

Applicant Submission

2024 May 21



The following Outline Plan (OP), Land Use Redesignation (LUR), and Providence Area Structure Plan (ASP) land use amendment applications have been submitted by Stantec Consulting Ltd. (Stantec) on behalf of Dream Asset Management Corporation (Dream) for Stage 3 of Alpine Park.

PLAN CONTEXT

The Plan Area is located within the boundaries of the Providence Area Structure Plan (ASP), prepared by Council in 2015 and re-adopted in 2020 following a revised plan to show the general location of future infrastructure and utilities (stormwater management). Stage 3 consists of ± 62.47 ha (± 154.37 ac) of land located within the Neighbourhood Area and Employment Area of the ASP. The proposed development is also governed by overarching city-wide policies including the Municipal Development Plan (MDP) and New Community Planning Guidebook, 2022 Climate Strategy, Calgary Transportation Plan (CTP), among others.

STAGE 3 VISION

Stage 3 represents a planned progression of the Alpine Park community, concentrated around the Stage 2 Village Centre. The Plan Area ties to previously approved major amenities and infrastructure including Canopy Park, Storm Park, trails and greenways, and the Centre for Sport and Wellbeing, among others.

Stage 3 will be a primarily residential precinct, defined by distinct neighbourhood cells that delivers a variety of housing options, strongly connected with the larger community of Alpine Park. Multi-use and regional pathways, integrated green corridors, transit routes, and dedicated cycling infrastructure all contribute to the promotion of active and public transportation. Most notably, Stage 3 will facilitate two east-west greenway corridors linking the future Stage 4 Joint Joint Use Site (JJUS) and Canopy Park with Storm Park through high-quality active mode corridors. In addition, a future bus route along 45 ST SW will offer direct transit connectivity from the BRT line to the Village Centre.

People-focused neighbourhoods in Stage 3 offer residents a strong sense of place. The layout of streets includes an increased focus on vehicular traffic calming, limiting access points, while promoting improved pedestrian connectivity. This is a modified grid network that emphasizes pedestrians and active modes over vehicular convenience. Several street cross-sections in Stage 3 propose a more effective tree canopy condition and opportunities for street end amenity spaces to strengthen the amenity value of the public realm.

KEY OBJECTIVES

Dream is dedicated to elevating the lives of the people who live and work in their neighbourhoods through seeking inventive and sustainable ways to make communities more integrated and inclusive. Dream consistently works to provide a curated ecosystem of amenities and services that enhance lives and ensure their communities grow and thrive for generations to come. They are committed to promoting health and well-being, while reducing socioeconomic inequalities by developing unique housing solutions, as demonstrated through the first two stages of Alpine Park. Reflective of these principles, the Stage 3 OP works to meaningfully integrate several overarching City policies and strategies, including responding to

applicable climate strategy goals outlined by The City, and advancing varied housing choice and affordability in Calgary, through:

- High-quality urban design and placemaking,
- A focus on environmental sustainability,
- A dedicated approach to emphasizing active mobility,
- Continuing to strengthen housing diversity and choice in Calgary,
- Building on complete streets principles, and
- Connecting to the strong open space program of Alpine Park.

PROVIDENCE ASP LAND USE AMENDMENT

Stage 3 proposes reclassifying a portion of Employment Area to Neighbourhood Area (residential) along the eastern boundary of the ASP. The proposed amendment represents ±20.4 ha (±50.4 ac) of combined area located west of the Stoney TR SW TUC corridor and east of 37 ST SW. This amendment allows for implementation of the proposed land use program in Alpine Park.

NEW MODIFIED CROSS-SECTIONS

Stage 3 continues to strengthen the comprehensive and highly connected active modes transportation network throughout Alpine Park. The active transportation network provides residents with a safe, convenient, connected, and highly accessible network, encouraging users to cycle, run or walk to destinations throughout the community rather than drive. To that end, new modified residential street cross-sections are proposed that will work to further prioritize non-motorized travel throughout Alpine Park, while working to calm traffic in high pedestrian, low vehicular volume areas of the community.

STAGE 3 PLAN ELEMENTS

Outline Plan Area	62.47 ha (154.37 ac)
Total Open Space	8.58 ha (21.21 ac)
Commercial Area	0.65 ha (1.61 ac)
Public Dedication Area	24.47 ha (60.44 ac)
Residential	28.54 ha (70.55 ac)
Anticipated Dwellings	1,621
Anticipated Intensity	25.9 upha (10.5 upac)
Anticipated Population	±5,100 people