

Applicant Submission

2024 June 26

On behalf of Dream Asset Management Corporation (Dream), Stantec Consulting Ltd. (Stantec) is submitting a Land Use Amendment application for 1.40 ha (3.46 ac) of land in the developing community of Alpine Park in Southwest Calgary. The application aims to correct an oversight in the land use approvals for the Stage 2 Outline Plan (LOC2020-0163). The Outline Plan was approved by Calgary Planning Commission in July 2021 and land use by Council in September 2021. The proposed amendment adjusts the land use from Direct Control (DC) to Residential – Low Density Mixed Housing (R-G), fostering a balanced layout of unit types and enhancing the community's vibrancy and diverse mix of housing.

Site Context

The application area is located within the approved LOC2020-0163 Outline Plan, north of Canopy AV SW and between 37 ST SW and Laurentide GA SW. The three blocks in this area are currently zoned as DC District 135D2021, which is designed to accommodate street-oriented residential development in the form of Semi-Detached dwellings and Rowhouse buildings on smaller lots. The DC135D2021 District is identical to the DC31D2019 Site 1 District in the Alpine Park Stage 1 Outline Plan (LOC2017-0308). These districts were introduced to facilitate a new form of compact Rowhome product in Calgary.

Proposed Amendment

The proposed amendment seeks to redesignate the subject lands from DC135D2021 to R-G. The Stage 2 Outline Plan was designed to position higher density compact Rowhomes towards major amenities and high intensity areas of Alpine Park, while transitioning to lower density towards the southern boundary of Stage 2. The subject lands were intended for single detached dwellings, but mistakenly designated as DC135D2021 during the LOC2021-0308 Outline Plan.

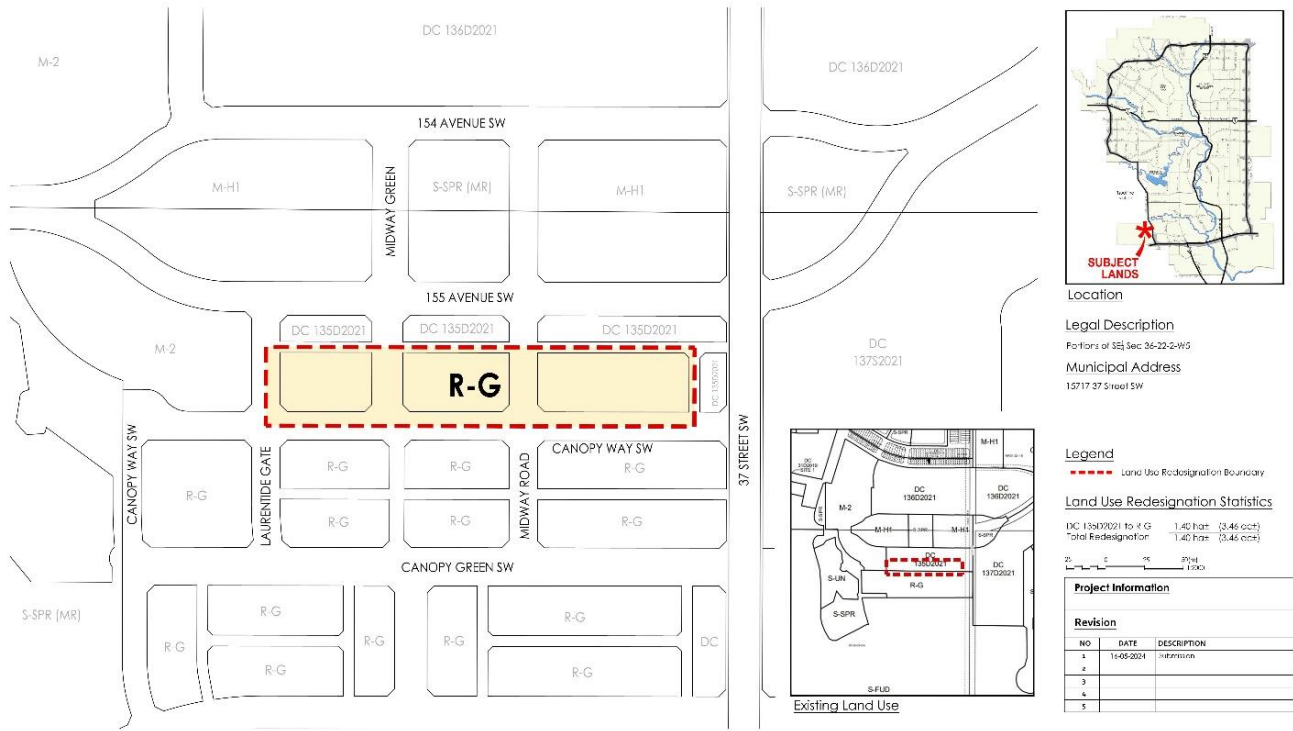
The DC135D2021 District is designed for Rowhomes on lots of 17 to 21m in depth. The remaining block depths of ~38m significantly exceed what's required for DC135D2021 Rowhomes. This additional depth, intended for R-G zoning, provides an excellent framework for developing future Secondary Suites and Backyard Suites. This diversifies housing offerings and enhances lifestyle opportunities in Alpine Park.

This application does not propose any modifications to the Outline Plan's roadways or utility alignments, nor does it impact any lands outside the redesignation area. Furthermore, it will not significantly alter the distribution of housing types offered in Stage 2. Inclusive of the proposed amendment, the projected housing for Stage 2 anticipates nearly 1,900 units. Of these, approximately 1,800 units (or ~95%) are anticipated to be apartment or attached type dwellings, while ~100 units (or ~5%), are proposed as detached dwellings.

Closing

Considering the reasons above, including the need to correct the oversight, we kindly request that Administration, Calgary Planning Commission and Council support this application.

Site context map



ALPINE PARK STAGE 2
Land Use Redesignation

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May 2024

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