

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the developing community of Alpine Park in the southwest quadrant of the city. The subject site is located west of 37 Street SW and south of 154 Avenue SW. The subject site is part of the approved Alpine Park Stage 2 outline plan and is approximately 1.40 hectares (3.46 acres) in size. Vehicular access to the site is currently available from 154 Avenue SW via Stoney Trail SW.

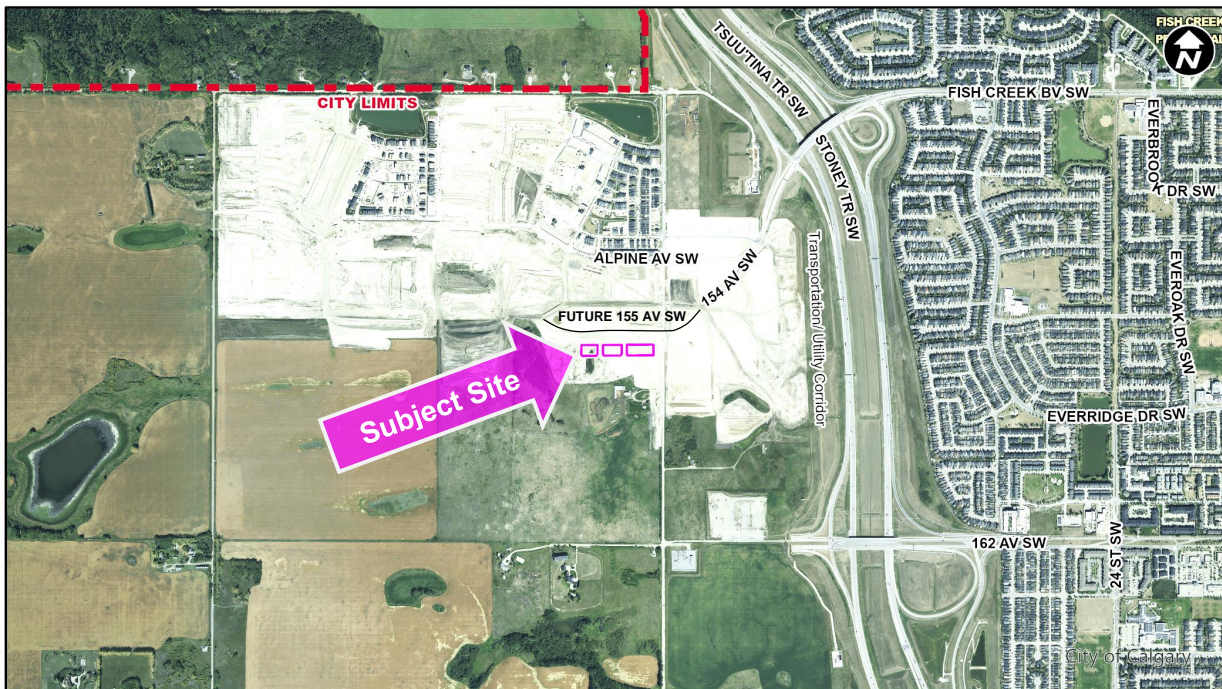
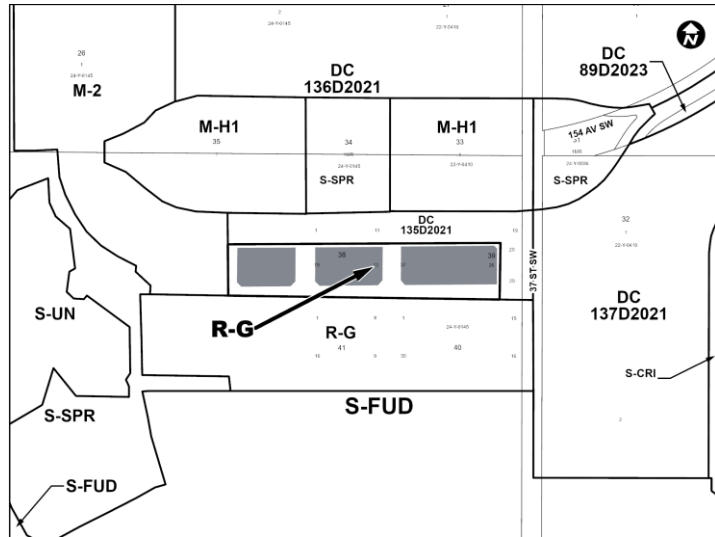
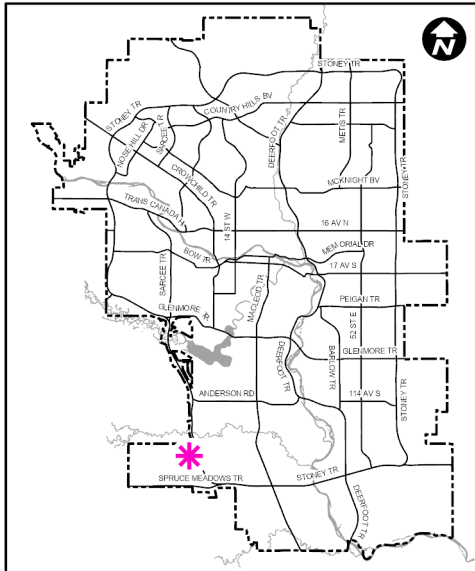
The subject site is currently undeveloped and has been used for agricultural purposes. Proposed development directly to the north and east of the subject site is intended to accommodate street-oriented semi-detached dwellings and rowhouse buildings designated as Direct Control (DC) District ([Bylaw 135D2021](#)). Future development to the south is within the Residential – Low Density Mixed Housing (R-G) District, which accommodates single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters, and rowhouses. The parcel to the west is designated Multi-Residential – Medium Profile (M-2) District, which supports multi-residential development of medium height and density.

This application aims to correct an oversight in the land use approvals for the Alpine Park Stage 2 outline plan. The intent of the Stage 2 outline plan was to position higher density, smaller lot rowhouses along the future 155 Avenue SW and 37 Street SW, while transitioning to larger lot housing product towards the southern boundary of the Stage 2 outline plan area. While the subject lands were intended for single detached dwellings, they were inadvertently included with the lands to the north designated DC District ([Bylaw 135D2021](#)) and intended for smaller lot rowhouses. The block depths of the subject site are approximately 38 meters, which is considered more suitable for the development of single detached dwellings including secondary suites and backyard suites and would be more appropriately designated R-G District.

Community Peak Population Table

As of The City of Calgary 2019 Civic Census, there is no population data for the subject site as this is a new community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 135D2021](#)) is based on the R-Gm District, which is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouse buildings on smaller lots with a minimum lot size of 90 square meters and a maximum building height of 12 metres. The base R-Gm District includes Single Detached Dwellings as a discretionary use.

The proposed R-G District allows for a range of permitted use low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-G District allows for a maximum building height of 12 metres, and a minimum parcel area of 150.0 square metres per dwelling unit. Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-G District, and do not count towards allowable density.

The proposed application anticipates 25 dwelling units within the subject site compared to the 31 dwelling units enabled under the current DC District. This is a minor decrease of six dwelling units on the subject site. This slight reduction does not impact the overall density of the Alpine Park Stage 2 outline plan, which is anticipated at 38.9 units per hectare (15.7 units per acre). With this proposed amendment, single detached units only account for 5.1 percent of the total unit count in Alpine Park Stage 2.

Development and Site Design

The rules of the proposed R-G District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. No changes to the approved outline plan are required as a result of this proposal; all public roads and infrastructure are to remain in the same locations described in the Alpine Park Phase 2 outline plan.

Transportation

The transportation network has been designed to support multi-modal connectivity for local and regional trips to and within the plan area. The layout of the mobility system aligns with the *Providence Area Structure Plan (ASP)* and would help provide enhanced connectivity for future residents and businesses to the Providence area and beyond.

A system of regional, multi-use and local pathways are planned that establishes both strong east-west and north-south connections within and adjacent to the plan area. Local pathways strengthen the regional system providing key linkages through private sites and park areas.

Public transit will be introduced in phases over time, is expected to include several bus routes with connections to future Bus Rapid Transit along 162 Avenue SW connecting to the Somerset-Bridlewood LRT Station with future outline plans to the south.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm services to the development will be provided via the subdivision stage of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The ASP is therefore the appropriate policy plan to provide specific direction for development of these subject lands. The proposal is in alignment with the MDP.

Calgary Climate Strategy (2022)

The application does not include any specific actions that address the objectives of the [Calgary Climate strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Providence Area Structure Plan (Statutory – 2020)

The [Providence Area Structure Plan](#) (ASP) identifies the subject site as Neighbourhood Area (Map 2: Land Use Concept), which consists primarily of residential uses. The ASP identifies a minimum required Neighbourhood Area density of 20 units per gross developable hectare. The proposed land use amendment results in a net decrease of six residential dwellings within the subject site. Given the change is minor, the overall density of the Stage 2 outline plan remains the same at 38.9 units per hectare, exceeding the minimum density target of the ASP.