

Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15717 and 16028 – 37 Street SW (Portion of SE1/4 Section 36-22-2-5; Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) to subdivide 14.21 hectares \pm (35.11 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.14 hectares \pm (12.71 acres \pm) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 8).
3. Give three readings to the proposed bylaw for the redesignation of 6.70 hectares \pm (16.55 acres \pm) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) to Direct Control (DC) District to accommodate commercial development, with guidelines (Attachment 9).

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the subject site to allow for residential and commercial development within the community of Alpine Park and provides the framework for the relocation of existing major utility infrastructure.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Providence Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice and provide commercial opportunities within a developing area of the city.
- Why does this matter? Compact development of a greenfield site and additional commercial development will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits and providing employment opportunities.
- A development permit for stripping and grading was approved on 2024 November 8.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment and outline plan application was submitted on 2024 October 7 by Stantec Consulting on behalf of the landowner, Dream Asset Management Corporation. The site is located in the southwest community of Alpine Park and is considered the third stage (Stage 3B) of development in Alpine Park (Attachment 3). The site is situated south of 154 Avenue SW,

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west of Stoney Trail SW, north of the future 162 Avenue SW and east of the future 45 Street SW.

As indicated in the Applicant Submission (Attachment 4), the outline plan area is considered the second part of an outline plan that was approved by Calgary Planning Commission on 2024 June 20 (LOC2022-0225). The currently proposed outline plan was removed from the original outline plan application (LOC2022-0225) to allow further discussion and coordination of an existing Enmax substation and transmission lines located along the south boundary of the site (future 162 Avenue SW). Extensive coordination between the applicant, Enmax and Administration was required to ensure the detailed requirements for 162 Avenue SW, the interface with the substation at 37 Street SW and the future relocation of existing transmission lines could all be successfully implemented.

The outline plan meets the intent of the ASP, proposing high-density mixed-use and multi-residential developments within the Community Activity Centre (CAC) located near a future Bus Rapid Transit (BRT) station along the 162 Avenue SW Neighbourhood Corridor. Residential development located between 37 Street SW and the future Storm Park (stormwater management and wetland facility) consists of predominantly street-oriented, low-density dwelling units that provide a mix of housing options for the area. The proposed commercial area north of 162 Avenue SW and east of 37 Street SW is intended to accommodate future automobile dealerships through a Direct Control (DC) District that allows passenger vehicles that weigh more than the current weight limit permitted in the land use bylaw for these types of vehicles; this is required to accommodate the heavier weight of some electric vehicles. The DC District also regulates minimum and maximum building setback requirements, building façade treatment along 37 Street SW and minimum landscaping requirements to help ensure the site integrates, and is compatible with, the surrounding community and creates a more pedestrian-oriented interface with 37 Street SW.

Approximately 2.37 hectares (5.85 acres) of the outline plan area (west of 37 Street SW) does not have new community Growth Application approval. While an outline plan may be approved by Calgary Planning Commission, a land use application may not proceed to Council prior to Growth Application approval. Therefore, only land with Growth Application approval has been proposed for land use redesignation at this time (11.84 hectares/29.26 acres).

The proposed outline plan (Attachment 5) anticipates a total of 579 units, with approximately 458 multi-residential dwelling units and 121 low-density dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 6), the outline plan will achieve a density of 40.8 units per hectare (16.5 units per acre) and an overall intensity of 116 people and jobs per gross developable hectare. The application also meets the intensity requirements of the CAC and the TSPA as identified in the ASP.

The Land Use Amendment Plan (Attachment 7) anticipates a total of 121 low density dwelling units and 6.7 hectares (16.55 acres) of commercial development.

On 2024 July 16 an amendment to the Providence ASP was approved as part of the Stage 3A outline plan and land use application (LOC2022-0225) to amend portions of Map 2: Land Use

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Concept to allow some Neighbourhood Area (residential uses) on the east side of 37 Street SW instead of requiring all the lands for Employment Area uses. This ASP amendment permits the residential portion of this proposed outline plan on the east side of 37 Street SW.

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 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. Since this proposed application is within a developing community, the applicant notified the adjacent landowners and developers in the surrounding area as part of the ongoing coordination of planning and development activities in the ASP lands and had regular meetings with Enmax to resolve questions and concerns with the substation and transmission lines. The Applicant Outreach Summary can be found in Attachment 10.

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. No public comments were received at the time of writing this report.

There is no community association for the subject area. The application was circulated to the adjacent Evergreen Community Association, but no comments were received.

As per the *City of Calgary - Foothills County Intermunicipal Development Plan (IDP)*, the application was circulated to Foothills County for comment. Foothills County provided a response of 'no objection'.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Alpine Park and provides a framework for commercial development and a variety of housing types, including multi-residential, low-density residential development and mixed-use development. The development of these lands may support surrounding uses and provide additional amenities and employment opportunities to the community.

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

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of this site in the developing area contributes to Calgary’s overall economic health by housing new residents within Calgary’s city limits. This application would also allow commercial development to occur on the site, supporting business growth and contributing to the economic resilience of the area.

Service and Financial Implications

No anticipated financial impact.

RISK

A portion of the proposed outline plan does not have new community Growth Application approval. Additional infrastructure including a water reservoir, water feeder mains and pump station and a sanitary trunk are required to service the lands and are currently unfunded. The risk to the outline plan is that it may need to be revised when a Growth Application is approved and utility alignments are finalized. A land use amendment for areas without Growth Application may not proceed to Council for approval until a Growth Application has been approved.

The applicant is aware of this risk and is confident the outline plan will not require major revisions based on future utility alignments. Administration determined that an outline plan for the entire subject site was beneficial to understand the overall community layout.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Map of Alpine Park Community Stages 1-3
4. Applicant Submission
5. Proposed Outline Plan
6. Proposed Outline Plan Data Sheet
7. Proposed Land Use Plan
8. Proposed Direct Control District (R-Gm)
9. Proposed Direct Control District (C-COR2)
10. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform