



Public Hearing of Council

Agenda Item: 7.2.1



LOC2022-0225 / CPC2024-0683

Policy Amendment and Land Use Amendment

July 16, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

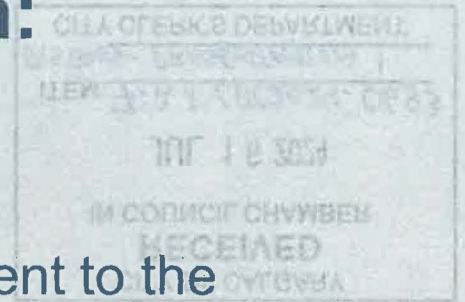
JUL 16 2024

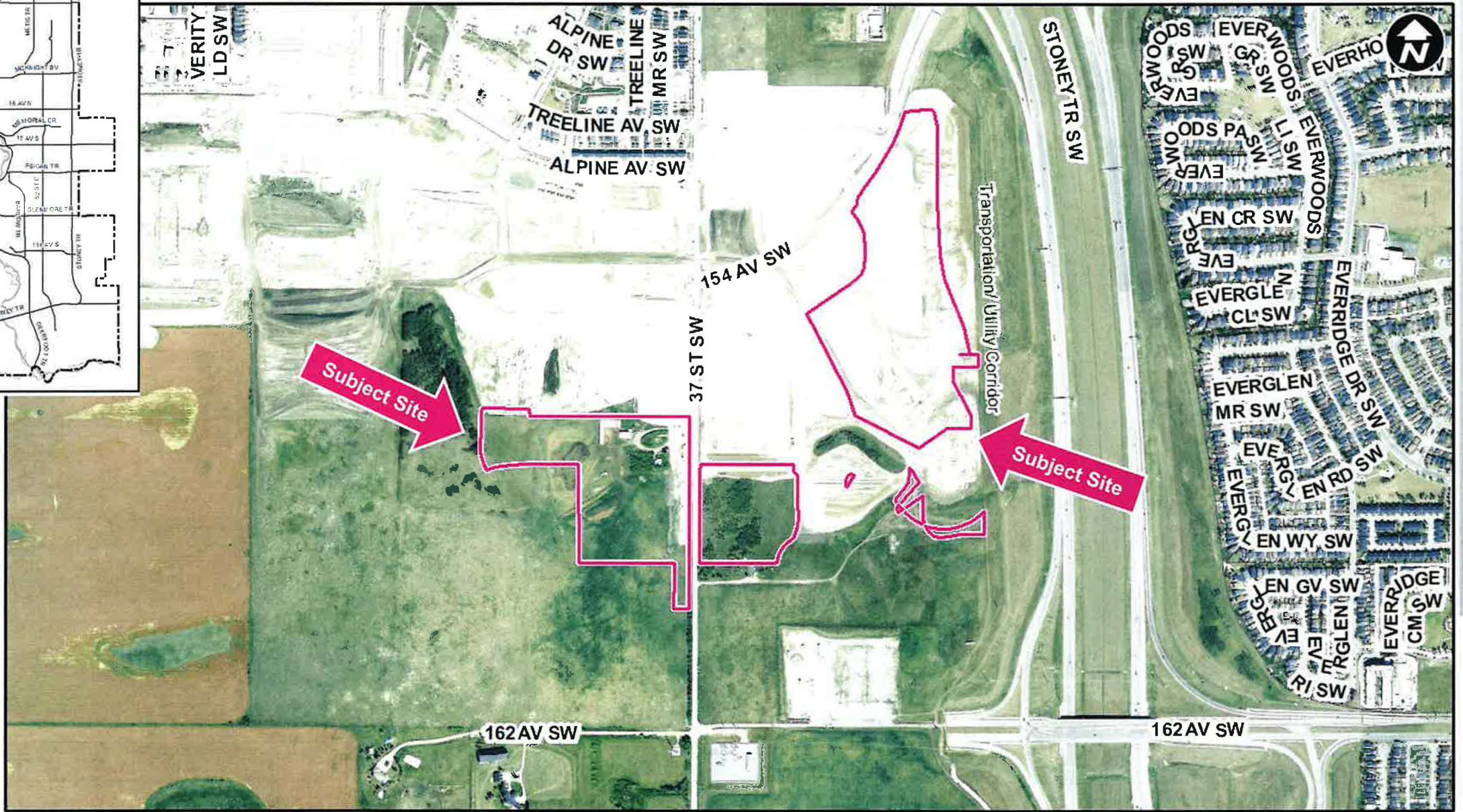
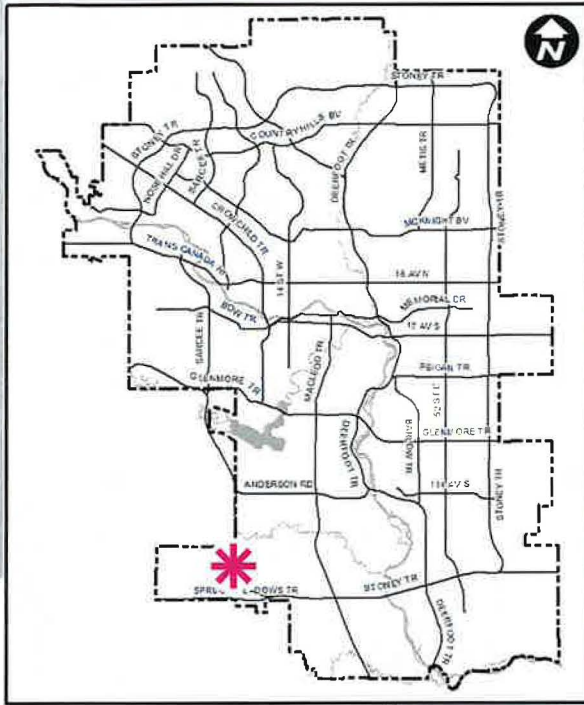
ITEM: 7.2.1 CPC2024-0683
DISTRIB- PRESENTATION 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

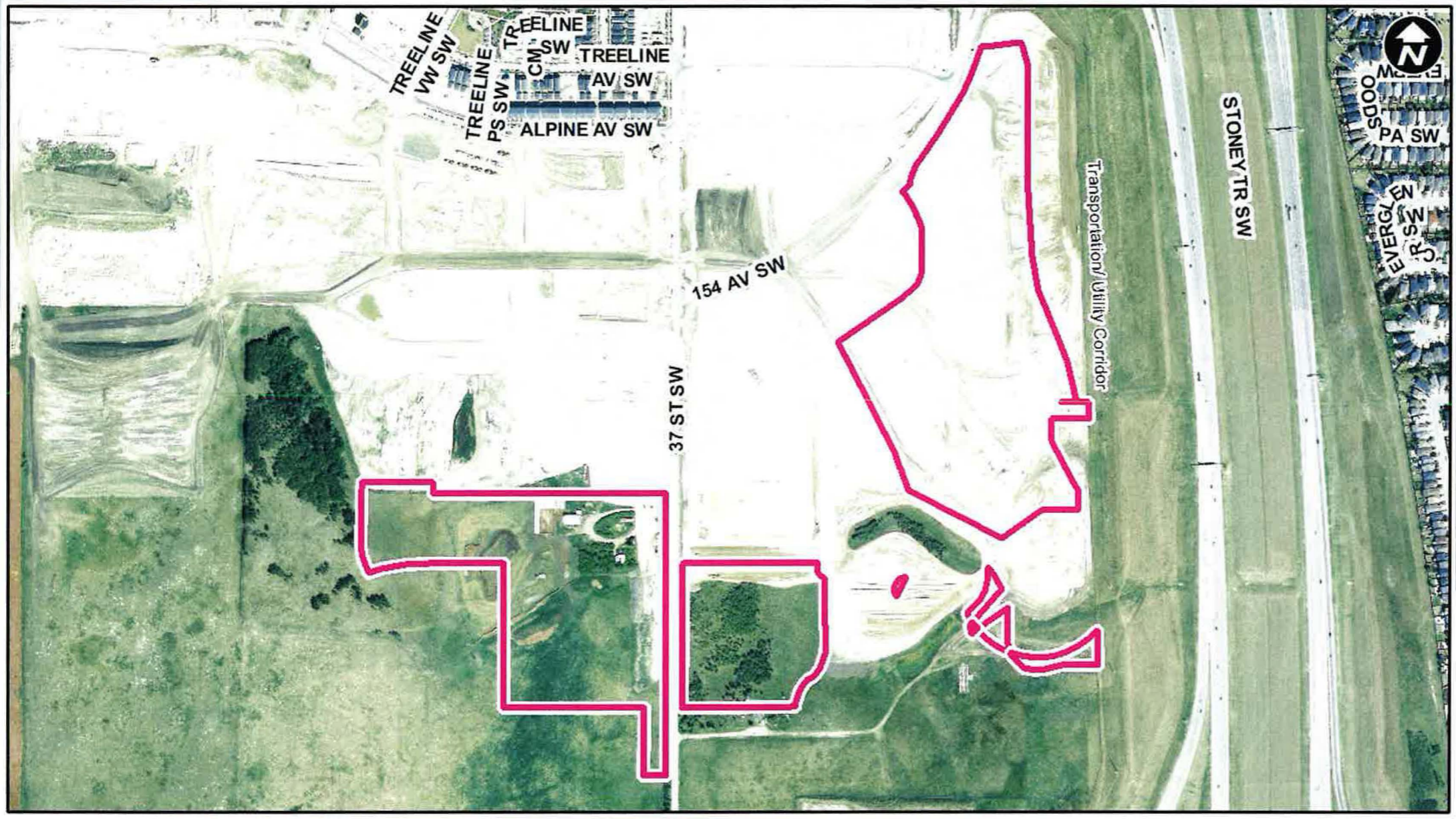
That Council:

1. Give three readings to **Proposed Bylaw 58P2024** for the amendment to the Providence Area Structure Plan (Attachment 8); and
2. Give three readings to **Proposed Bylaw 228D2024** 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

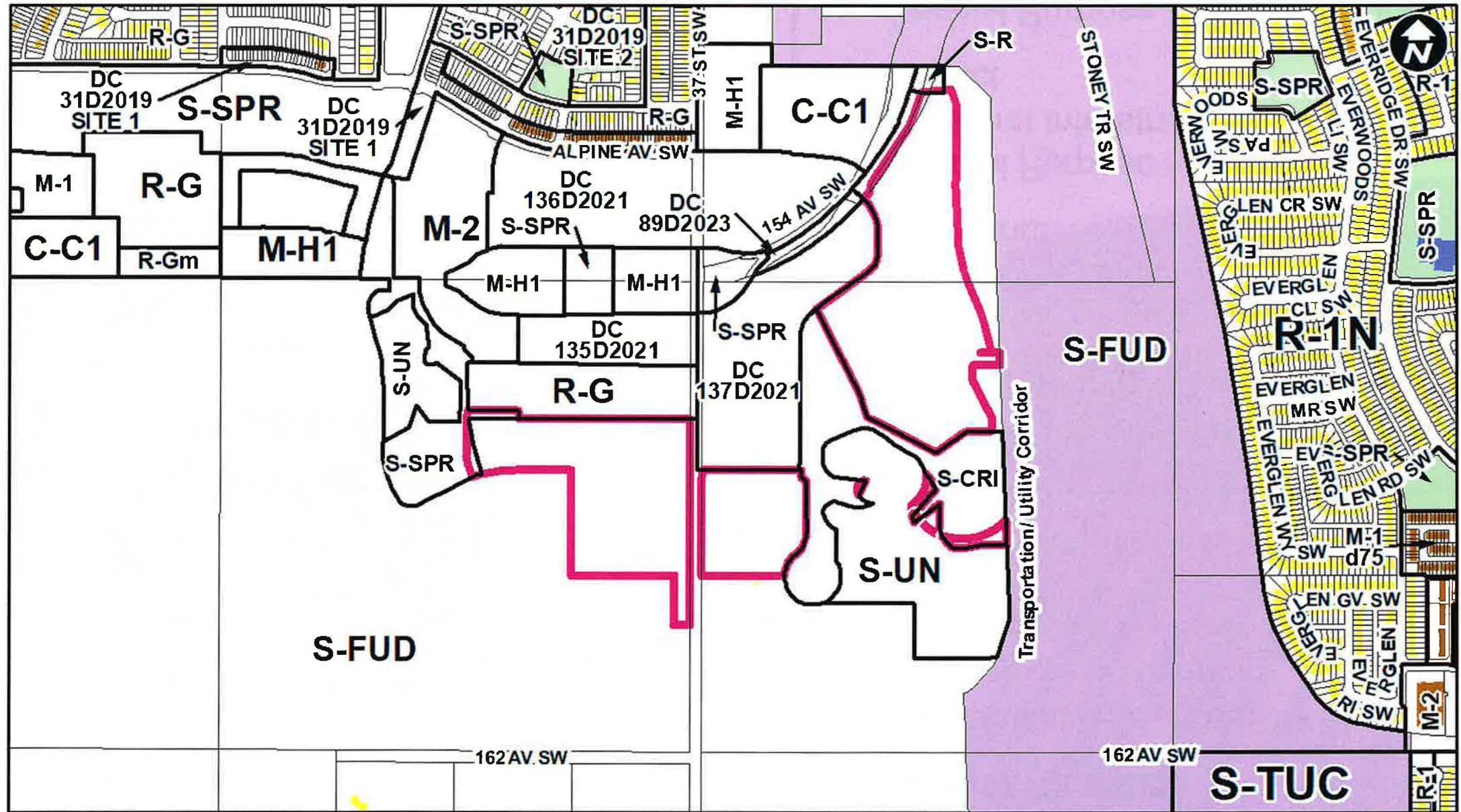


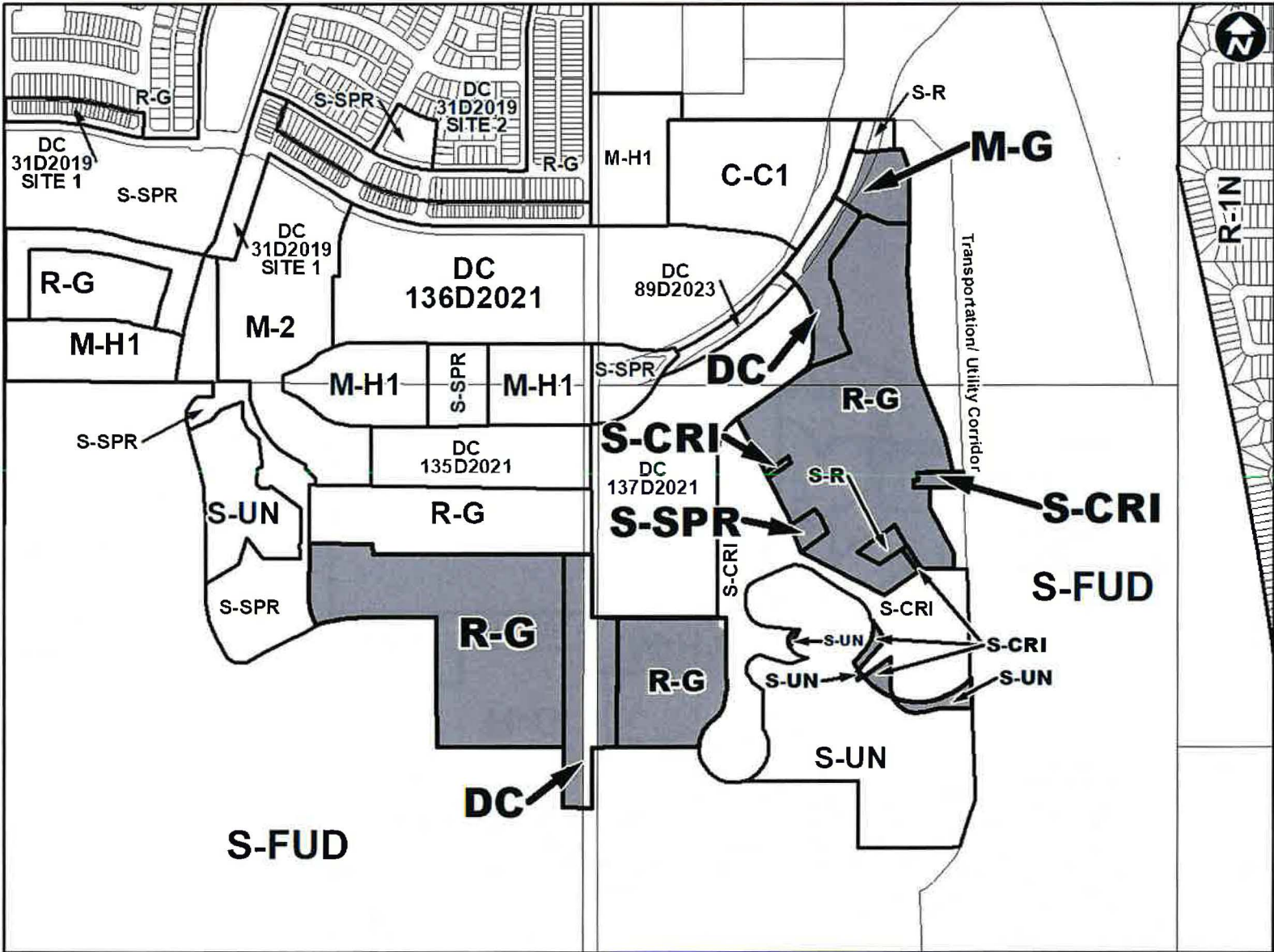
**Land Use
Amendment
Size:**
22.3 hectares
(55.10 acres)

Existing & Surrounding Land Use

LEGEND

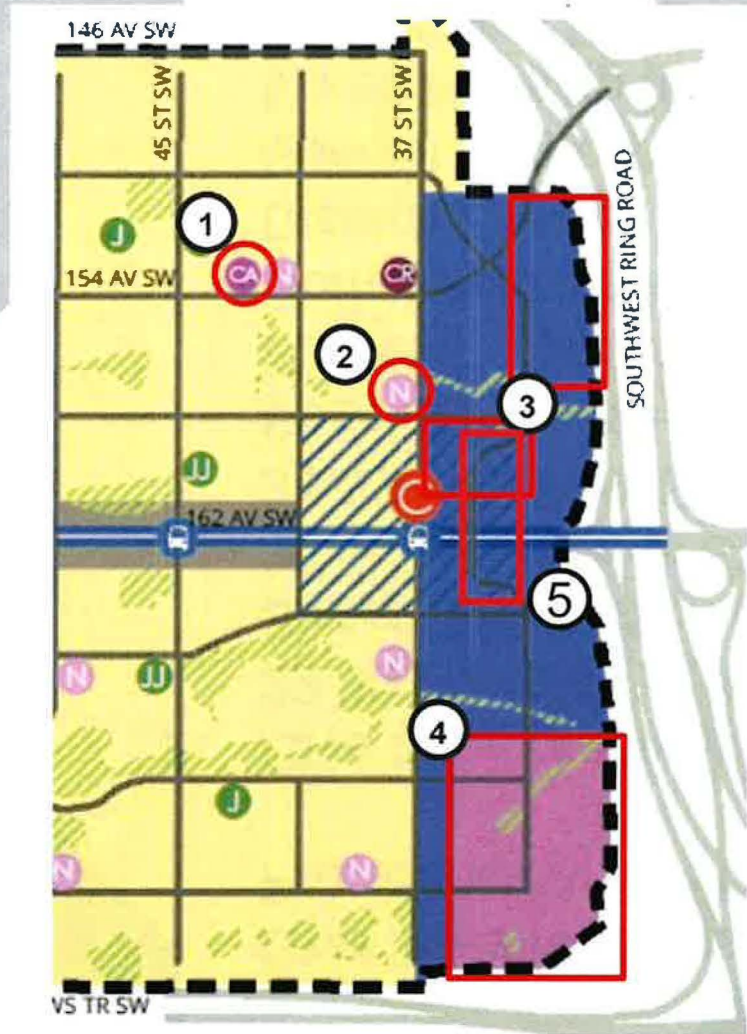
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



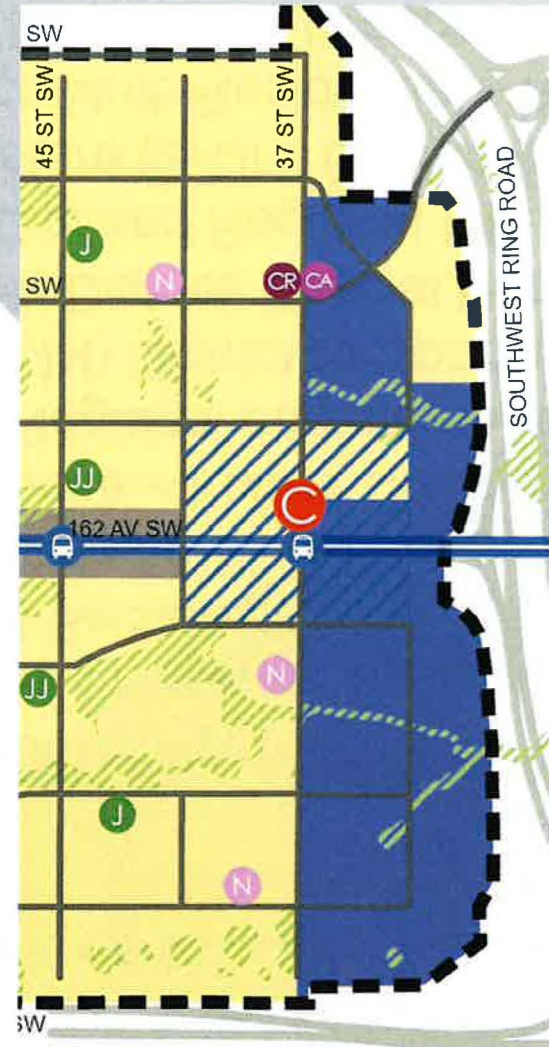


Proposed Districts:

- Residential – Low Density Mixed Housing (R-G) District
- DC (R-Gm)
- Multi-Residential – At-Grade Housing (M-G) District
- 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



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

Calgary Planning Commission's Recommendation:

That Council:

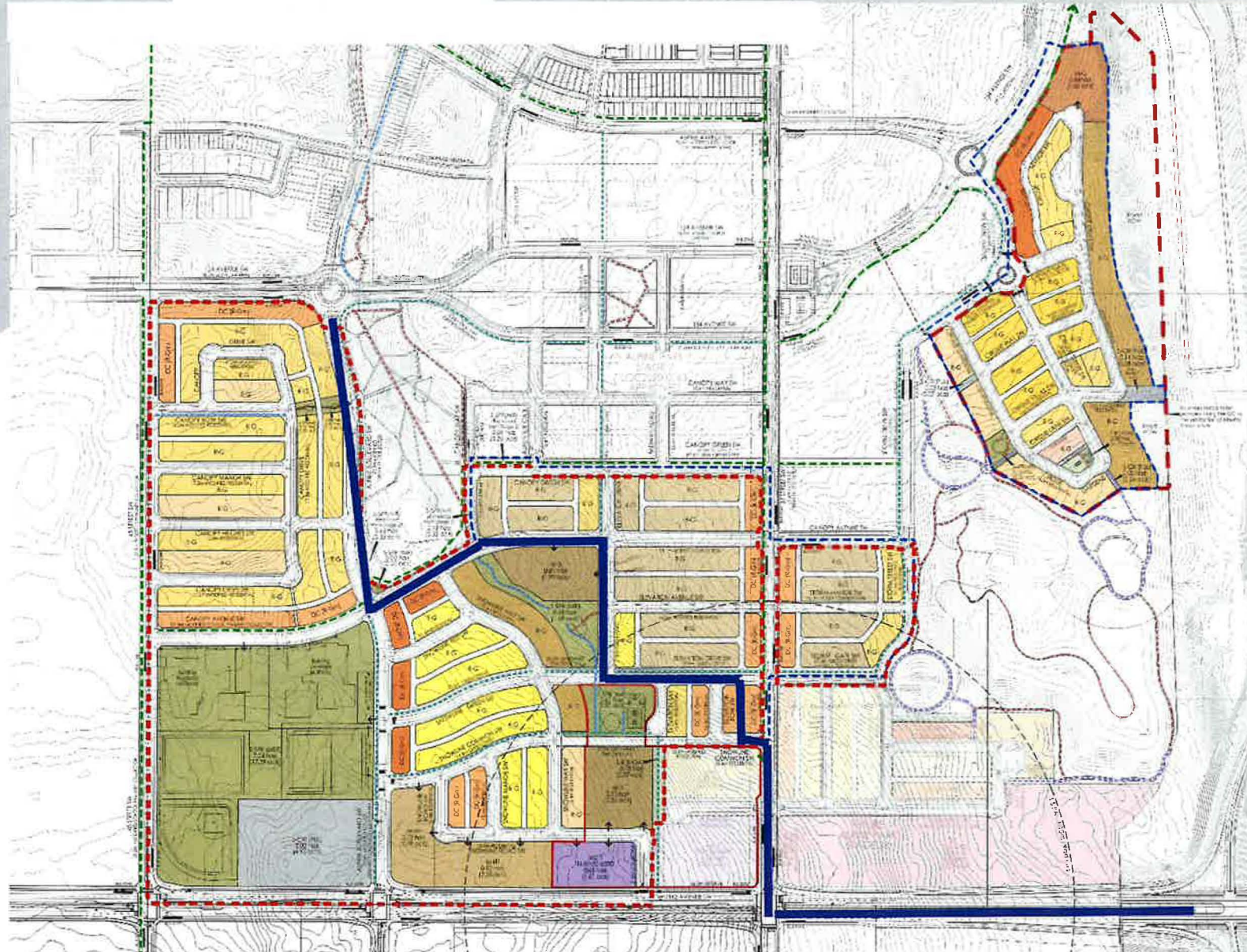
1. Give three readings to **Proposed Bylaw 58P2024** for the amendment to the Providence Area Structure Plan (Attachment 8); and
2. Give three readings to **Proposed Bylaw 228D2024** for the redesignation of 22.30 hectares \pm (55.10 acres \pm) located at 15350, 15620, 15717 and 16028 – 37 Street SW (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).

Supplementary Slides

Overall Alpine Park Context 10

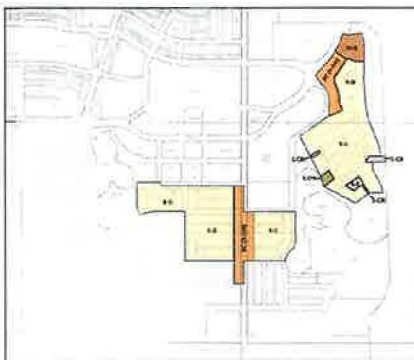


- **Stage 1** – Approved in 2018
- **Stage 2** – Approved in 2021
- **Stage 3A** – Current proposed Outline Plan application
- **Stage 3B** – Future Outline Plan application

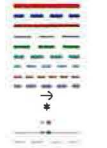


The blue line identifies the Growth Application boundary.

- 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.

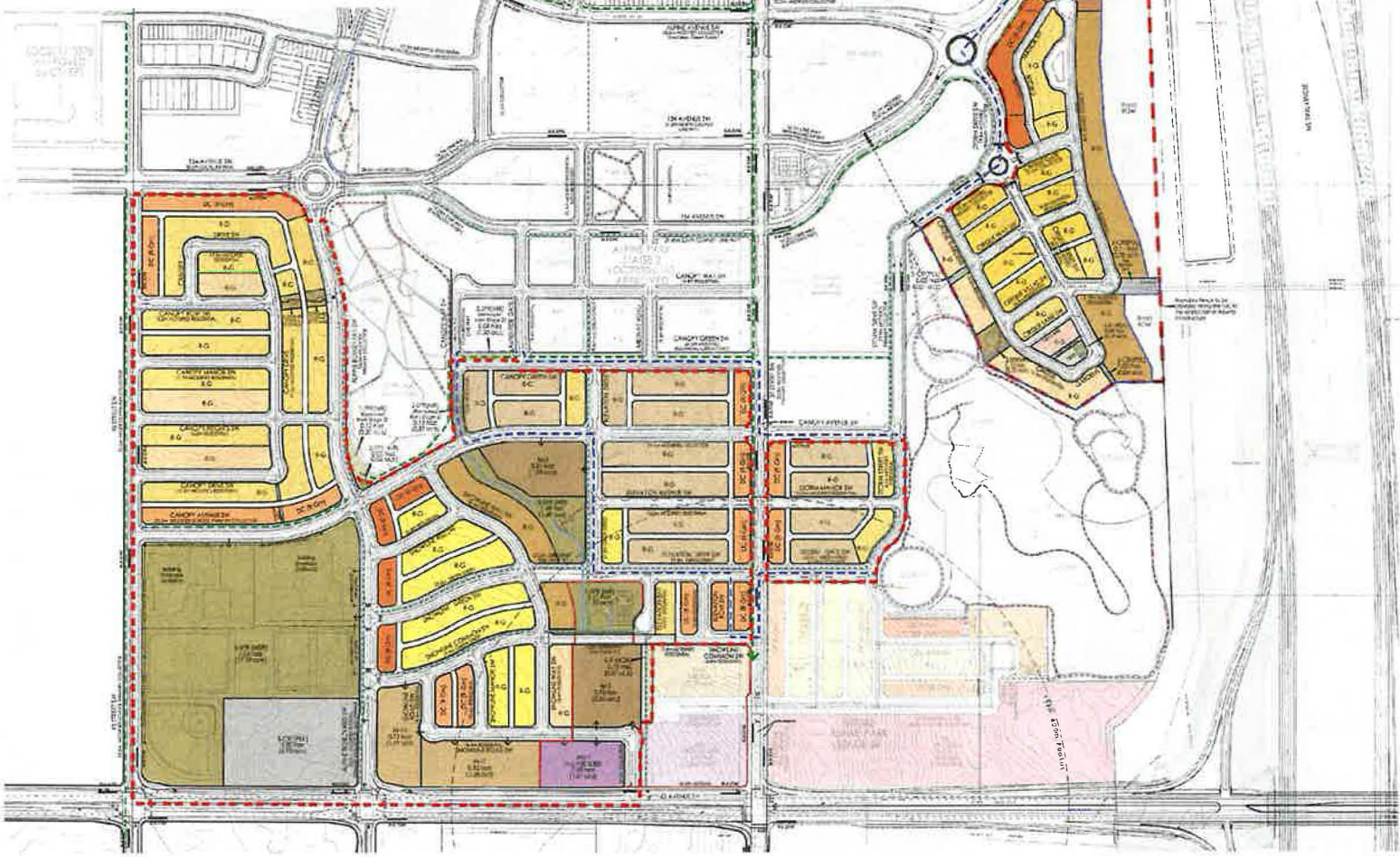


- Legend**
- Outline Plan Boundary
 - Local for Redevelopment Area Only
 - CAC Boundary
 - 75% 40m Right-of-Way
 - 30m Regional Pathway
 - 30m Local Pathway
 - 20m Local Pathway
 - Local Pathway
 - Metropolitan Pathway
 - Proposed Access Locations
 - Proposed VLO Box Locations
 - Proposed Sewerage Network
 - Proposed Storm Sewerage Network
 - Proposed Water Main
 - Existing Sewerage Network
 - Existing Storm Sewerage Network
 - Existing Water Main



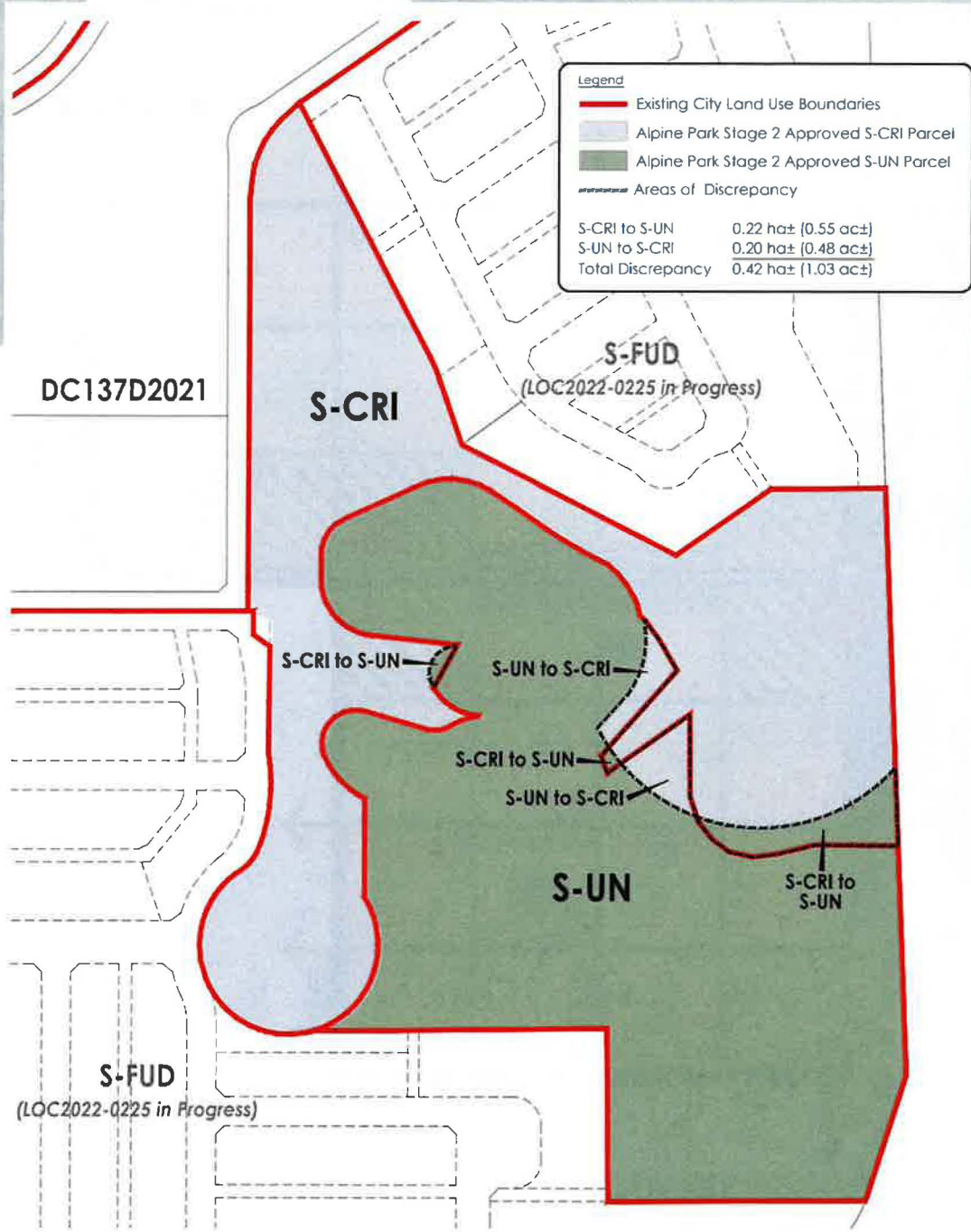
- Notes**
- All roadways are intended to be 4.0m width. Where those are not indicated, the proposed width is to be advised.
 - All proposed 20m wide, 30m wide and 40m wide roadways are to be 4.0m width.
 - All proposed 4.0m wide roadways are to be 4.0m width.
 - All proposed 4.0m wide roadways are to be 4.0m width.

Proposed Land Use Redesignation



OUTLINE PLAN STATISTICS				
GROSS DEVELOPABLE AREA (GDA)	62.47 ha	154.37 ac		100.0%
RESIDENTIAL	28.54 ha	70.55 ac		45.7%
Low Density	24.48 ha	60.51 ac		39.2%
R-G - 2m Vintage Wide Loned	4.31 ha	10.67 ac	16.0m	100 units 217 units
R-G - 27m Loned	2.94 ha	7.33 ac	33m	78 units 135 units
R-G - 27m Laneless	1.87 ha	4.62 ac	33m	52 units 109 units
R-G - 30m Vintage Wide Loned	2.30 ha	5.77 ac	33m	31 units 130 units
R-G - 31m Slim Loned	1.49 ha	3.67 ac	47m	42 units 79 units
R-G - 32m Slim Loned	4.90 ha	12.12 ac	52m	166 units 254 units
R-G - 32m Laneless	2.87 ha	7.15 ac	47m	54 units 112 units
R-G Garden	0.15 ha	0.36 ac	30m	3 units 8 units
DC (R-Gm) - 21.5m	2.71 ha	6.70 ac	123m	228 units 281 units
DC (R-Gm) - 24.0m	1.10 ha	2.72 ac	47m	64 units 88 units
Multi-Family Residential	4.06 ha	10.04 ac		4.8%
M-G	0.44 ha	1.09 ac		33 units 53 units
M-H1	1.45 ha	3.67 ac		348 units 628 units
M-2	1.74 ha	4.34 ac		176 units 327 units
MIXED-USE	0.45 ha	1.11 ac		1.0%
MU-1 H.O. H.O. 4300	0.43 ha	1.07 ac		147 units 195 units
TOTAL UNITS			Anticipated	1621 units 2903 units
DENSITY	Anticipated	1621 units 62.47 ha (154.37 ac)	Maximum	2903 units 47.47 ha (117.37 ac)
				= 25.8 upha = 10.8 upha
CREDIT OPEN SPACE	8.58 ha	21.20 ac		13.7%
S-SPR Deleted from Stage 2 (LOC2020-0143)	0.78 ha	1.92 ac		1.2%
S-SPR Removed from Stage 2/Replaced in Stage 3A	0.08 ha	0.20 ac		0.1%
S-SPR - 10m of Stage 3A GDA	6.75 ha	16.64 ac		13.0%
S-SPR - Dedicated for Future Stage 3B	1.61 ha	3.98 ac		2.4%
NON-CREDIT OPEN SPACE	0.23 ha	0.56 ac		0.4%
S-R - Non-Credit Open Space	0.23 ha	0.56 ac		
PUBLIC DEDICATION	24.47 ha	60.45 ac		39.2%
S-CR1	2.15 ha	5.33 ac		
Roads and Lanes	22.32 ha	55.12 ac		35.9%

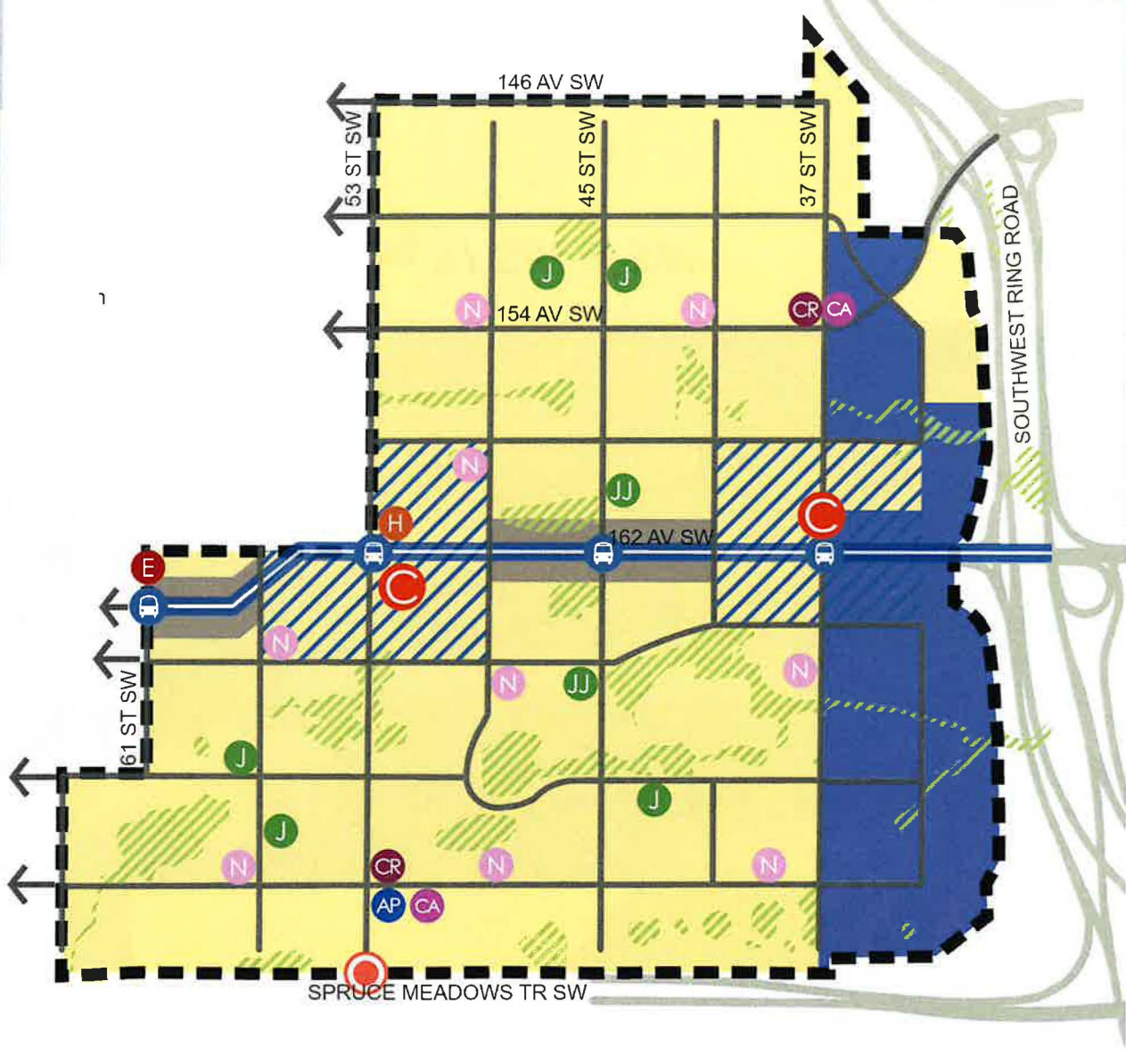
LAND USE STATISTICS	
S-SPR to R-G	0.26 ha / 0.64 ac
S-FUD to R-G	11.31 ha / 28.29 ac
S-FUD to DC (R-Gm)	2.13 ha / 5.29 ac
S-FUD to M-G	0.56 ha / 1.39 ac
S-FUD to S-SPR	0.14 ha / 0.34 ac
S-FUD to S-CR1	0.19 ha / 0.46 ac
S-FUD to S-R	0.17 ha / 0.41 ac
Total Redesignation	21.86 ha / 54.07 ac



- 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.



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



- Community Activity Centre
- Neighbourhood Activity Centre
- Community Association Site
- Community Retail Centre
- High School
- Joint Use Site
- Joint | Joint Use Site
- Regional Athletic Park
- Bus Rapid Transit Station
- Emergency Response Station
- Interchange
- Neighbourhood Area
- Employment Area
- Neighbourhood Corridor
- Transit Station Planning Area
- Environmental Open Space Study Area
- Streets
- Transitway
- Plan Area



Looking north from existing 37 Street SW



Looking east from 37 Street SW

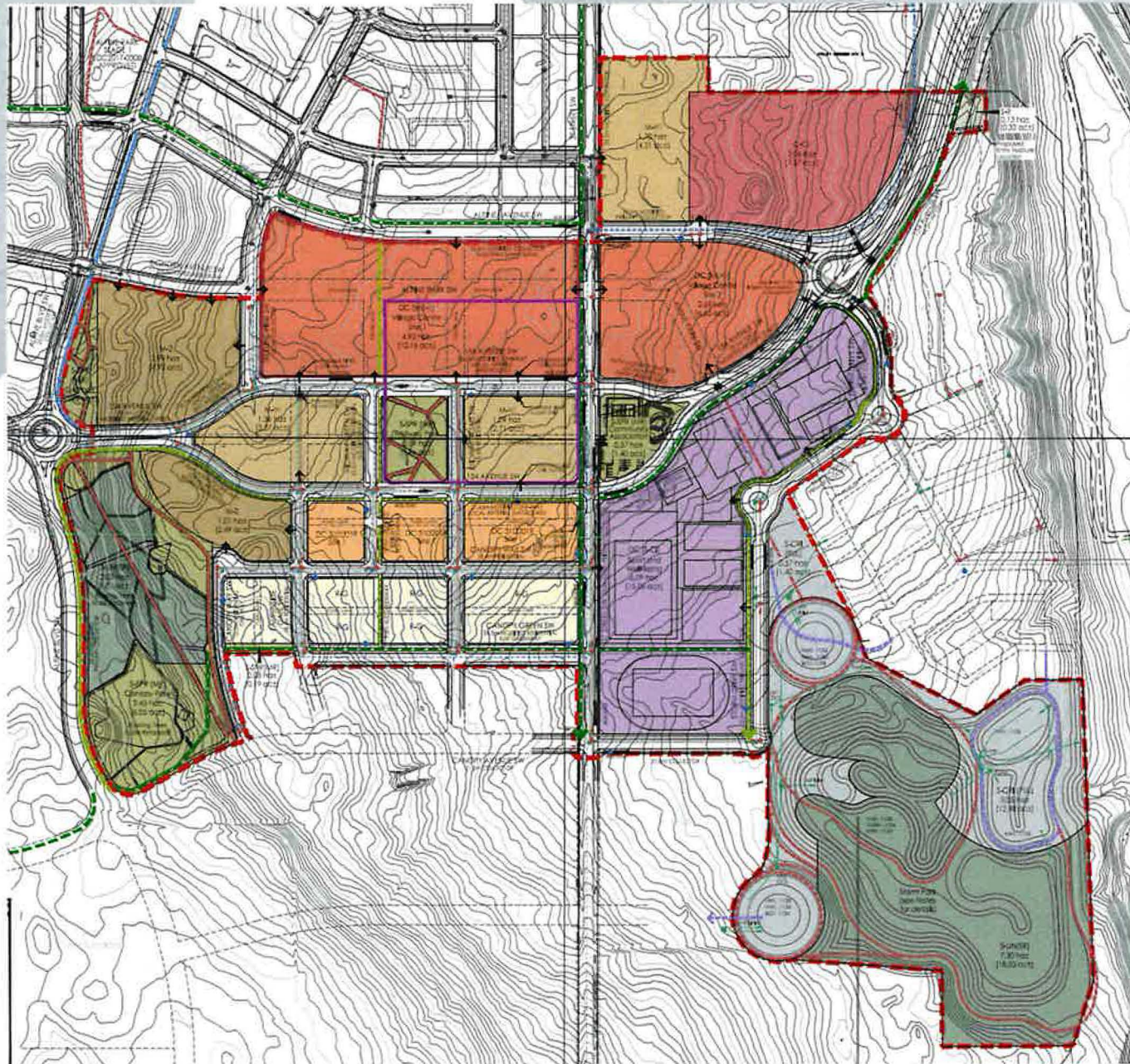


Looking west from 37 Street SW



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

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