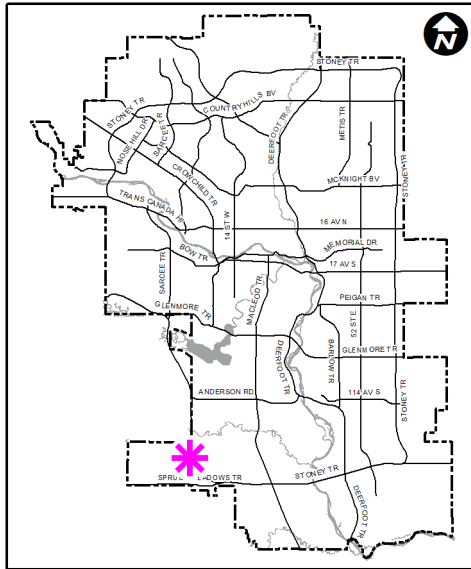
The proposed application aims to establish a subdivision framework for a predominantly residential neighbourhood with supporting open spaces and mobility options.

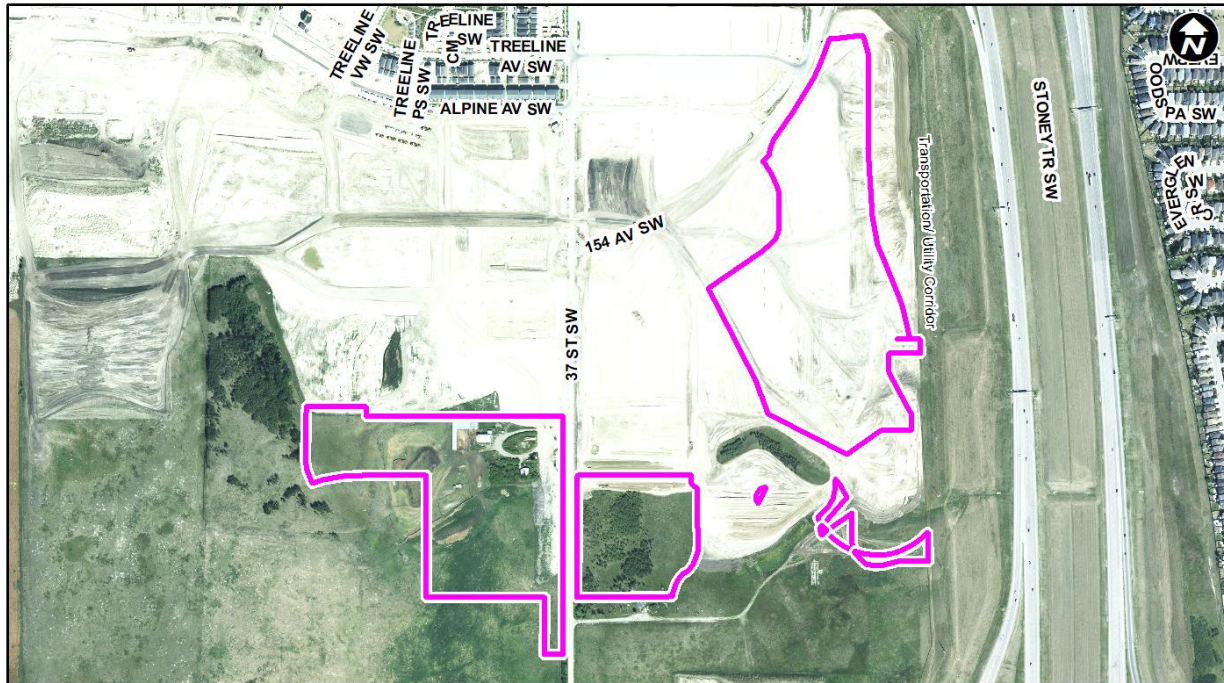
## Community Peak Population Table

The community of Alpine Park is an actively developing community. No population data was available for this community in 2019.

No demographic and socio-economic information is available for Alpine Park.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use within the plan area is Special Purpose – Future Urban Development (S-FUD) District. This district is applied to lands that are awaiting urban development and utility servicing.

In addition to the proposed land use area for this 'Stage 3A' application, a land use change for a small portion of land (0.42 hectares/1.03 acres) previously approved in the 'Stage 2' outline plan (LOC2020-0163) has been included in this application. This is a housekeeping item since the current City of Calgary land use linework does not match the approved outline plan linework. This discrepancy area is located around the wetland and stormwater management facility and the existing land uses include Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District.

The total proposed land use redesignation area is approximately 21.88 hectares (54.07 acres), not including the discrepancy area, and is only a portion of the total outline plan area (62.47 hectares/154.37 acres). The size difference between the outline plan and land use redesignation area is due to the requirement for the remaining area of land to receive new community Growth Application approval by Council. A Growth Application is an evaluation process by The City (Administration, Infrastructure and Planning Committee, and Council) to

review and make decisions on new growth and associated capital and operating investments. 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.

This application proposes Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, a Direct Control District based on the Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, and Special Purpose – Urban Nature (S-UN) District.

The R-G District accommodates a range of low-density residential development including single-detached, semi-detached and rowhouse buildings with a maximum building height of 12 metres. The M-G District has multi-residential development designed to provide all units with direct access at grade with a maximum density of 80 units per hectare and a maximum building height of 13 metres.

The proposed S-SPR District is intended to provide for schools, parks, open spaces and recreational facilities with parcels of various sizes and use intensities. This district is to be used for land dedicated as municipal school reserve or other forms of municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA). The proposed S-SPR District in this land use application provides for a small open space (0.13 hectares/0.32 acres) and connection to the approved 'Storm Park'.

The S-R District can accommodate a range of indoor and outdoor recreation uses and be applied to parcels of various sizes. This District should not be applied to land dedicated as municipal reserve pursuant to the MGA. In this application, the S-R District is applied to a proposed open space maintained by the Homeowners Association (HOA).

The S-CRI District is intended to provide for infrastructure and utility facilities. The S-CRI District is applied to a parcel of land that connects proposed water and sanitary infrastructure for the plan area to existing infrastructure to the east of the subject site. This application also proposes small changes to the S-CRI District around the stormwater management facility, previously approved as part of LOC2020-0163.

The S-UN District is intended for lands that provide for natural landforms, vegetation or wetlands. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. This application also proposes small changes to the S-UN District around the stormwater management facility, previously approved as part of LOC2020-0163.

The proposed Direct Control (DC) District is based on the R-Gm District. The intent of the DC District is to accommodate rowhouses on small-scale lots with rear lane access and minimal rear yard setbacks. The maximum building height of 12 metres and all other rules of the R-Gm District apply.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristics of the development (reduced parcel area for rowhouse buildings, minimal building setback from a rear property line and rules for outdoor amenity space that may be located within a building setback area or

located above grade). The same result could not be achieved through the use of a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the R-Gm base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Subdivision Design**

The Outline Plan proposes a primarily residential neighbourhood that provides a variety of housing options and is strongly connected with the larger community of Alpine Park. This 'Stage 3A' area focuses on direct active mode connections to parks and open spaces, schools, 162 Avenue SW, and employment and recreational hubs within Alpine Park 'Stage 2'.

A future Bus Rapid Transit (BRT) stop is intended at the intersection of 37 Street SW and 162 Avenue SW. A Transit Station Planning Area (TSPA) is located within a 400-metre radius of this BRT station. The TSPA is defined in the ASP as a concentrate of higher-density, walkable development near transit infrastructure. A Community Activity Centre (CAC) is located on the northeast corner of 162 Avenue SW and 37 Street SW. The CAC is characterized in the ASP as accommodating residential, commercial, and public amenity space with direct access to BRT stations. In addition, a portion of 162 Avenue SW is identified as a Neighbourhood Corridor, connecting the communities within Providence through a transit-oriented, pedestrian-friendly environment. The Neighbourhood Corridor should provide for higher intensity mixed uses with a strong focus on walking, cycling and transit along a linear land use form. The proposed subdivision layout provides for compact medium and high density residential and mixed-use development surrounding the BRT station. The proposed parcels of multi-residential development and future school site will also support the intention of the 'Neighbourhood Corridor' along 162 Avenue SW. Direct pedestrian connections are provided from the future BRT station on 162 Avenue through the CAC to the broader open space system.

Primarily lower density development in both laned and laneless configurations are proposed throughout the remaining outline plan area, transitioning between the higher densities of the Community Activity Centre (CAC) along 162 Avenue SW and the approved Stage 2 'Village Centre' to the north (a mixed-use commercial village with surrounding medium and high-density residential uses).

The S-CRI (PUL) parcel located adjacent to 162 Avenue SW is anticipated as a future City water reservoir location. The site was chosen due to the elevation requirements of the reservoir. The design of the outline plan area is influenced by the topography of the site, characterized by overall sloping terrain from west to east and average grades of four to five per cent across the plan area.

Approximately 14.21 hectares (35.11 acres) of land located between 162 Avenue SW and the stormwater management facility have been shadowed but not included in this outline plan application. This area was initially included in the outline plan area and was reviewed by Administration throughout the circulation process. However, an unresolved issue with an Enmax substation located south of 162 Avenue and east of 37 Street SW has required the removal of the lands from this outline plan. It is anticipated that this 'Stage 3B' area will be brought forward

soon as a separate outline plan and land use application once the Enmax issue has been resolved.

### **Open Space**

Open space is provided through a comprehensive park system that links the previously approved Alpine Park Stage 1 and Stage 2 (LOC2017-0308 and LOC2020-0163) areas to this stage of Alpine Park. Throughout the outline plan area, parks are provided that serve varying functions and recreational opportunities. The central Municipal Reserve (MR) contains a multi-sport court, playgrounds and pathways that expand on and continue the interconnected north-south 'greenway' from development to the north all the way to the future BRT station on 162 Avenue SW.

The southwest area of the plan contains a joint-use site (Calgary Catholic School District, K-9 and Conseil Scolaire FrancoSud) which contains two school buildings and shared playfields (soccer and baseball). The location and configuration of the site was approved by the Site Planning Team. Other proposed MR locations provide valuable connections to key features, such as the proposed Canopy Park and Storm Park (the re-constructed wetland and stormwater facility), both approved as part of Stage 2. Privately owned and publicly accessible Homeowner's Association (HOA) sites supplement the open space network, providing connections and additional amenities.

The outline plan proposes 8.58 hectares (21.20 acres) of credit open space area (S-SPR), to be dedicated as MR, in the form of active and passive park spaces. This equates to 13.7 per cent of MR dedication, which surpasses the 10 per cent MR requirement. This over-dedication amount is a result of 0.86 hectares (2.12 acres) of deferred municipal reserve from Stage 2 (LOC2020-0163) and 1.47 hectares (3.64 acres) of municipal reserve required for the future 'Stage 3B' outline plan area.

### **Density and Intensity**

The total outline plan area is anticipated to have a total of 1,622 units and a density of 25.9 units per hectare (10.5 units per acre). This exceeds the 20 units per hectare density requirement for 'Neighbourhood Areas' set out in the ASP. However, since the proposed policy amendment to the ASP (Attachment 8) to convert a portion of employment lands to residential lands is occurring after the approval of the Calgary Metropolitan Region Board Growth Plan (2022), this outline plan area must meet a minimum density of 25 units per gross developable residential hectare. The outline plan meets this requirement.

The portion of the Community Activity Centre (CAC) located within this outline plan (2.73 hectares/ 6.74 acres) anticipates an intensity of 199 people and jobs per gross developable hectare. This exceeds the ASP intensity target of 150 people and jobs per gross developable hectare.

The portion of the Transit Station Planning Area (TSPA) (400-metre radius from BRT station) located within this outline plan achieves an intensity of 116 people and jobs per gross developable hectare, exceeding the intensity target of 100 people and jobs set out by the ASP.

### **Transportation**

The regional road and street network consists of Stoney Trail SW along the eastern edge of the plan area and the future 162 Avenue SW along the south boundary. Stoney Trail SW is classified as a skeletal roadway while 162 Avenue is an arterial roadway. The collector road

network includes 37 Street SW and 45 Street SW, both running north-south through the plan area creating further connectivity to previous stages of the Alpine Park community.

A Transportation Impact Assessment (TIA) was submitted to evaluate the proposed impacts on the regional road and street network, as well as to determine the internal street network and cross-sections. A focus on traffic calming and active modes of transportation was placed on the design of much of the internal road network, with numerous custom cross-sections carrying over from previous stages of Alpine Park, as well as several new ones being created as part of this outline plan. Each cross-section is focused on permitting vehicle flow, but prioritizing both pedestrian and cyclist safety and comfort, as well as creating a more robust tree canopy for the neighbourhood. Two pedestrian-only 'Greenways' (12.8 and 23.5 metre rights-of-way) in the central portion of the plan area and additional 'Green Streets' provide two east-west active modes corridors linking the future joint-joint use site and Canopy Park with Storm Park (wetland and stormwater management facility).

The proposed road network offers a high degree of connectivity for all modes to the regional road network and to the amenities within the overall plan area. Regional, multi-use and local pathways form a comprehensive pathway network and are located throughout the outline plan area.

Local transit routes have been accounted for as per the ASP and will be implemented as the area builds out and population numbers are high enough to create appropriate ridership for the introduction of transit service. A dedicated Bus Rapid Transit (BRT) route is planned along 162 Avenue SW, with the design of 162 Avenue SW providing a median large enough to accommodate dedicated transit lanes. The BRT will be implemented as a future City of Calgary project and the timing is not known at this time.

### **Environmental Site Considerations**

A Phase 1 Environmental Site Assessment was reviewed, and no significant issues were identified. Additional investigation is not required at this time.

### **Utilities and Servicing**

Servicing details will be reviewed in greater detail at the subdivision and development permit stage of development.

For the outline plan area without Growth Application approval:

- an approved Growth Application is required prior to land use approval;
- additional water infrastructure including reservoir, feeder mains and pump stations are required to service these lands. Land purchase is required for the new City reservoir site. This additional infrastructure is currently unfunded;
- additional sanitary trunk and sanitary servicing study updates are required to service the lands within the West Pine Creek Sanitary trunk catchment; and
- no additional infrastructure is required for stormwater servicing.

### **Stormwater Servicing**

Storm servicing is within the Providence Offsite Stormwater Trunk and will rely on the Stage 2 storm trunk to be in service. This infrastructure is currently funded and in construction. An update to the Stage 2 Staged Master Drainage Plan (SMDP) will be required prior to the first tentative plan.

### **Water Servicing**

This outline plan is within two pressure zones, Starlight and Westview. Water servicing will be provided by the permanent Starlight Dual Zone Pump Station and new dual watermain with pressure reducing valves to service the two zones. This infrastructure is currently in construction. A water network plan update will be required prior to the first tentative plan.

### **Sanitary Servicing**

Sanitary servicing is within the 162 Avenue Trunk catchment area. An approved sanitary servicing study is required prior to the first tentative plan to confirm the 162 Avenue Trunk can support maximum peak flow.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed outline plan and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities. The proposed outline plan meets the density targets set out in the Growth Plan.

### **Foothills County Intermunicipal Development Plan (2017)**

The subject site is within an area covered by the [Intermunicipal Development Plan for the Municipal District of Foothills and City of Calgary](#). The proposed application, including the outline plan and the proposed amendments to the ASP, was circulated to Foothills County for review and Foothills County Administration responded with no objection.

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

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation accommodates both multi-residential and low-density development and meets minimum density targets.

### **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 development approval stages.

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

The [Providence Area Structure Plan](#) (ASP) identifies the subject site within the 'Neighbourhood Area' and 'Employment Area'. The subject area also includes a 'Neighbourhood Activity Centre (NAC)', a 'Community Activity Centre (CAC)', a 'Transit Station Planning Area (TSPA)' and a 'Joint- Joint Use Site (JJ)'.



The proposed outline plan meets the density and intensity targets of the ASP set out for the 'Neighbourhood Area', CAC, and TSPA.

The following amendments to the ASP (Attachment 8) are proposed:

1. Relocation of the Community Association (CA) site to the east side of 37 Street SW to reflect its current location within the approved Stage 2 Outline Plan.
2. Removal of the Neighbourhood Activity Centre (NAC) adjacent to 37 Street SW due to the proximity to the Village Centre, Centre for Sport and Well Being, and existing NAC approved in Stage 2 and the proposed CAC located to the south. The NAC area is also located within close proximity to numerous open space amenities and the overall Alpine Park area (Stages 1-3) has significant amounts of multi-residential development.
3. Reclassification of approximately 20.4 hectares (50.4 acres) of land from 'Employment Area' to 'Neighbourhood Area'. A Commercial Demand Study was provided by the applicant in support of the proposed amendment, concluding that increased retail competition and shifting market trends have impacted the type and scale of employment uses appropriate and supportable for Providence. The key factors that have impacted the demand for employment uses in Alpine Park include:
  - The development of Taza Exchange on the Tsuut'ina Nation, which serves as a primary source of competitive commercial land supply in southwest Calgary. Taza had not been announced at the time of ASP preparation, and therefore was not taken into consideration during the initial market study in 2015 that informed ASP concept planning.
  - Impacts of the COVID-19 pandemic and the decrease in office demand, with a shift in preference to office environments located within mixed-use buildings, which requires less land area.
  - Development of the 'Village Centre' in Stage 2, which will serve as a major employment hub within Alpine Park through a variety of retail, commercial, office, personal service, institutional, and entertainment uses.
  - In the ASP's current format, Storm Park would be surrounded entirely by employment lands, which would not provide full-time activation of this major open space amenity. Providing residential uses adjacent to the park will create a more balanced mix of uses adjacent to the park.
4. Consolidation of the 'Business Industrial Area' with the 'Employment Area'. The intent of the 'Employment Area' within the current ASP is to be walkable and transit-supportive and accommodate a variety of office, institutional, retail and other commercial uses. The 'Business Industrial Area' accommodates light industrial and business industrial uses in an urban form. By consolidating the two areas, additional types of commercial and light industrial formats can be considered at the discretionary level throughout the Employment Area, which provides flexibility and helps with the absorption of employment land in Providence.

5. Removal of a collector road and intersection on 162 Avenue SW. Through further review at the outline plan stage, completion of Stoney Trail SW, and grades in the area, it was determined there was not sufficient space for an additional intersection on 162 Avenue east of 37 Street SW.