

Applicant Submission

December 7, 2023

On behalf of Dream Asset Management Corporation (Dream), Stantec has submitted an Outline Plan and land use Amendment application for ± 4.7 hectares (± 11.6 acres) of land within the developing community of Alpine Park. Alpine Park is located in Southwest Calgary, west of Stoney TR SW, south of Tsuut'ina Nation, and east of the developing community of Vermilion Hill. The purpose of the application is to revise the layout for a portion of the approved LOC2017-0308 Stage 1 Outline Plan (2019) at 15153 37 ST SW. These revisions aim to enhance the design and functionality of the subject lands by modifying the shape of the M-H1 site, reorienting the surrounding lower density residential blocks to a north-south configuration vs. east-west to better work with grades in the area, and update plans for the portion of 154 AV SW, immediately south of the site, to incorporate off-street cycling facilities. No changes to the land use districts themselves are proposed, only minor adjustments to the land use boundaries to accommodate the proposed reconfiguration of blocks within the site.

Site Context

The application area is located in the southwestern corner of the approved LOC2017-0308 Stage 1 Outline Plan (2019), bounded by 45 ST SW, Bighorn AV SW, and Alpine AV SW. The ± 4.7 hectare (± 11.6 acre) site is envisioned as a mixed residential precinct that includes single detached, rowhome, and apartment type dwellings. The site currently has land use districts of Residential – Low Density Mixed Housing (R-G), Direct Control (DC) District 31D2019 (based on the Residential – Low Density Mixed Housing (R-Gm) District), and Multi-Residential – High-Density Low-Rise (M-H1) District.

As ongoing development of Alpine Park approaches this site, several challenges have arisen with the irregular shape of the M-H1 parcel and surrounding grades. The M-H1 parcel's irregular shape and grading in the area have posed difficulties for potential builders, complicating the design process. This has resulted in less efficient apartment layouts and difficulties in applying grades to the R-G and DC31D2019 blocks in their current configuration. However, insights gained by Dream since the original Outline Plan approval present an opportunity to enhance the overall design and functionality of the site. By applying our learnings from multi-residential developers and our confidence in the DC31D2019 and R-G program, we believe that the minor adjustments to the layout proposed in this application will result in a successful development that reflects the best principles of Alpine Park.

Proposed Amendments

The proposed amendments to the Outline Plan aim to enhance the overall design and functionality of the site by reconfiguring the M-H1 site into a more conventional, rectangular shape. This change revealed additional opportunities to improve the overall function of the site, including reorienting residential blocks along 45 ST SW to have houses fronting onto both sides of the street, thereby enhancing the overall streetscape, and modifying the internal road network to adapt to better work with grading in this area. Changing the internal residential road to a u-shape and reorienting blocks north-south vs. east west enables the site to better work with grades in this area and improves servicing alignments by being able to locate utilities more effectively in the roadway.

The amendment also adjusts the 154 AV SW right-of-way by adding dedicated off-street cycling facilities within the right-of-way. This is in response to a Condition of Approval for the existing Outline Plan (which requires off-street cycling along this portion of 154 AV SW).

This application does not propose any changes to the types of land use districts (zones). The land use Amendment portion of the application is solely undertaken to align with the revised block layouts of the Outline Plan amendment.

Density Analysis

This application will result in a minor decrease of housing units and population density based on existing Stage 1 Outline Plan assumptions. The proposed amendments are anticipated to result in a net decrease of approximately 95 units. This will adjust the overall Stage 1 Outline Plan to go from 1,108 to 1,013 units (outside the Tsuut'ina Nation Interface Area).

Outline Plan Density Comparison

	Area	Approved (LOC2017-0308)		Proposed	
		Units	Density	Units	Density
Application Area	±4.7 ha (±11.6 ac)	443	94.2 uph (38.2 upa)	347	73.8 uph (29.9 upa)
Overall Outline Plan	±40.5 ha (±100 ac)	1,108	27.3 uph (11.0 upa)	1,013	25.0 uph (10.1 upa)

Numbers may vary slightly due to rounding.

Policy Considerations

The application remains consistent with the existing Alpine Park Stage 1 Outline Plan, which achieves all relevant Calgary Municipal Development Plan (MDP) and Providence ASP policies related to land use, density, and built form anticipated for this site. The vision and desired outcomes for the site are not intended to change, only the boundaries in which the uses are contained.

Despite the minor reduction in anticipated density, the application continues to exceed all minimum density targets required by City of Calgary policies and the Calgary Metropolitan Region Board (CMRB) Regional Growth Plan for all lands located outside of the Tsuut'ina Interface Boundary. As development within the Tsuut'ina Nation Interface Area is capped at 12 units per hectare (5 units per acre), lands within the area are subtracted from the density and intensity calculations for the neighbourhood (ASP Policy 5.1.2). The overall density for Alpine Park Stage 1 remains above 25 units per hectare (10 units per acre) for all lands outside of this Interface Area.

Transportation

With a minor reduction to the number of units proposed for this site, the approved surrounding road network of the existing Outline Plan is considered adequate to accommodate the proposed amendments. The internal roadway within the application area will remain as a standard DGSS 18.4m Residential cross-section, in line with the approved plan. The planned cross-section for 154 AV SW, located along the southern boundary of the application area, will also be modified to incorporate off-street cycling facilities within the boulevard. This modification is a Condition of Approval for LOC2017-0308.

A review of the proposed Outline Plan and land use amendment was conducted against the approved Transportation Impact Assessment (TIA) by Watt Consulting Group. This was done to ensure the internal and surrounding road network will function effectively. A letter confirming these findings was provided to Administration in support of this application.

Servicing

The existing Stage 1 Outline Plan (LOC2017-0308) is backed by a Sanitary Servicing Study, which was approved by City Administration in 2018. This study serves as a reference throughout each development phase in Stage 1 of Alpine Park, ensuring the overall system capacity is able to accommodate proposed

developments. A thorough review of the Sanitary Servicing Study was conducted to verify that the proposed Outline Plan and land use amendment do not alter the study's findings. Given that the application lands are expected to see a slight decrease in dwelling count, it was confirmed that there are no impacts or issues with the current Sanitary Study.

Similarly, a comprehensive review was carried out for the overall water network and stormwater management plans for Stage 1. Just like the Sanitary Servicing Study, this application does not affect the function and operation of the stormwater system in Alpine Park. All systems are anticipated to function as expected, with no alterations required to the overall networks and systems in the approved Plan.

Summary

The proposed amendments to the Outline Plan are designed to create a neighbourhood layout that is more conducive to future development, while still aligning with the existing vision for the site. By adjusting block layouts to work effectively with the area's grades, enhancing the interface with our western neighbours, and improving the active mobility experience through revised designs for 154 AV SW, we are confident these amendments will significantly contribute to achieving the key objectives for this area set by the existing Alpine Park Outline Plan. This area is set to offer a variety of housing options for Calgarians with excellent access to transit, proximity to a future school site to the north, and convenient access to nearby planned amenities such as Canopy Park and the Village Centre to the east. Considering the reasons above, we respectfully ask for your support for this application.