

**Land Use Amendment in Alpine Park (Ward 13) at 15717 – 37 Street SW,
 LOC2024-0142**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.40 hectares ± (3.46 acres ±) located at 15717 – 37 Street SW (Portions of SE1/4 Section 36-22-2-5) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for single detached dwellings as a permitted use, in addition to the building types already listed in the district (e.g. rowhouses, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate development density of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Providence Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposed Residential – Low Density Mixed Housing (R-G) District would allow for housing choice within the community of Alpine Park.
- Why does this matter? The proposed R-G District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment, in the southwest community of Alpine Park, was submitted on 2024 May 25 by Stantec Consulting on behalf of the landowner, Dream Asset Management Corporation. The 1.40 hectare (3.46 acre) subject site is located west of 37 Street SW and south of 154 Avenue SW. The site is currently undeveloped and is part of the approved Alpine Park Stage 2 outline plan. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to develop single detached dwellings in the future.

The existing DC District (Bylaw 135D2021) is based on the Residential – Low Density Mixed Housing (R-Gm) District, which allows single detached dwellings as a discretionary use and intends them to be used for remanent parcels only. The proposed R-G District would allow for single detached dwellings as a permitted use, in addition to semi-detached dwellings, duplex dwellings, rowhouses and secondary suites. The approved outline plan and this land use amendment application area is anticipated to have 1,883 units. This equates to a density of 38.9 units per hectare (15.7 units per acre).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach was required or would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any feedback from the public. Since Alpine Park is a new community, there is no Community Association (CA) in the area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-G District would allow for a wider range of permitted use housing types than the existing DC District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

No economic implications of this proposal were identified.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2024 September 05**

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CPC2024-0950
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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform