



LOC2022-0225 / CPC2024-0683

Outline Plan, Policy Amendment, and Land Use Amendment

June 20, 2024

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 20 2024
ITEM: 7.2.1 CPC2024-0683
Distrib - Presentation
CITY CLERK'S DEPARTMENT

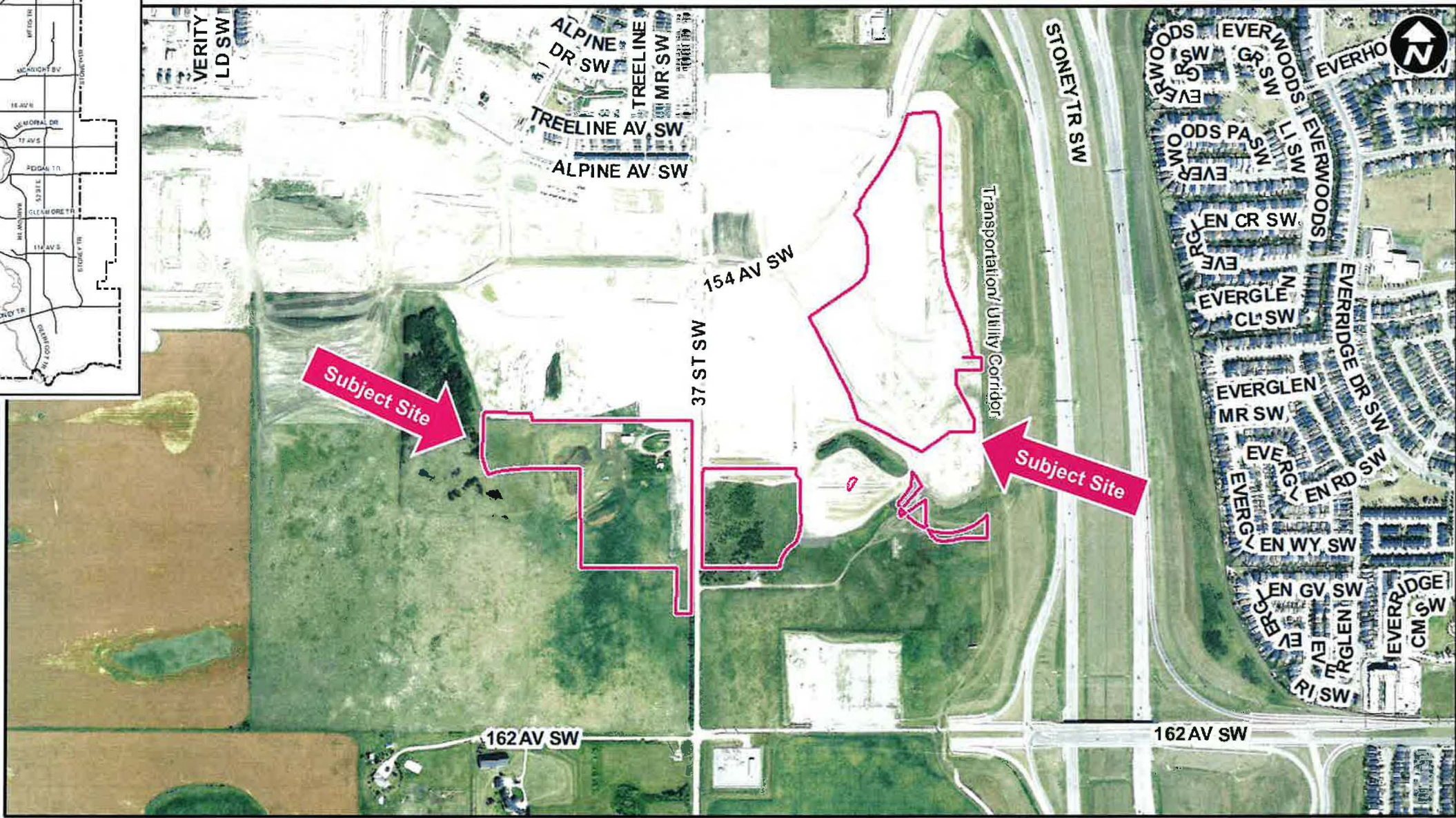
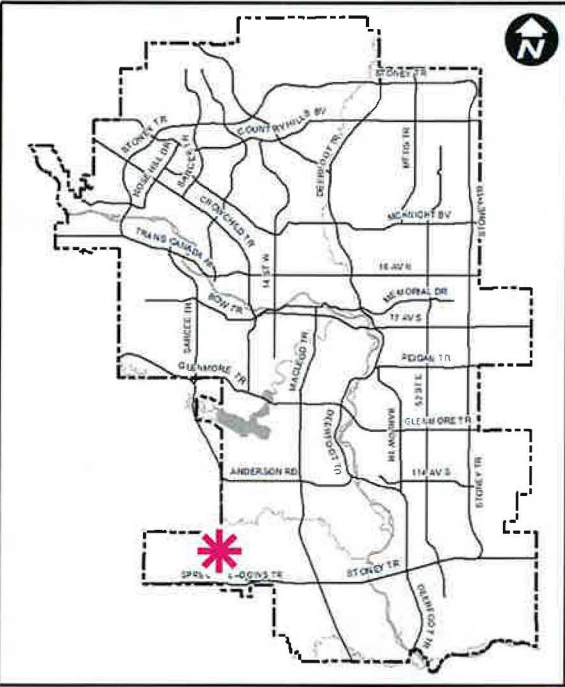
RECOMMENDATIONS:

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 \pm (154.37 acres \pm) with conditions (Attachment 2).

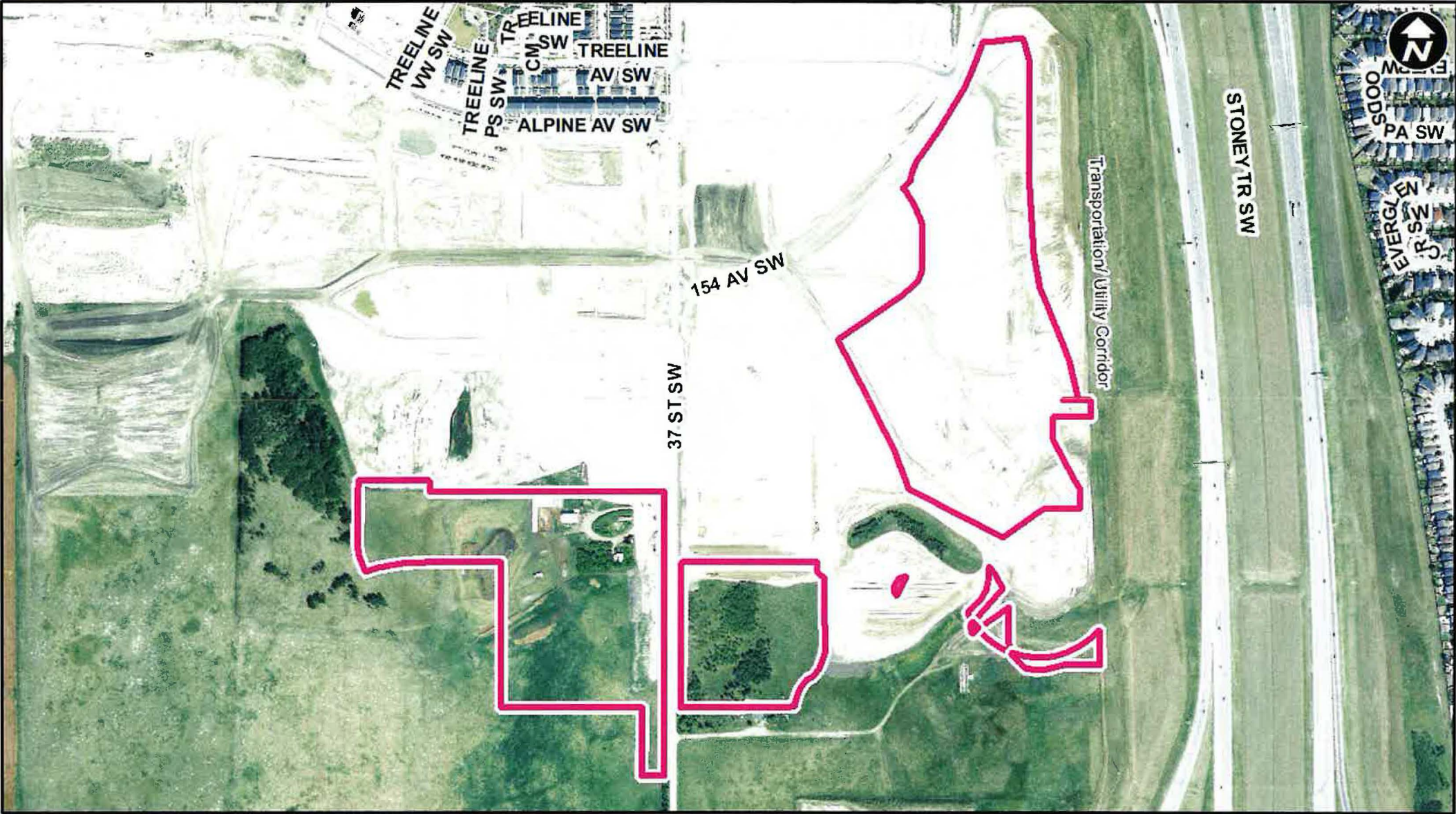
That Calgary Planning Commission recommend that Council:

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 \pm (55.10 acres \pm) 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).



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



**Outline Plan
Size:**
62.47 hectares
(154.37 acres)

**Land Use
Amendment
Size:**
22.3 hectares
(55.10 acres)

Overall Alpine Park Context

5



- **Stage 1** – Approved in 2018
- **Stage 2** – Approved in 2021
- **Stage 3A** – Current proposed Outline Plan application
- **Stage 3B** – Future Outline Plan application



Looking north from existing 37 Street SW



Looking east from 37 Street SW



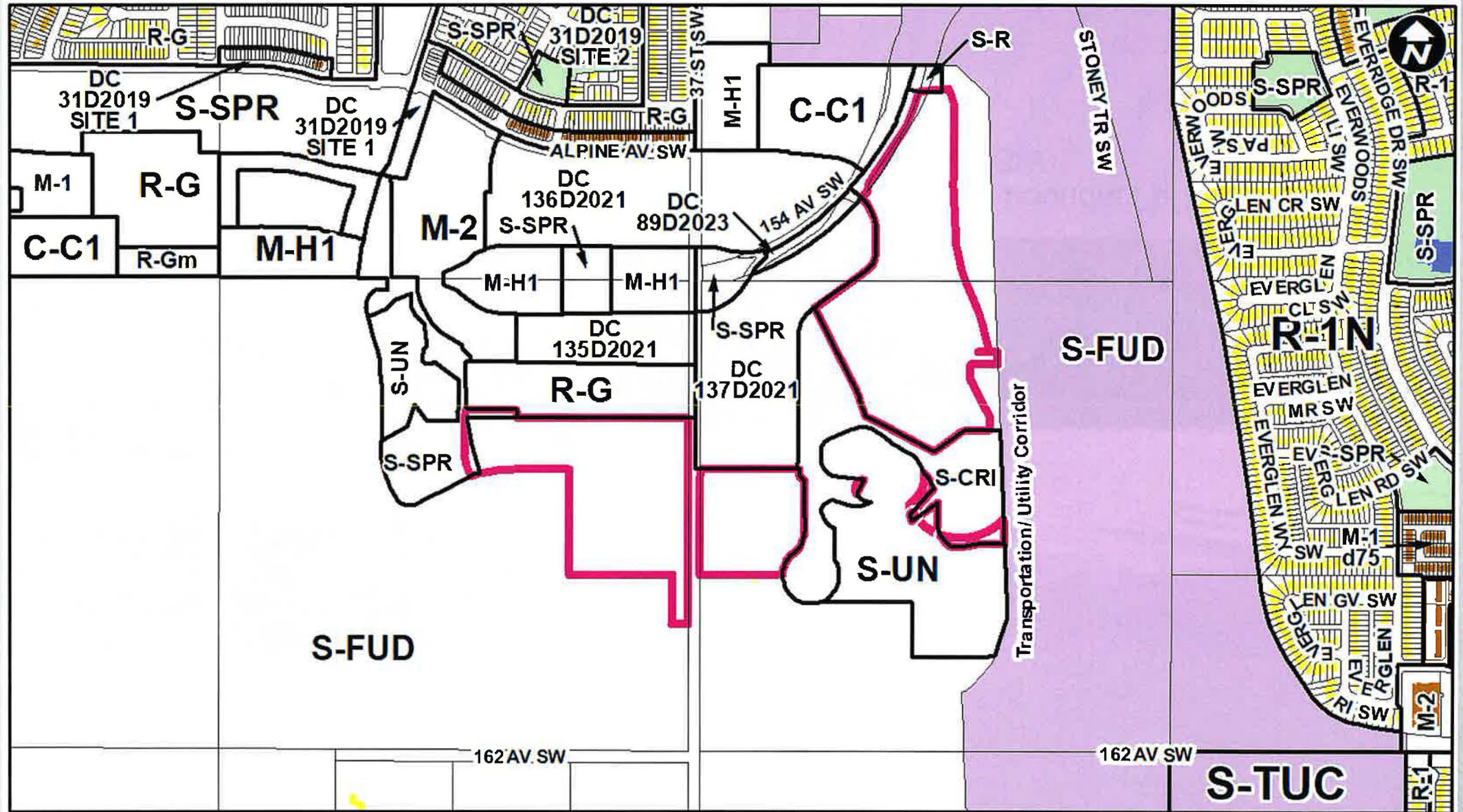
Looking west from 37 Street SW

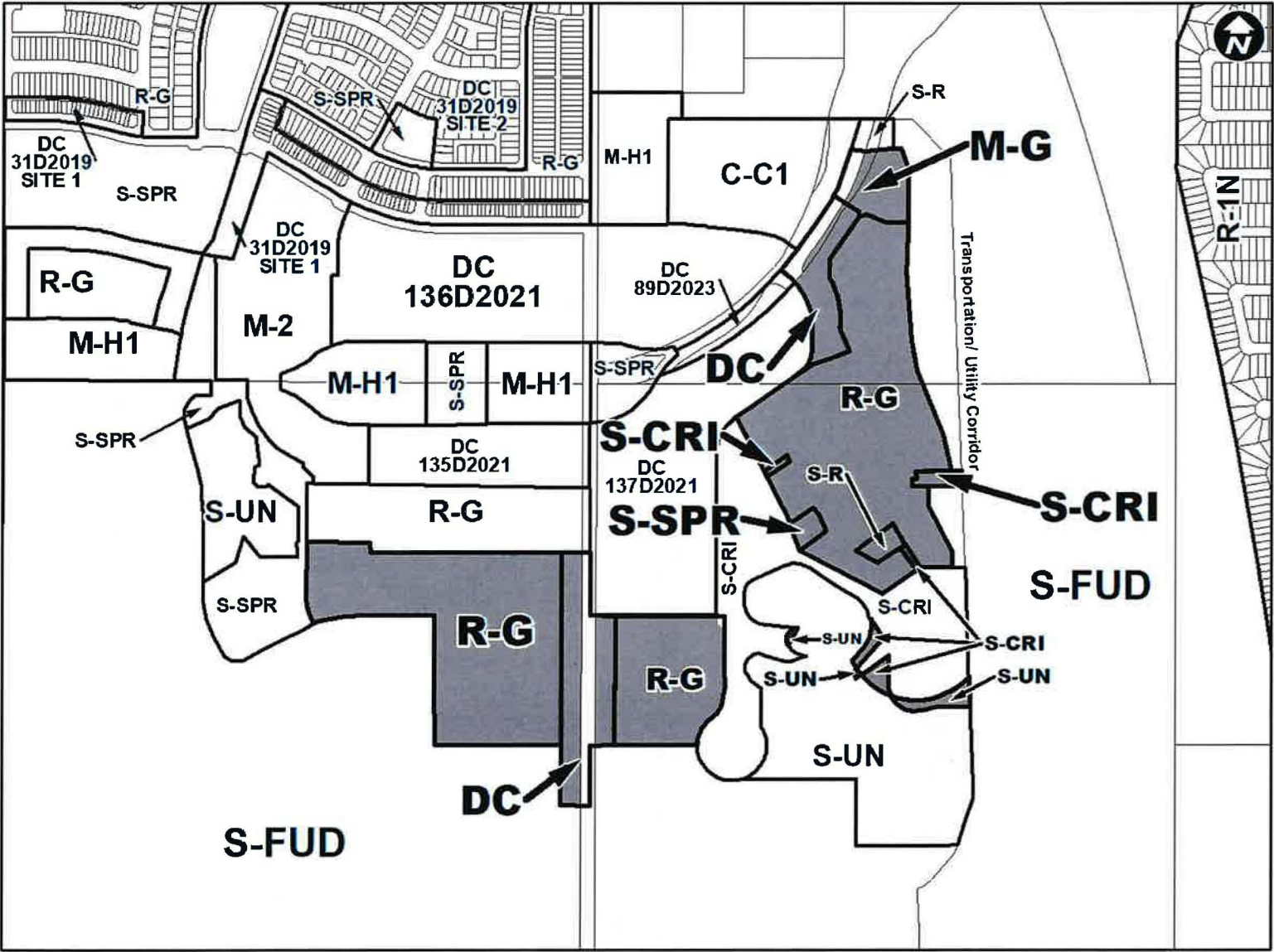


Looking north from south boundary of Outline Plan
(from future 162 Avenue SW)

Existing & Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



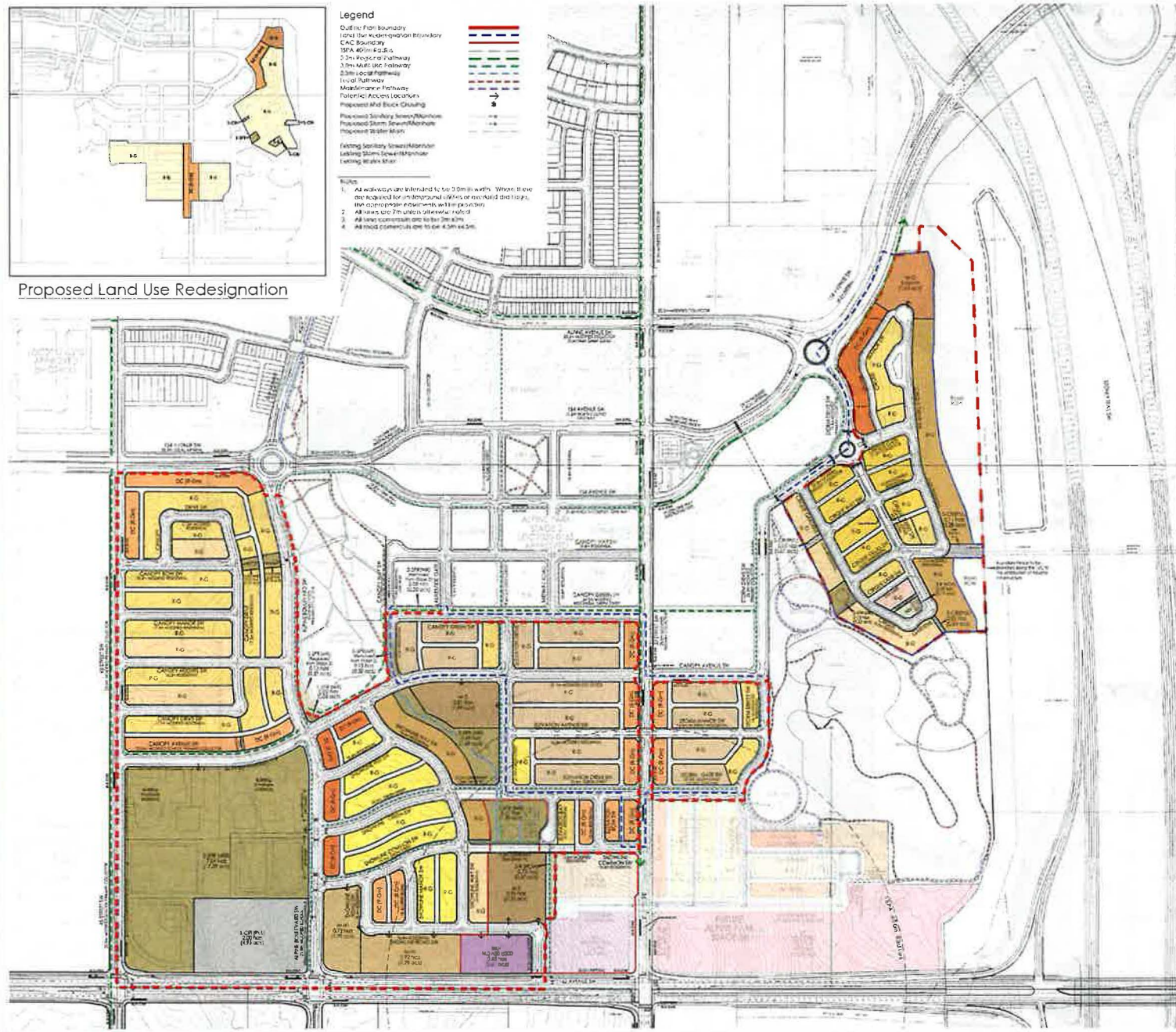


Proposed Residential Districts:

- R-G
- DC (R-Gm)
- M-G

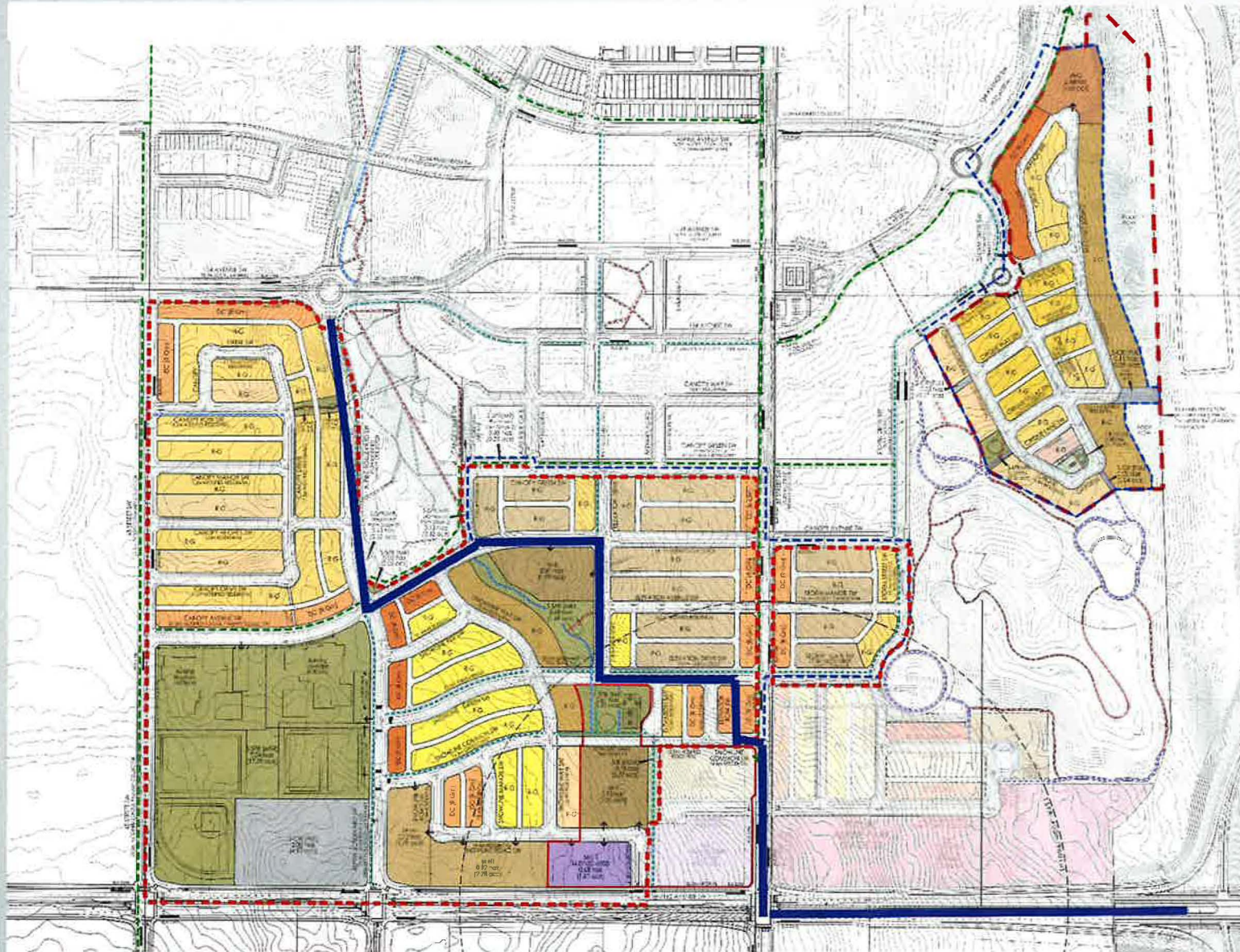
Proposed Special-Purpose Districts:

- S-SPR
- S-R
- S-CRI
- S-UN



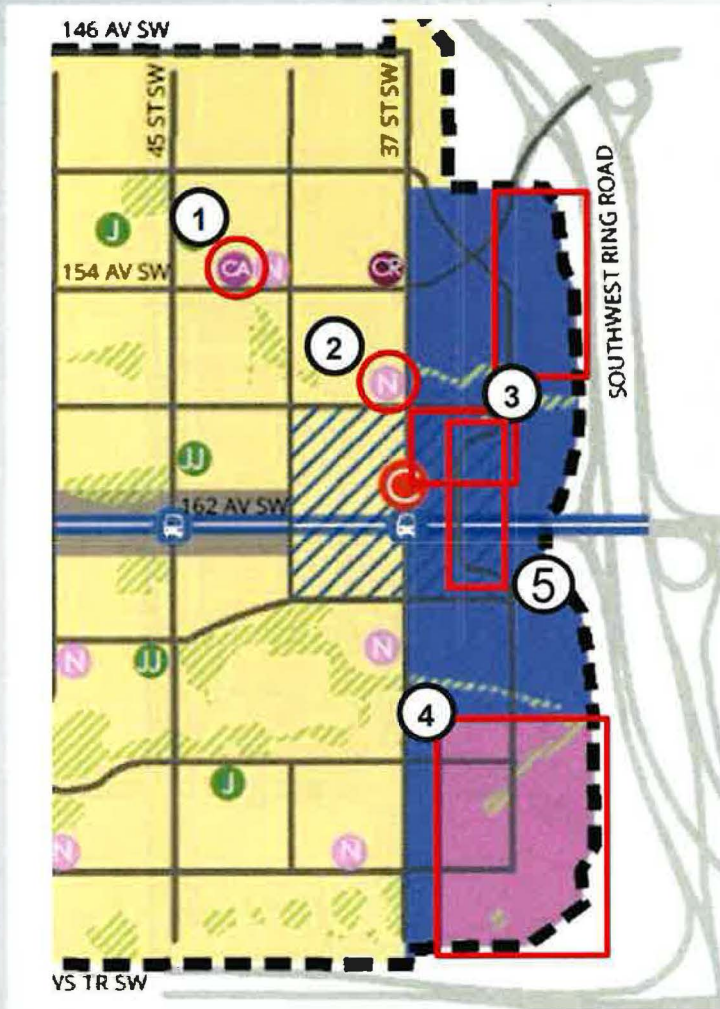
OUTLINE PLAN STATISTICS				
GROSS DEVELOPABLE AREA (GDA)		42.47 ha	154.37 ac	100.0%
RESIDENTIAL		29.54 ha	70.55 ac	45.7%
Low Density		24.48 ha	60.51 ac	39.2%
R-G - 24m Village Wide Loned	4.48 ha	10.97 ac	18.46%	105 units 277 units
R-G - 27m Loned	2.64 ha	6.53 ac	9.34%	79 units 135 units
R-G - 27m Laneless	1.87 ha	4.62 ac	4.54%	32 units 189 units
R-G - 30m Village Wide Laneless	2.50 ha	6.17 ac	8.15%	21 units 135 units
R-G - 31m Sim Loned	1.49 ha	3.67 ac	4.7%	42 units 72 units
R-G - 32m Sim Loned	4.90 ha	12.12 ac	12.9%	168 units 254 units
R-G - 32m Laneless	2.87 ha	7.05 ac	4.74%	39 units 112 units
R-G Garden	0.12 ha	0.28 ac	0.2%	0 units 0 units
DC (R-Gm) - 21.5m	2.71 ha	6.70 ac	12.5%	223 units 281 units
DC (R-Gm) - 24.0m	1.83 ha	4.52 ac	4.41%	81 units 89 units
Multi-Residential		4.06 ha	10.04 ac	4.8%
M-G	0.66 ha	1.63 ac	3.3%	33 units 33 units
M-H1	1.55 ha	3.87 ac	7.6%	76 units 83 units
M-2	1.85 ha	4.58 ac	1.6%	116 units 327 units
MIXED-USE		0.65 ha	1.61 ac	1.0%
MU-1 M4 M30 0300	0.65 ha	1.61 ac	1.0%	147 units 145 units
TOTAL UNITS				Anticipated 1623 units Maximum 2963 units
DENSITY		42.47 ha (154.37 ac)		Anticipated 1623 units = 26.5 up/ac = 10.5 up/ac
CREDIT OPEN SPACE		8.58 ha	21.20 ac	13.2%
S-PR Deleted from Stage 2 (LOC2020-0112)	0.78 ha	1.97 ac	1.2%	
S-PR Removed from Stage 2/Placed in Stage 3a	0.28 ha	0.70 ac	0.7%	
S-PR - 10% of Stage 3a S-PR	4.25 ha	10.44 ac	10.0%	
S-PR - Dedicated for future Stage 3b	1.47 ha	3.64 ac	3.4%	
NON-CREDIT OPEN SPACE		0.23 ha	0.58 ac	0.4%
S-R - Non-Credit Open Space	0.23 ha	0.58 ac	0.4%	
PUBLIC DEDICATION		24.47 ha	60.45 ac	39.3%
S-CR	2.45 ha	6.02 ac	3.5%	
Roads and Lanes	22.02 ha	54.43 ac	55.7%	

LAND USE STATISTICS		
S-PR to R-G	0.28 ha	0.64 ac
S-FUD to R-G	17.11 ha	42.29 ac
S-FUD to DC (R-Gm)	3.13 ha	7.73 ac
S-FUD to M-G	0.84 ha	2.13 ac
S-FUD to S-PR	0.18 ha	0.39 ac
S-FUD to S-CR	0.19 ha	0.48 ac
S-FUD to S-R	0.17 ha	0.41 ac
Total Redesignation	21.88 ha	54.07 ac



The blue line identifies the Growth Application boundary.

- East of line has Growth Application approval and may proceed with proposed land use redesignation
- West of the line does not have Growth Application approval and cannot proceed with land use redesignation.



Existing portion of Providence ASP with highlighted changes



Proposed revised portion of Providence ASP

Proposed Amendments to the Providence ASP:

- 1) Relocation of CA site to approved location
- 2) Removal of 37th Street NAC
- 3) Reclassification of select Employment Area to Neighbourhood Area
- 4) Consolidation of Business Industrial Area with Employment Area
- 5) Removal of collector road east of 37 Street

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Supplementary Slides

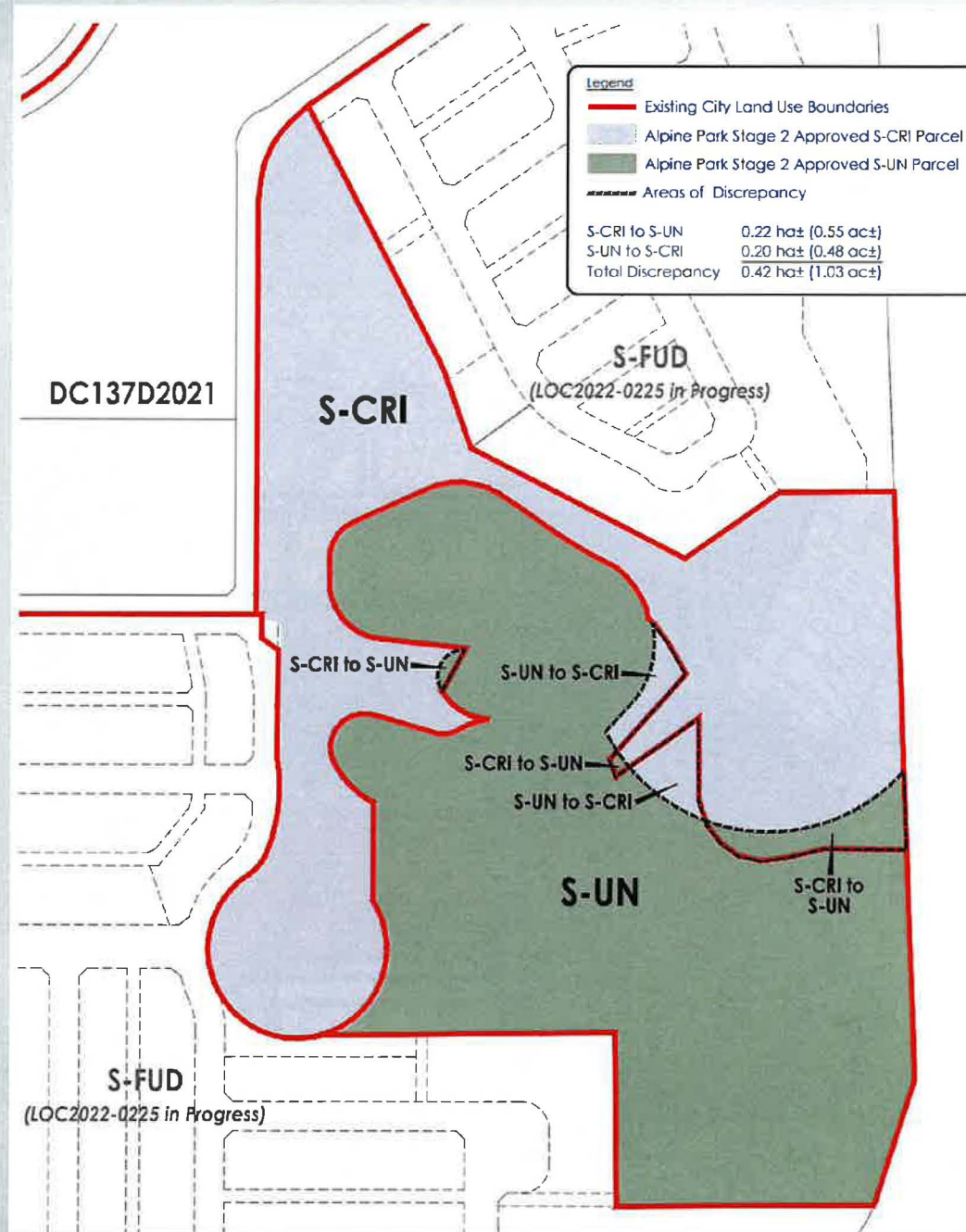
Providence Area Structure Plan- Existing 15



- Community Activity Centre
- N Neighbourhood Activity Centre
- CA Community Association Site
- CR Community Retail Centre
- H High School
- J Joint Use Site
- JJ Joint | Joint Use Site
- AP Regional Athletic Park
- B Bus Rapid Transit Station
- E Emergency Response Station
- Interchange
- Neighbourhood Area
- Business Industrial Area
- Employment Area
- Neighbourhood Corridor
- Transit Station Planning Area
- Environmental Open Space Study Area
- Streets
- Transitway
- Plan Area

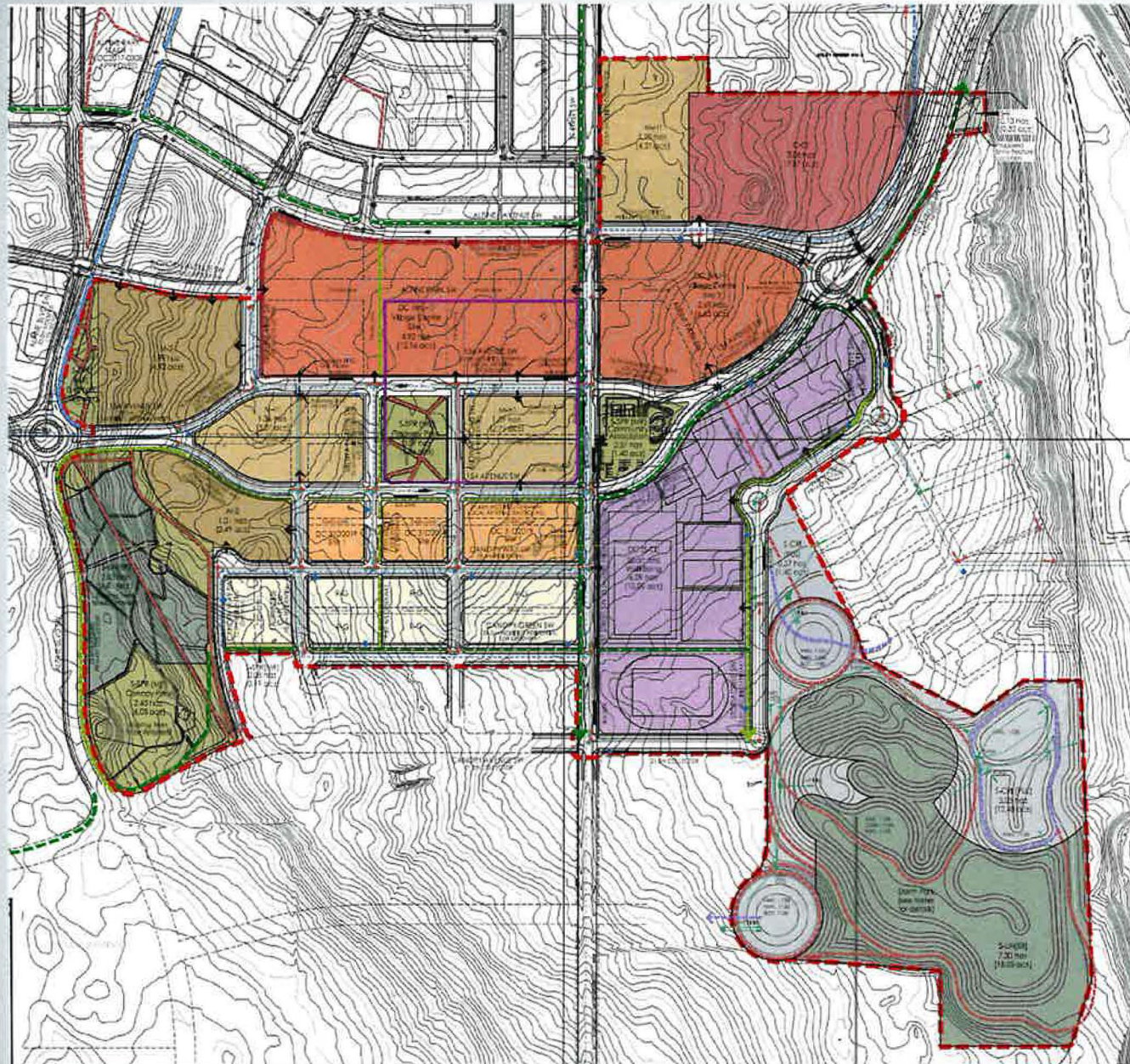


- Community Activity Centre
- Neighbourhood Activity Centre
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- Discrepancy from the approved Stage 2 Outline Plan (LOC2020-0163) line work and the City of Calgary Land Use Bylaw linework.
- Revisions of boundaries between S-UN and S-CRI parcels.

LOC2020-0163
Approved 2021

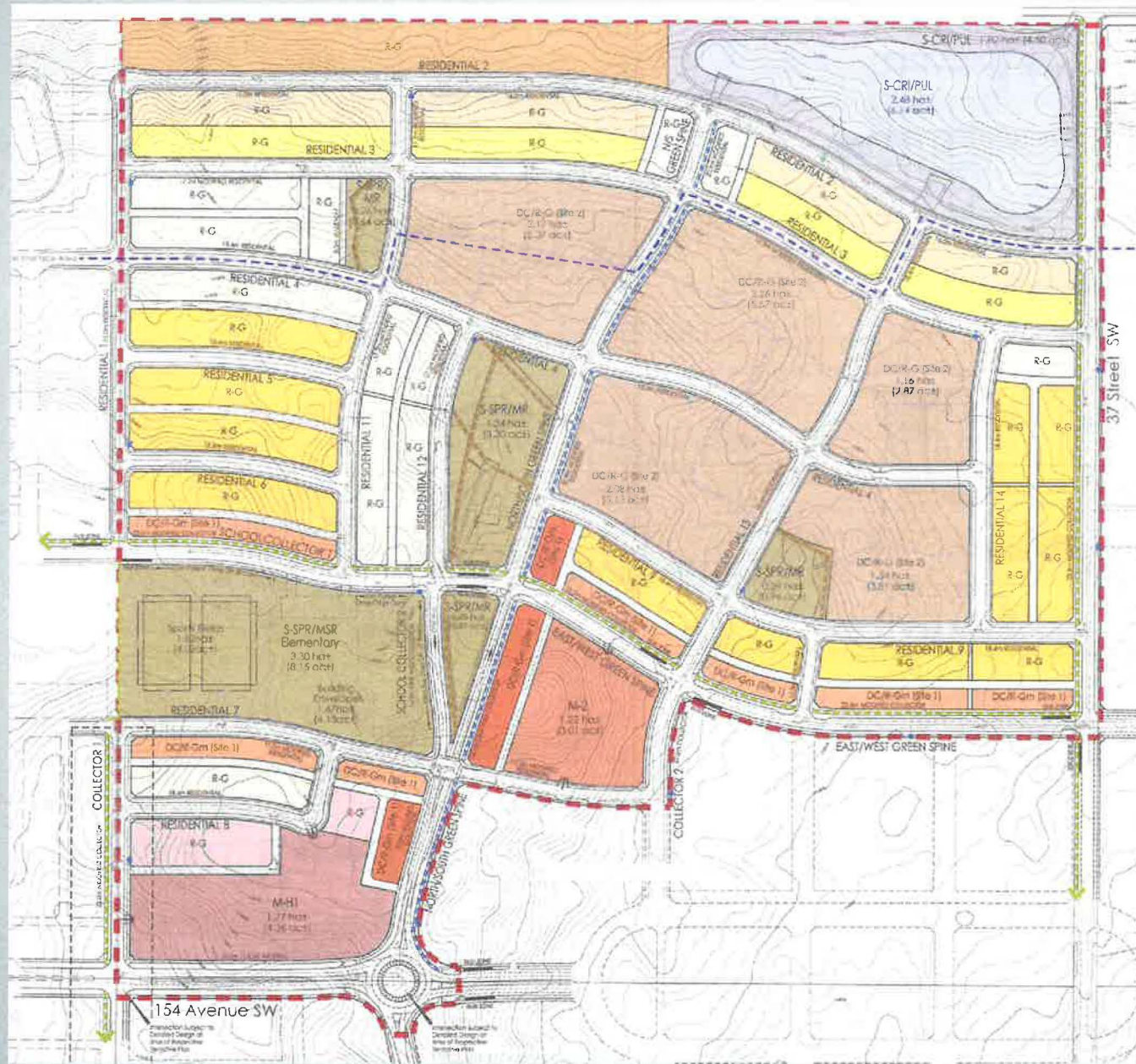


Legend

Outline Plan Boundary	
Neighbourhood Activity Centre Boundary	
Community Retail Centre Boundary	
3.0m Regional Pathway	
3.0m Multi-Use Pathway	
2.5m Local Pathway	
Local Pathway	
Maintenance Pathway	
Potential Access Locations	
Proposed Mid-Block Crossing	
Proposed Sanitary Sewer/Manhole	
Proposed Storm Sewer/Manhole	
Proposed Water Main	
Proposed Hydrant	
Proposed Sanitary Sewer/Manhole	
Proposed Storm Sewer/Manhole	
Proposed Water Main	
Proposed Hydrant	

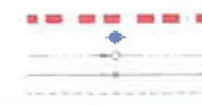
Approved 'Stage 1' Outline Plan 19

LOC2017-0308
Approved 2018

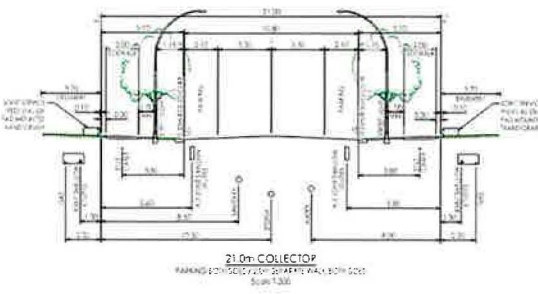
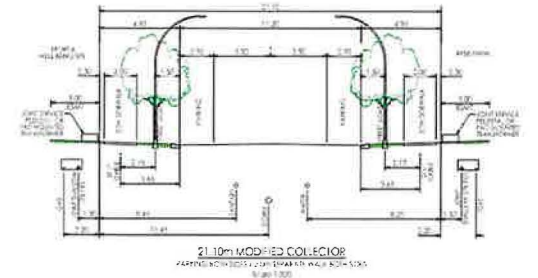
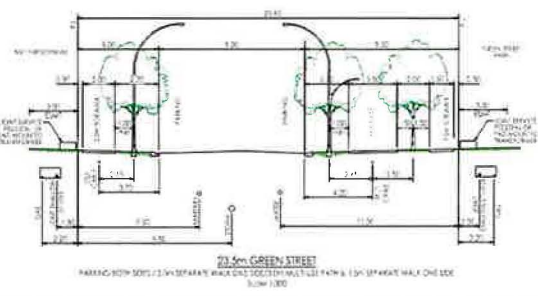
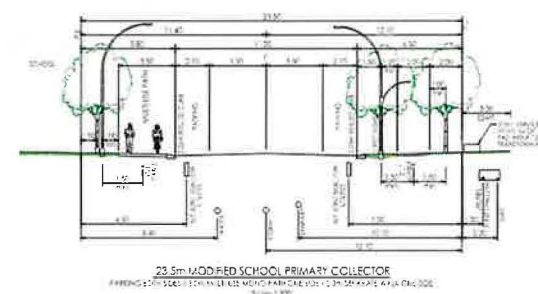
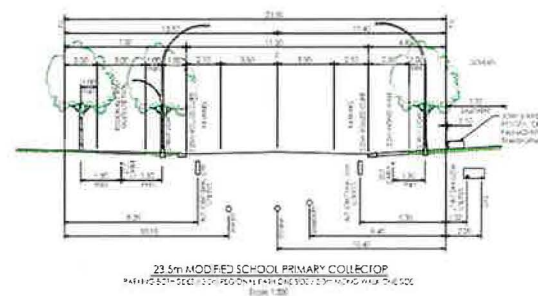
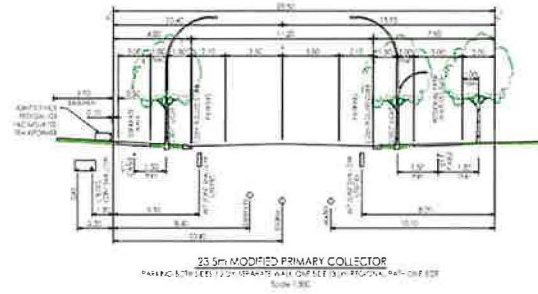
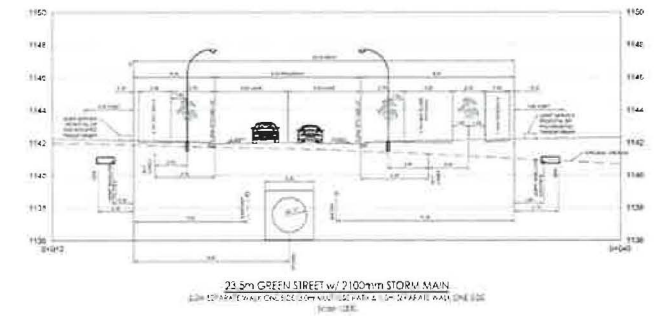
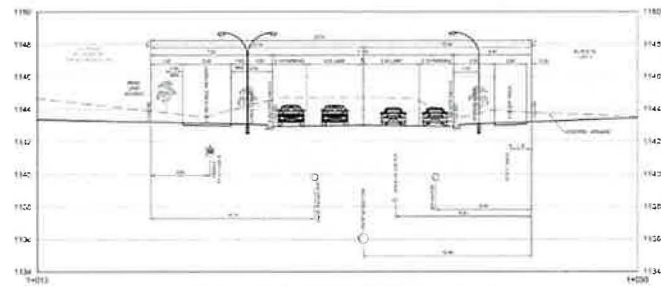
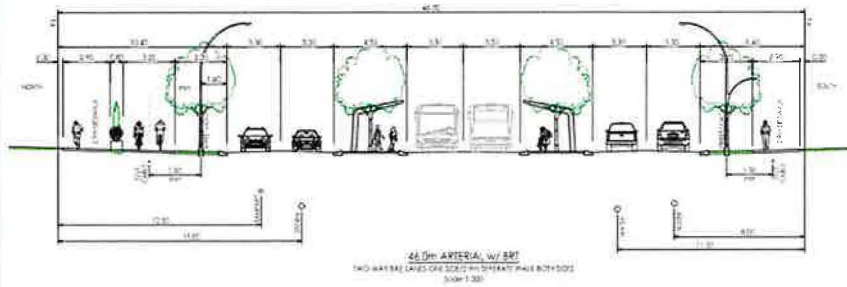


Legend

Outline Plan Boundary
Hydrant shown thus
Sanitary Sewer shown thus
Storm Sewer shown thus
Water Lines shown thus



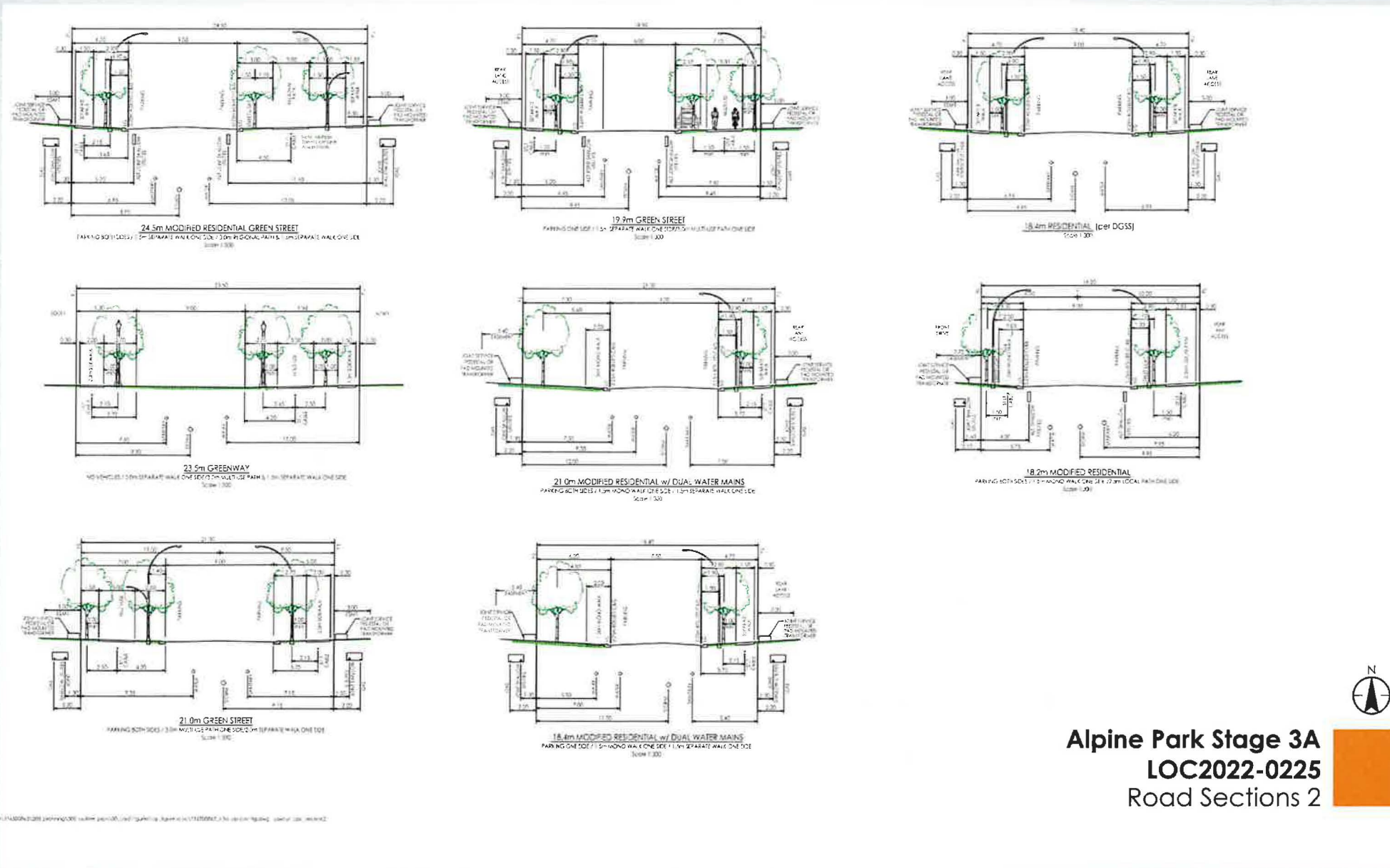
Proposed Road Cross-Sections 20



Alpine Park Stage 3A
LOC2022-0225
Road Sections 1



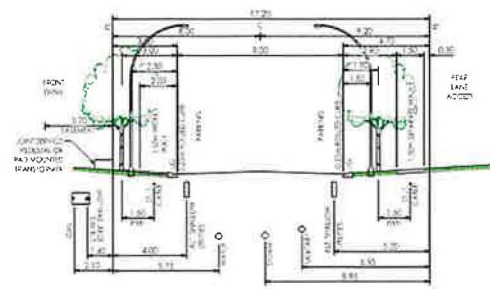
Proposed Road Cross-Sections 21



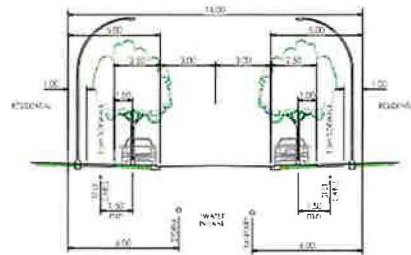
Alpine Park Stage 3A
 LOC2022-0225
 Road Sections 2



Proposed Road Cross-Sections 22



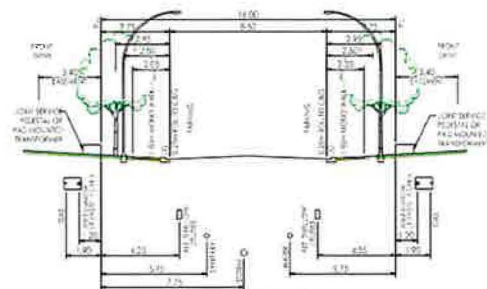
17.2m MODIFIED RESIDENTIAL (per Approved Stage I)
PARKING BOTH SIDES / 1.5m WIDE WALK SOUTH SIDE / 1.5m SEPARATE WALK SOUTH SIDE
Scale: 1:300



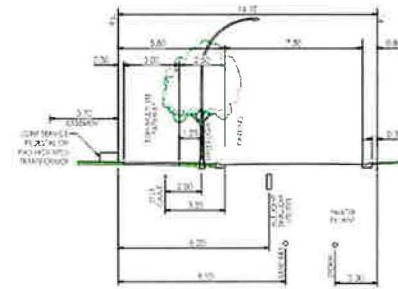
16.0m MODIFIED RESIDENTIAL
PARKING BOTH SIDES / 1.5m SEPARATE WALK SOUTH SIDE
Scale: 1:300



12.8m GREENWAY
NO PARKING / 1.5m SEPARATE WALK SOUTH SIDE
Scale: 1:300



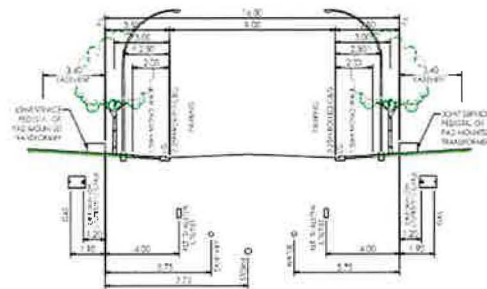
16.0m RESIDENTIAL - FRONT DRIVE (per DGSS)
Scale: 1:300



14.1m MODIFIED RESIDENTIAL
PARKING ONE SIDE / 1.5m WIDE WALK SOUTH SIDE
Scale: 1:300



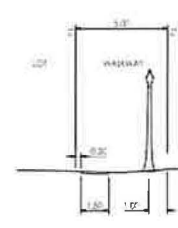
10.0m LANE
Scale: 1:300



16.0m RESIDENTIAL - REAR LANE/FLANKAGE (per DGSS)
Scale: 1:300

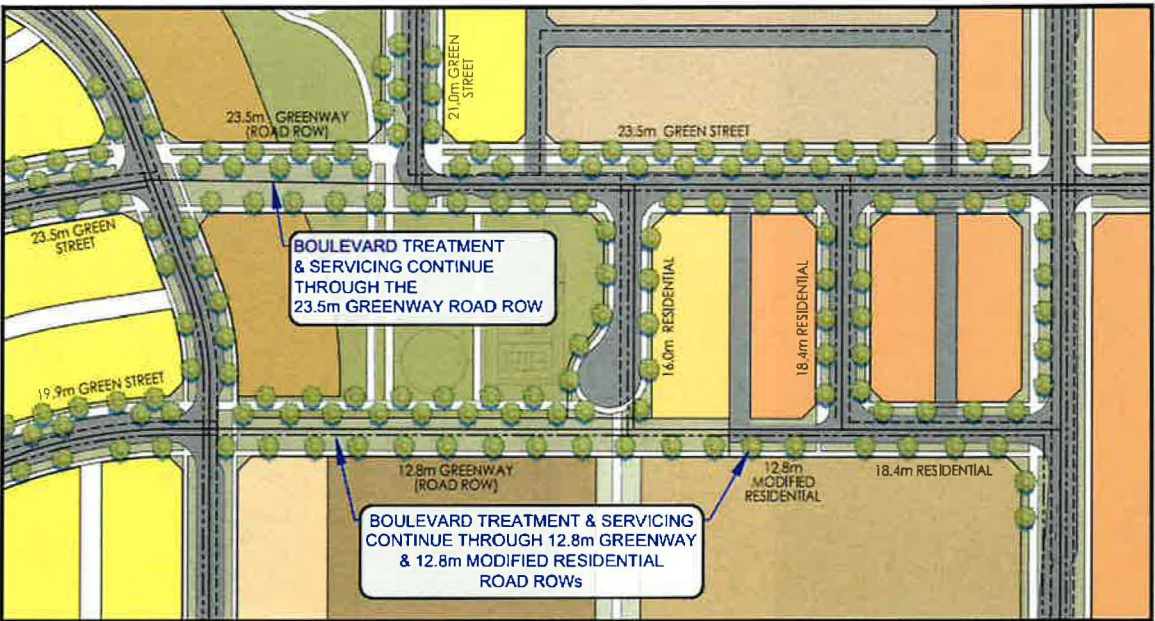
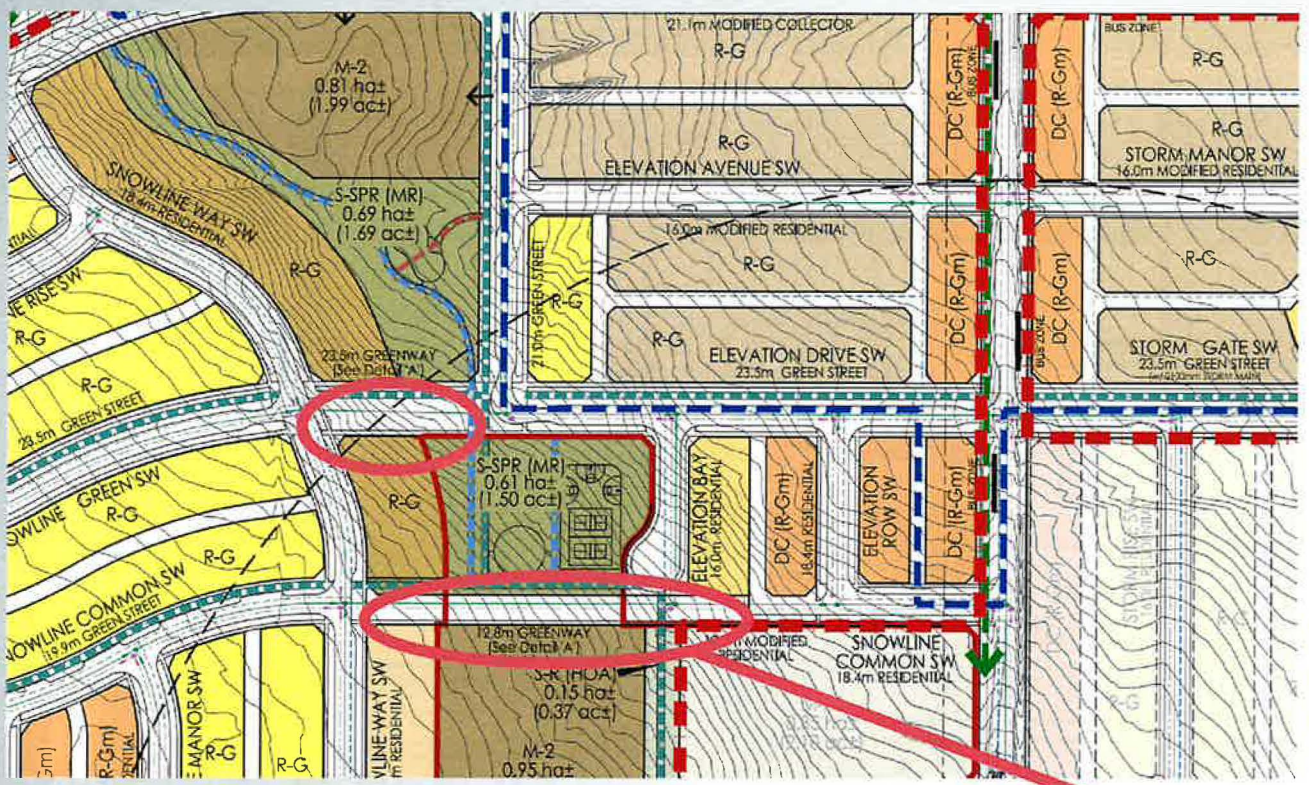


12.8m MODIFIED RESIDENTIAL
1.5m SEPARATE WALK SOUTH SIDE
Scale: 1:300



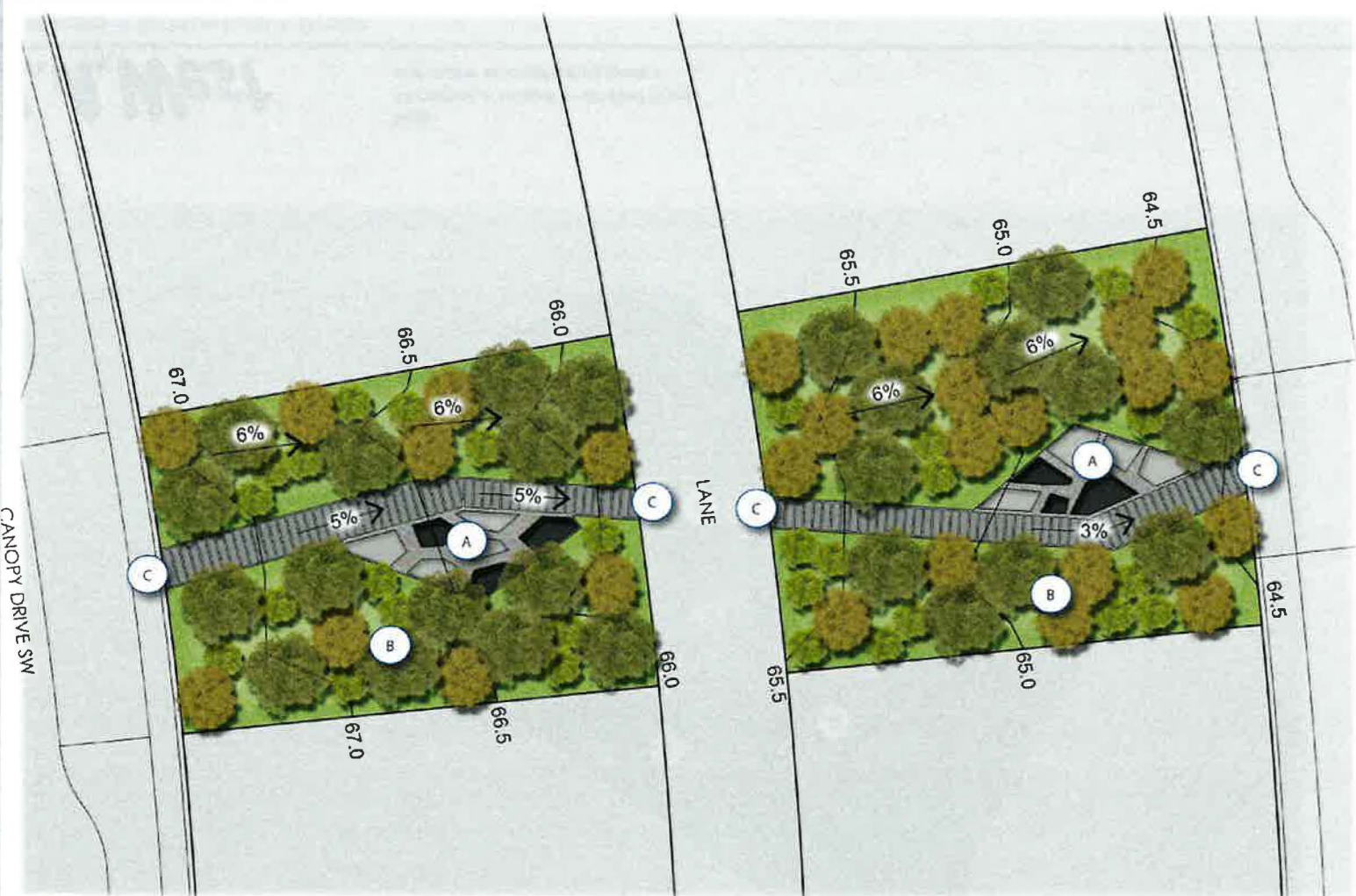
GARDEN LOT 5.0m WALKWAY
Scale: 1:300

A



Detail 'A' - Central Greenway Detail





Key Plan NTS

Legend

- A Informal seating boulder arrangement
- B Naturalized aspen grove w/ shortgrass understory
- C Accessible path w/ concrete paver slabs

Potential Optional Amenities:
- Bollard Wayfinding Lights



STAGE 3
Distilled Forest Grove (MR)
Area: 0.1 ha, 0.26 ac
Concept Plan

SUBJECT TO CHANGE FEB 2024

N.T.S.

L.A. West

Landscape ■ Architectural ■ Design

Note:
All grading is subject to detailed design
and review w/ engineering grades.



Key Plan NTS

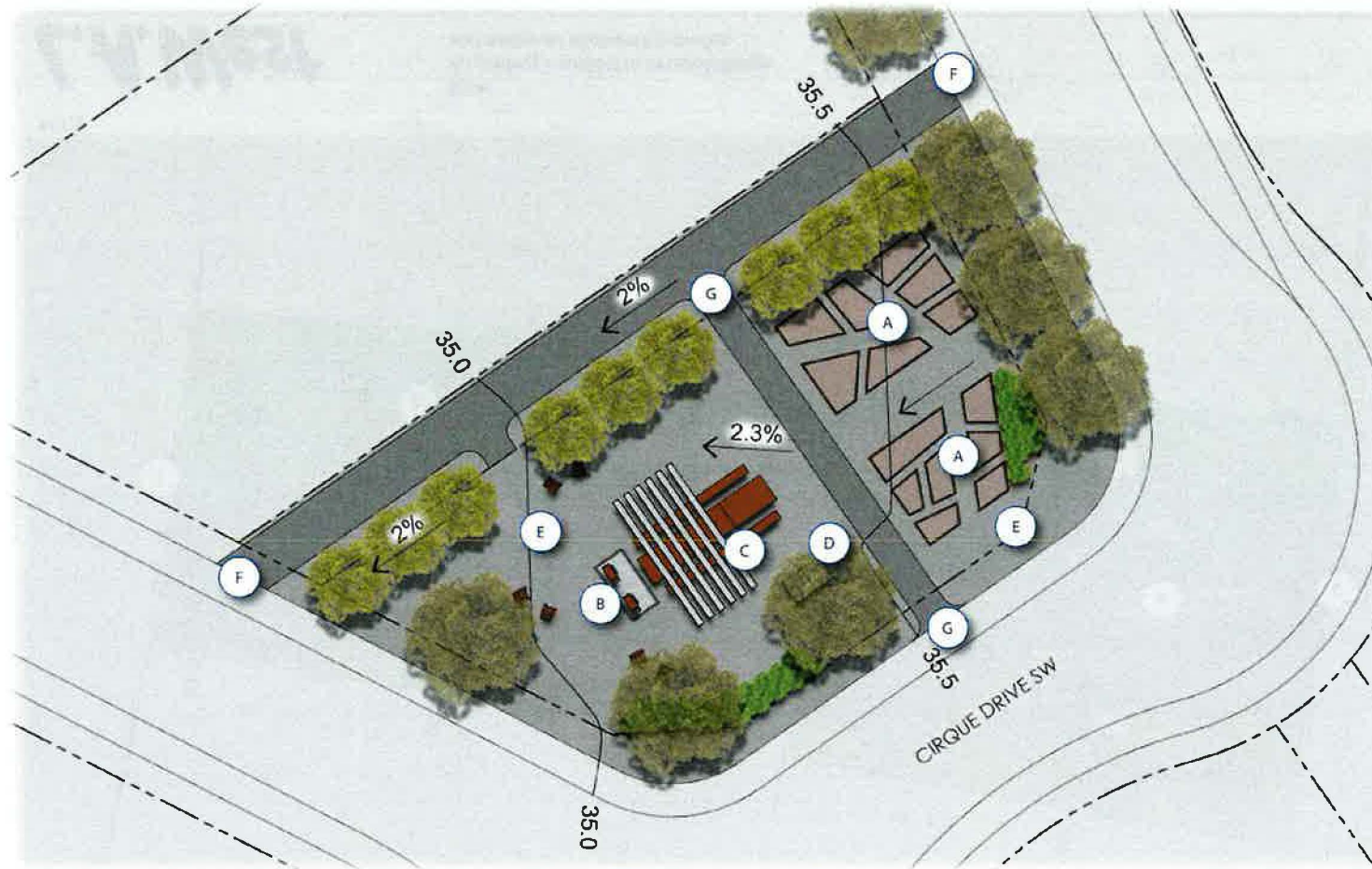
Legend

- A Community gardens
- B Barbeques w/ concrete pad
- C Harvest table & shade trellis
- D Games table
- E Granular fines
- F 3.0m Paved pathway
- G 2.0m Paved pathway



STAGE 3
Harvest Park (S-R)
Area: 0.13 ha, 0.32 ac
Concept Plan 2

SUBJECT TO CHANGE * FEB 2024

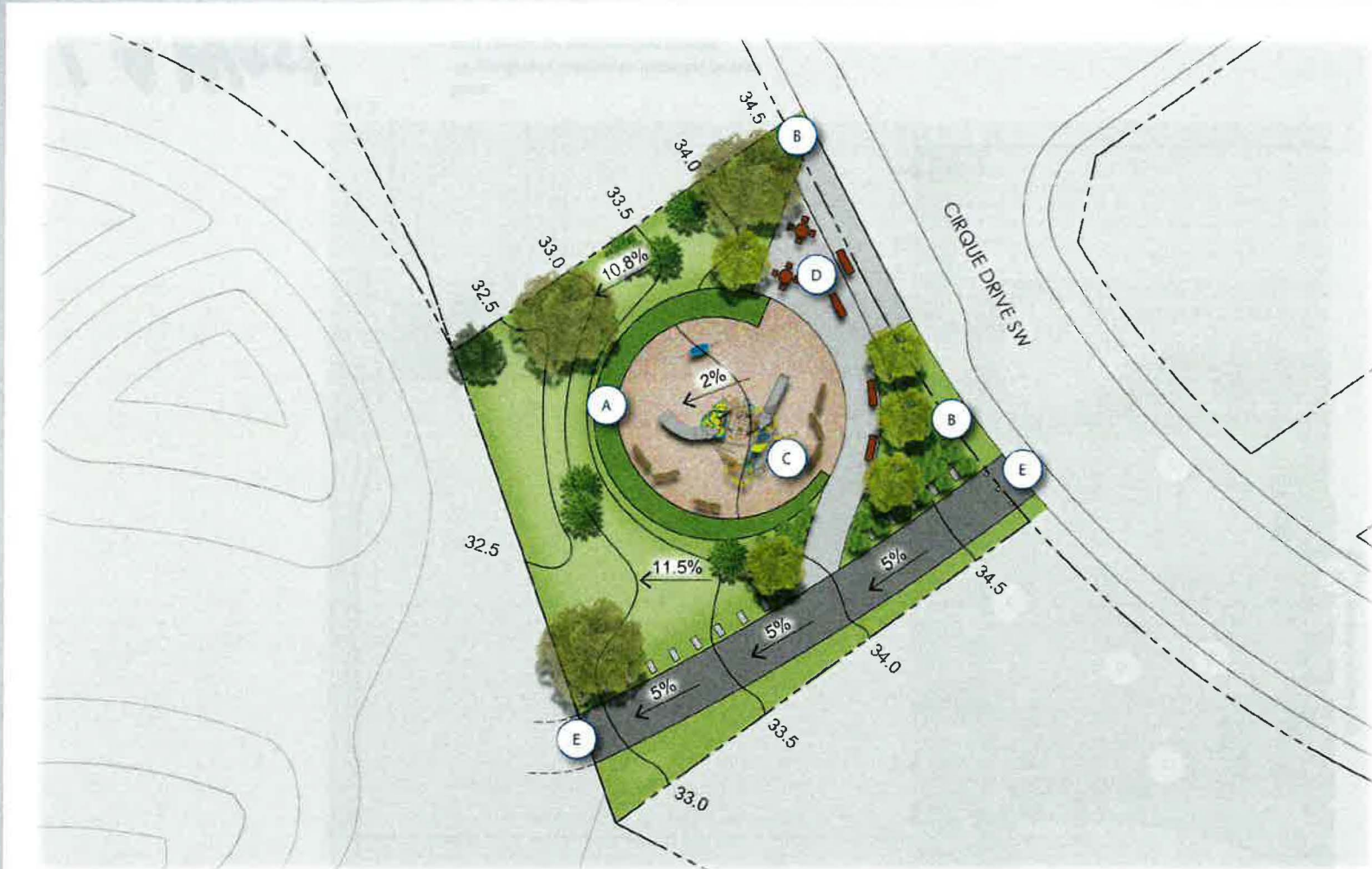


N.T.S.

Note:
 All grading is subject to detailed design
 and review w/ engineering grades.

L.A. West

Landscape * Architectural * Design



Legend

- A** Artificial grass
- B** Buffer planting
- C** Playground ages 5-12
- D** Concrete picnic & seating area
- E** 4.0m Maintenance access

Potential Optional Amenities:
- Bollard Wayfinding Lights



STAGE 3
Nautilus Playground (MR)
Area: 0.11 ha, 0.26 ac
Concept Plan

3

SUBJECT TO CHANGE ■ FEB 2024

L.A. West

Landscape ■ Architectural ■ Design

Note:
All grading is subject to detailed design
and review w/ engineering grades.



Key Plan NTS

Legend

- A** 2.5m Paved pathway
- B** Concrete pathway
- C** Double row canopy trees
- D** Playground ages 5-12
- E** Picnic & seating area
- F** Multi-sport court
- Basketball
- Pickleball
- Informal Skating
- G** Manicured turf



STAGE 3
Central Park A (MR)
 Area: 1.28 ha, 3.17 ac
Concept Plan

4

SUBJECT TO CHANGE ■ FEB 2024

L.A. West

Landscape ■ Architectural ■ Design

Note:
 All grading is subject to detailed design
 and review w/ engineering grades.



Key Plan NTS

Legend

- A** 2.5m Paved pathway
- B** Concrete pathway
- C** Double row canopy trees
- D** Naturalized Playground ages 5-12
- E** Picnic & seating area
- F** Manicured turf



STAGE 3
Central Park B (MR)
Area: 1.28 ha, 3.17 ac
Concept Plan 5

SUBJECT TO CHANGE ■ FEB 2024

L.A. West

Landscape ■ Architectural ■ Design

Note:
 All grading is subject to detailed design
 and review w/ engineering grades.



Key Plan NTS

Legend

- A** 4.0ac Building footprint (K-9)
- B** 4.0ac Building footprint (K-4 / K-6)
- C** Parking area
- D** Open informal play area
- E** Possible creative play area
- F** Major / Minor soccer field
- G** 76.2m ball diamond
- H** Buffer planting



STAGE 3
Joint Use Site (MSR)
Area: 7.03 ha, 17.38 ac
Concept Plan 6

SUBJECT TO CHANGE ■ FEB 2024

N.T.S.

Note:
 All grading is subject to detailed design
 and review w/ engineering grades.

L.A. West

Landscape ■ Architectural ■ Design