

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Alpine Park. The 4.70 hectare (11.61 acre) site is surrounded by future roads, including 154 Avenue SW to the south, Alpine Boulevard SW to the east, Bighorn Avenue SW to the north, and 45 Street SW to the west. The development area is approximately 260 metres wide by 190 metres deep.

The subject site is surrounded by actively developing lands to the north and east within the community of Alpine Park. Undeveloped land to the south of the site does not currently have land use approval and is anticipated for future development within 'Stage 3' of Alpine Park. A future school site is planned directly north of the subject site and a future park space is located to the east of Alpine Boulevard SW, both contributing to the north-south green spine envisioned for the community.

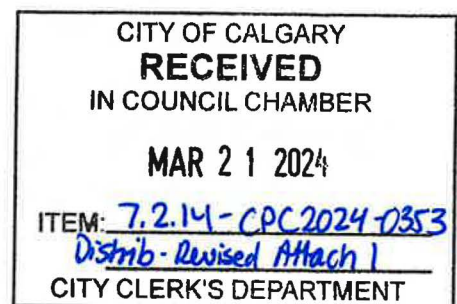
Further to the east of the site is land designated Multi-Residential – Medium Profile (M-2) District which provides for multi-residential development in a variety of forms. West of the subject site consists of Residential – Low Density Mixed Housing (R-G and R-Gm) Districts. The built form common in the R-G and R-Gm districts is single-detached, semi-detached and rowhouses.

The subject site initially received planning approval as part of Alpine Park's Stage 1 Outline Plan and Land Use Amendment, LOC2017-0308. The proposed application aims to revise the subject site to modify the size and shape of the Multi-Residential – High Density Low Rise (M-H1) site and reorient the surrounding blocks.

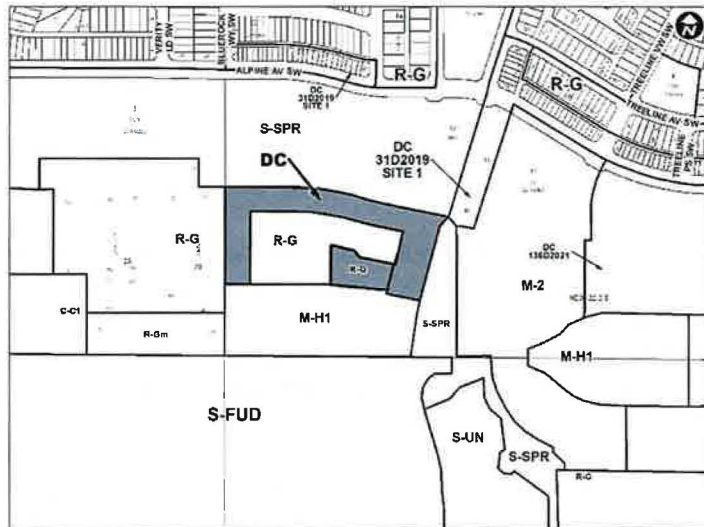
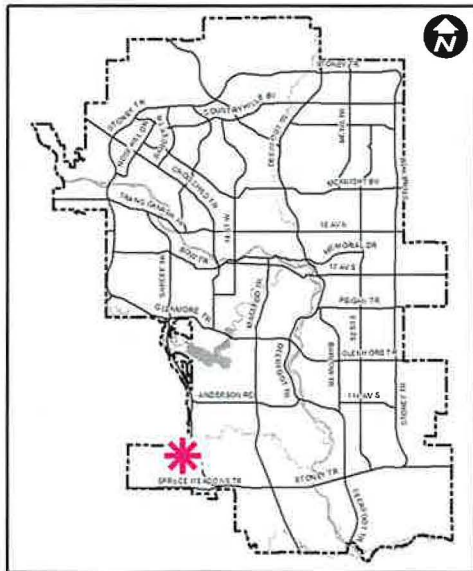
Community Peak Population Table

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

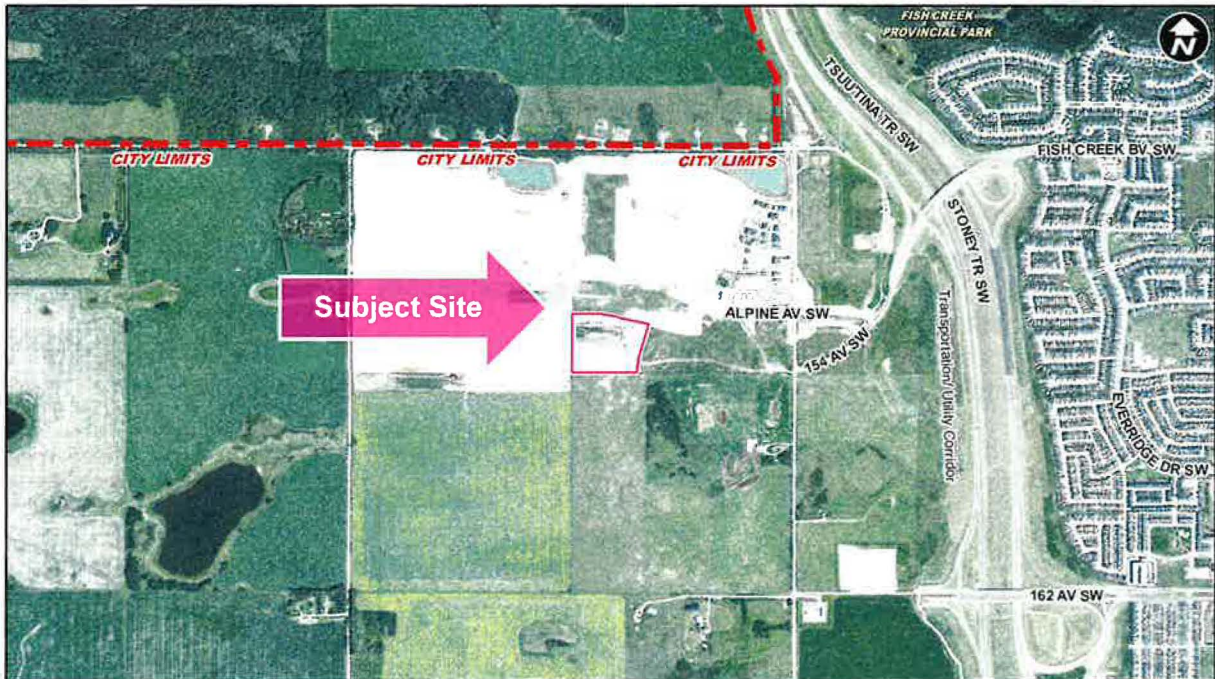
No demographic and socio-economic information is available for Alpine Park.



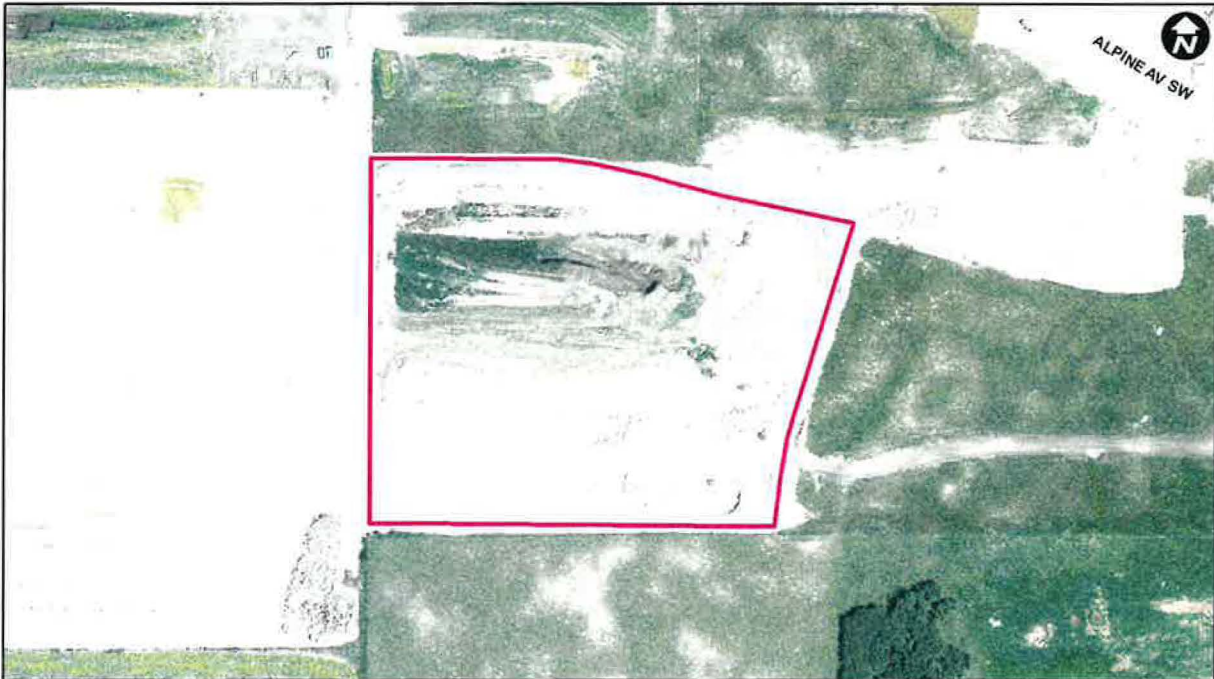
Location Maps



Outline Plan Area



Outline Plan Area



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land uses on the site include Residential – Low Density Mixed Housing (R-G), Direct Control (DC) District ([Bylaw 31D2019](#)) and Multi-Residential – High-Density Low-Rise (M-H1) District. This application proposes the same land use districts but with slightly different boundaries and a new DC District to accommodate additional land area. The total proposed land use redesignation area is approximately 1.89 hectares (4.67 acres).

In the proposal, the M-H1 site is reconfigured and reduced in size from 1.77 hectares (4.36 acres) to 1.27 hectares (3.14 acres) due to the irregular shape of the site. The intent of the M-H1 District is to provide multi-residential development where there is flexibility in building form and dwelling unit size and number. The minimum density for parcels designated M-H1 is 150 units per hectare. There is no maximum density unless a density modifier is identified on a parcel. The maximum floor area ratio (FAR) is 4.0 and the maximum building height is 26 metres. As identified on the outline plan, this application anticipates 267 units or a density of 210 units per hectare.

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 proposed Direct Control (DC) District (Attachment 7) is based on the Residential – Low Density Mixed Housing (R-Gm) District. The intent of the DC District is to accommodate semi-detached dwellings and 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.

Subdivision Design

This outline plan forms a logical continuation of planned development in the surrounding area. The subdivision design includes a mix of multi-residential and low-density residential uses in a laned configuration, with all blocks providing frontage to surrounding streets. A revision to the block network from the originally approved outline plan now anticipates semi-detached or rowhouses (DC District) fronting 45 Street SW, which complements adjacent development. Internal blocks are now oriented north-south instead of the previously approved east-west orientation to better accommodate grades in the area.

As part of LOC2017-0308, no Municipal Reserve (MR) was planned for the application area and the applicant is not proposing any MR. A future school site is planned directly north of the application area.

The road network includes two residential roads (Bighorn Way SW and Bighorn Row SW) with access from Bighorn Avenue SW.

Density

The proposed application area is anticipated to have a total of 347 units and a density of 73.8 units per hectare (29.9 units per acre). The anticipated density of the subject site within the approved outline plan (LOC2017-0308) was 94.2 units per hectare (38.2 units per acre) or 443 units. The proposed amendments are anticipated to result in a decrease in density of 20.4 units per hectare (8.3 units per acre) or approximately 95 units.

The proposed application will result in a minor decrease of housing units and population density assumptions of the overall Stage 1 Outline Plan. The decrease in units is mainly due to the reduction in size of the M-H1 site. With these revisions, the overall Stage 1 Outline Plan is anticipated to have a density of 25.0 units per hectare, which exceeds the minimum neighbourhood density targets of the *Providence ASP* of 20 units per hectare.

Transportation

The main vehicular access to the site will be from two access points off Bighorn Avenue SW. Additional access points to the site will be available via residential lanes off 45 Street SW and Alpine Boulevard SW.

The internal roadway within the application area will remain as a standard 18.4 metre residential cross-section. An additional 13.7 metre residential road and median has been added to accommodate the design layout. The 13.7 metre road will provide a sidewalk and street trees only on the residential (east) side of the street, while the west side of the street interfaces with the median.

The planned cross-section for 154 Avenue SW, located along the southern boundary of the application area, has been modified to incorporate off-street cycling facilities within the boulevard. This modification was a Condition of Approval for LOC2017-0308. A review of this proposed Outline Plan and land use amendment was conducted against the approved

Transportation Impact Assessment (TIA) for LOC2017-0308 to ensure the internal and surrounding road network will function effectively.

The subject site is near future transit, with a future bus zone located on 154 Avenue SW. The site is surrounded by future active modes options, including multi-use and local pathways on 45 Street SW, 154 Avenue SW and Alpine Boulevard SW. Additional pathway options will be available in the park spaces to the east of the subject site. An off-street bike lane is identified along 154 Avenue SW.

Environmental Site Considerations

There are no known environmental concerns with the proposed application.

Utilities and Servicing

Water, sanitary, and storm services to the development will be provided via the subdivision and development permit stages of development.

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.

Foothills County Intermunicipal Development Plan (2017)

The subject site is within an area covered by an Intermunicipal Development Plan with Foothills County (previously Municipal District of Foothills), [Intermunicipal Development Plan for the Municipal District of Foothills and City of Calgary](#). The proposed application 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'. The Neighbourhood Area consists of primarily residential uses with a variety of housing types and a street network that connects residents, jobs and commercial services. The proposed application meets the policy intent and the minimum density targets of the ASP.