



# Calgary Planning Commission

## Agenda Item: 7.2.4



# LOC2024-0248 / CPC2025-0176

## Outline Plan and Land Use Amendment

February 13, 2025

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
FEB 13 2025  
ITEM: 7.2.4 CPC2025-0176  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT



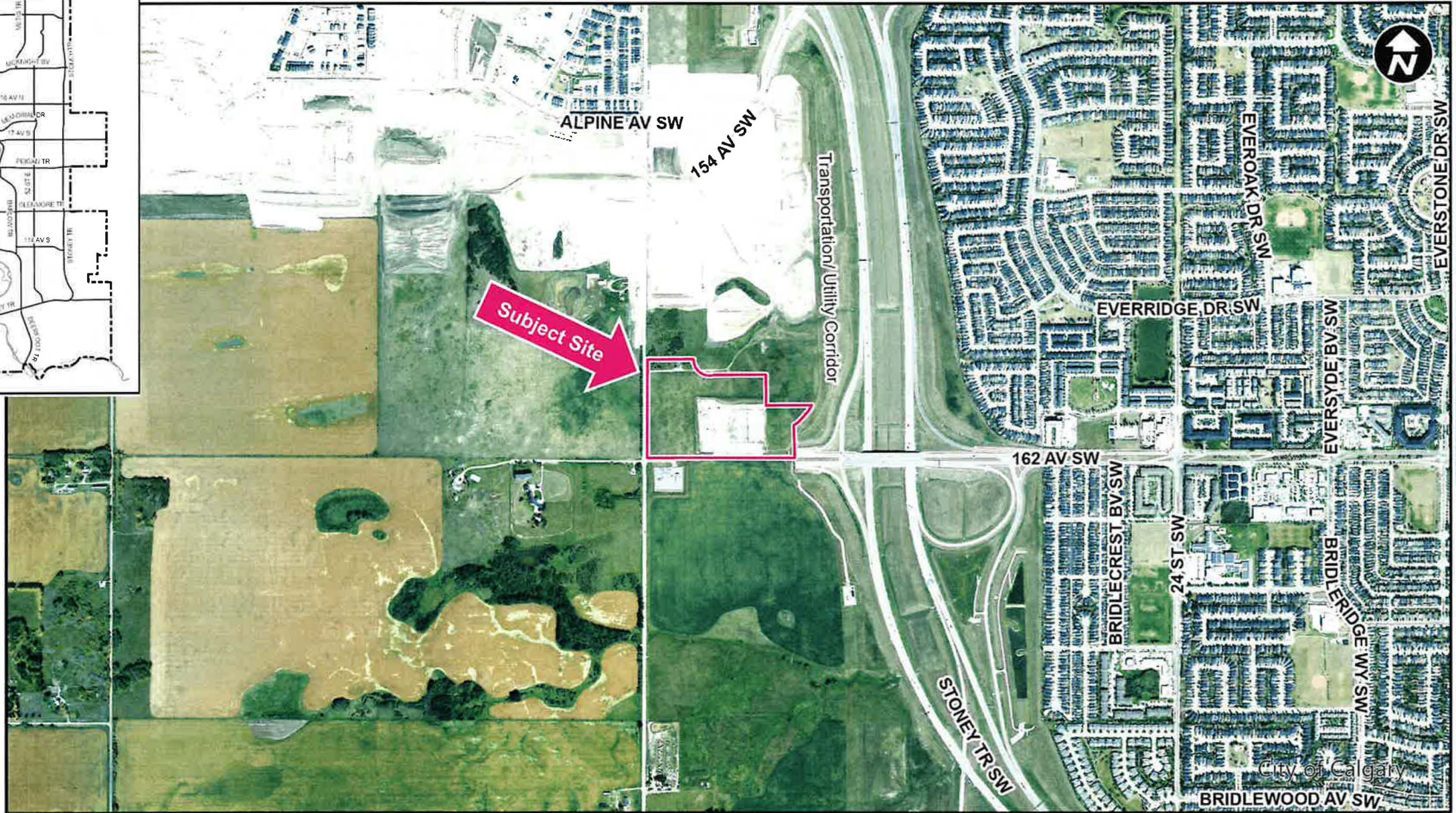
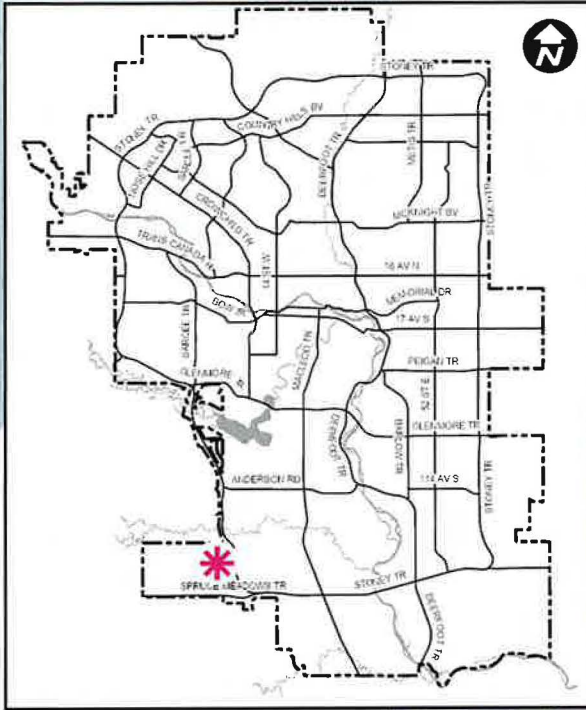
## RECOMMENDATIONS:

That Calgary Planning Commission **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).

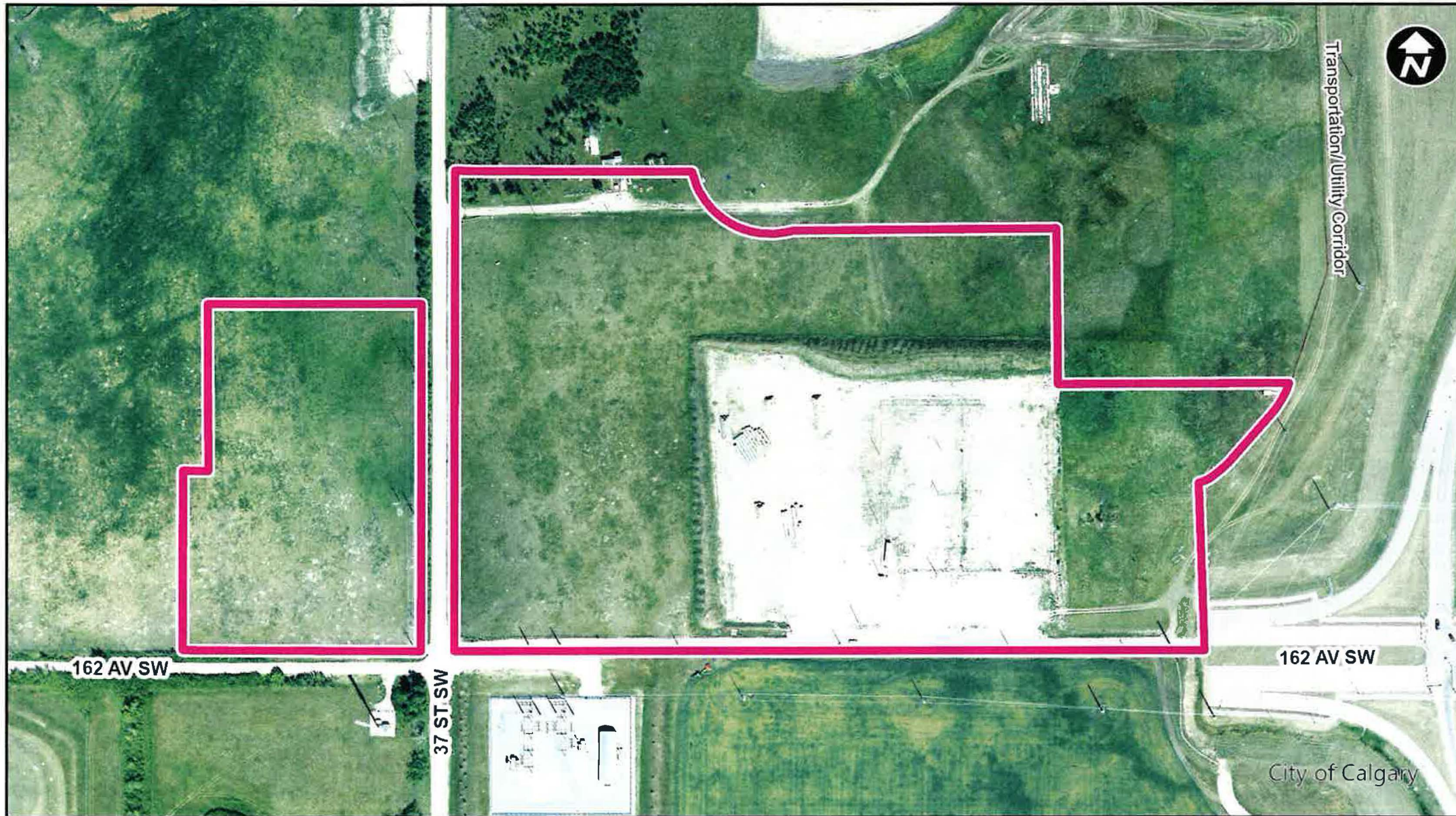
That Calgary Planning Commission recommend that Council:

1. 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).
2. 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).









**Outline Plan:**  
14.21  
hectares

**Land Use  
Amendment:**  
11.84  
hectares  
(on east side of  
37 ST SW)



# Overall Alpine Park Context



- Stage 1 – Approved in 2018
- Stage 2- Approved in 2021
- Stage 3A- Approved in 2024
- Stage 3B- Current application

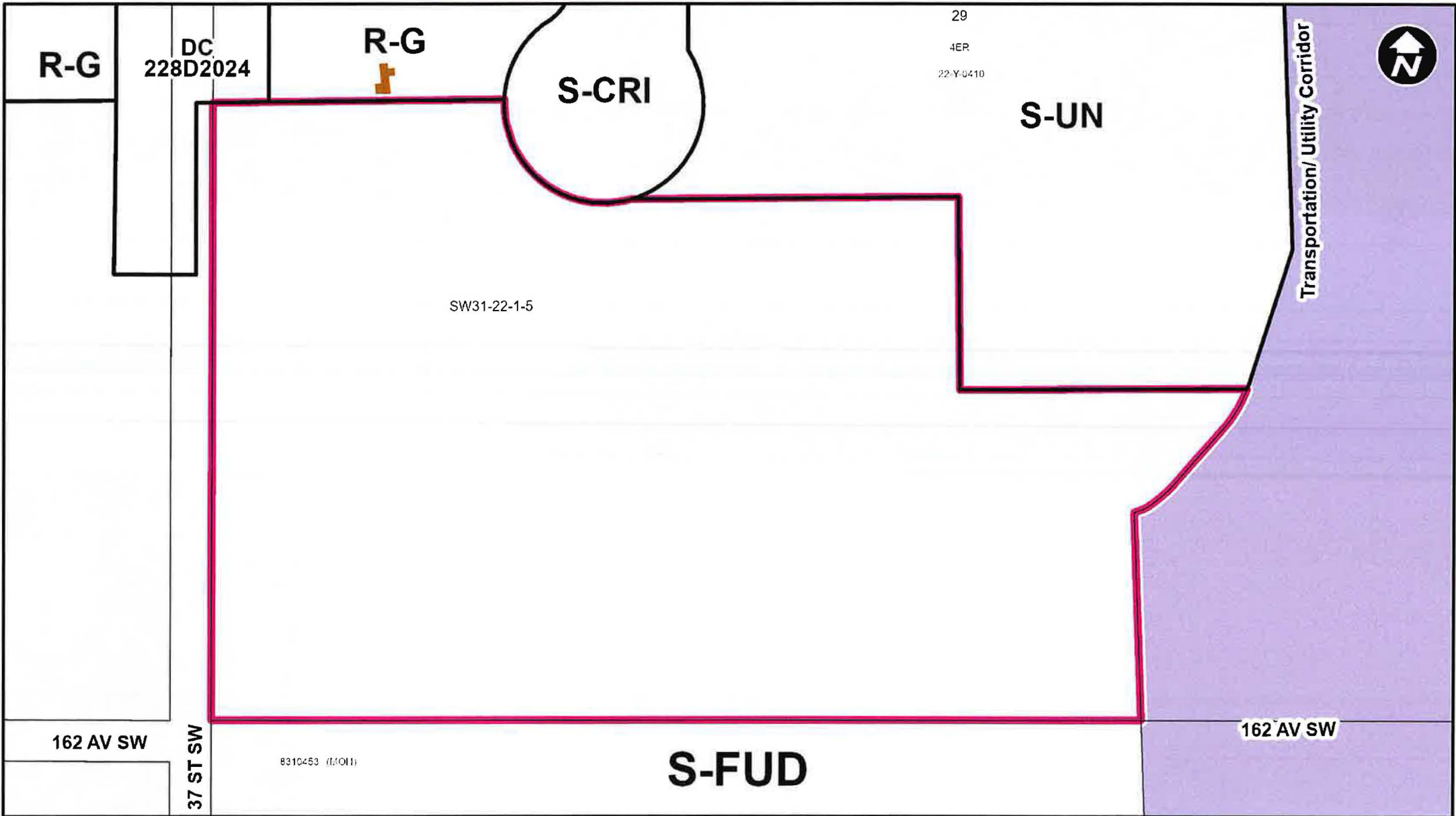










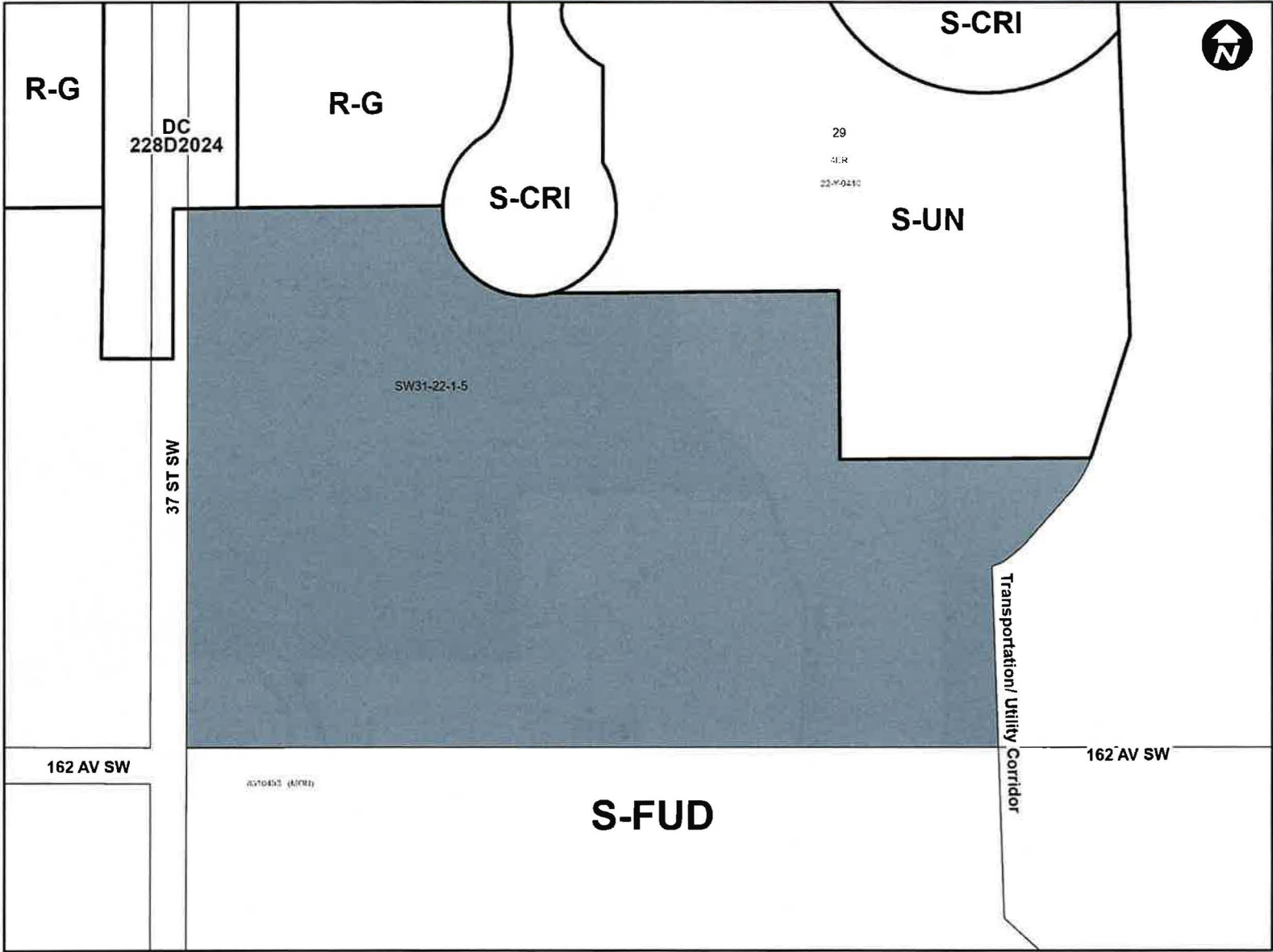


**LEGEND**

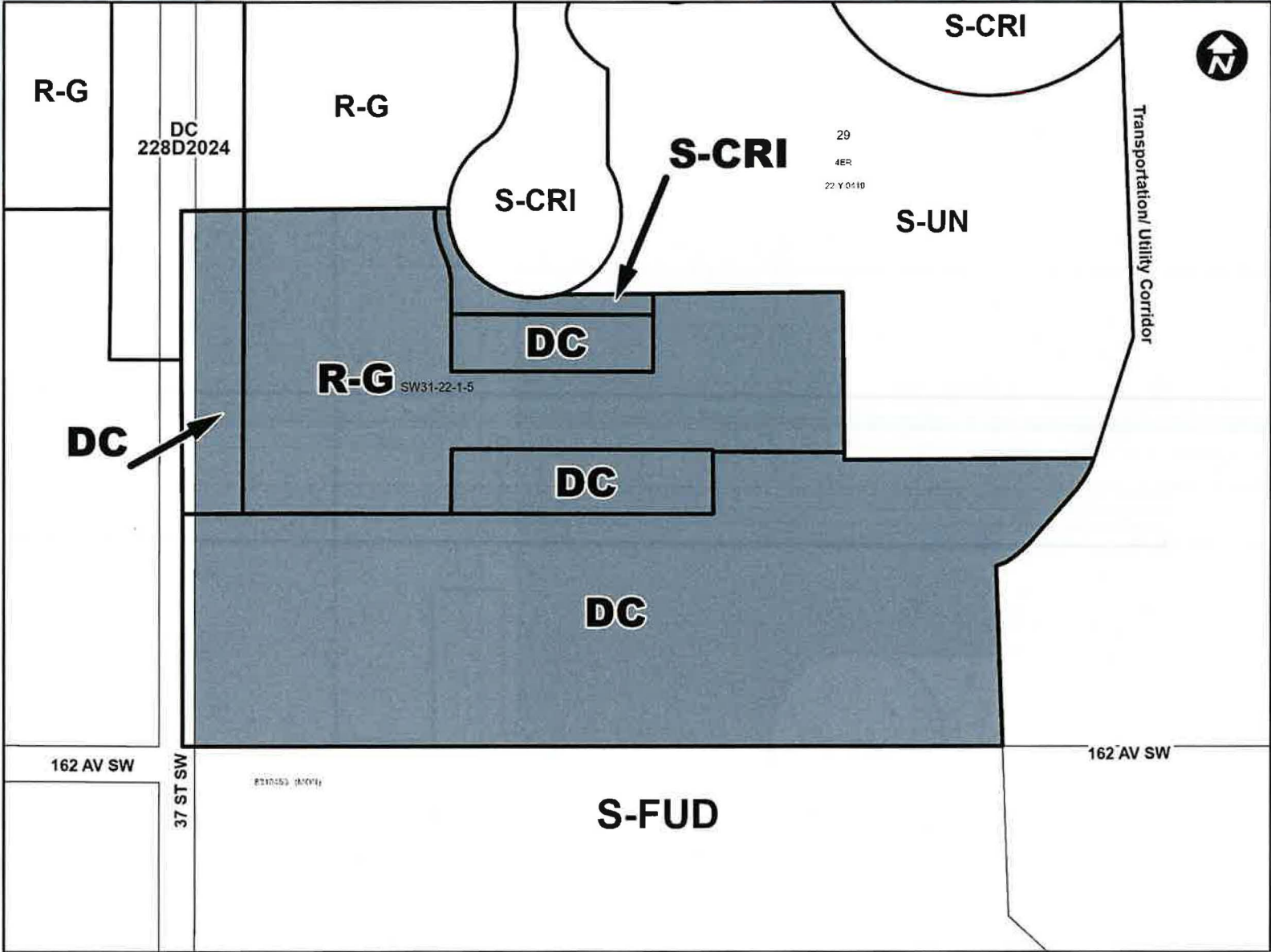
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







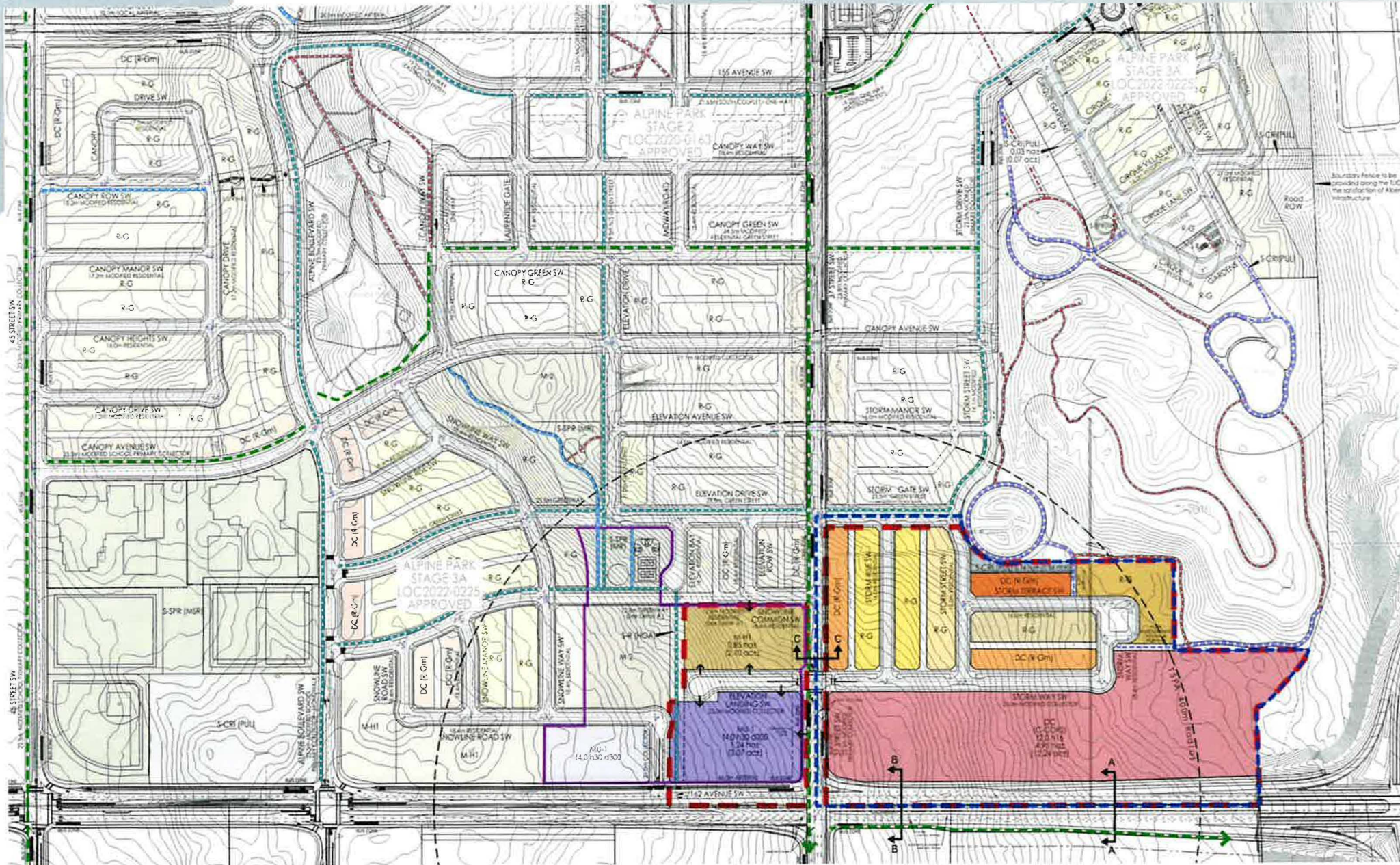




Proposed Land Use Districts:

- R-G
- DC (R-Gm)
- DC (C-COR2)
- S-CRI

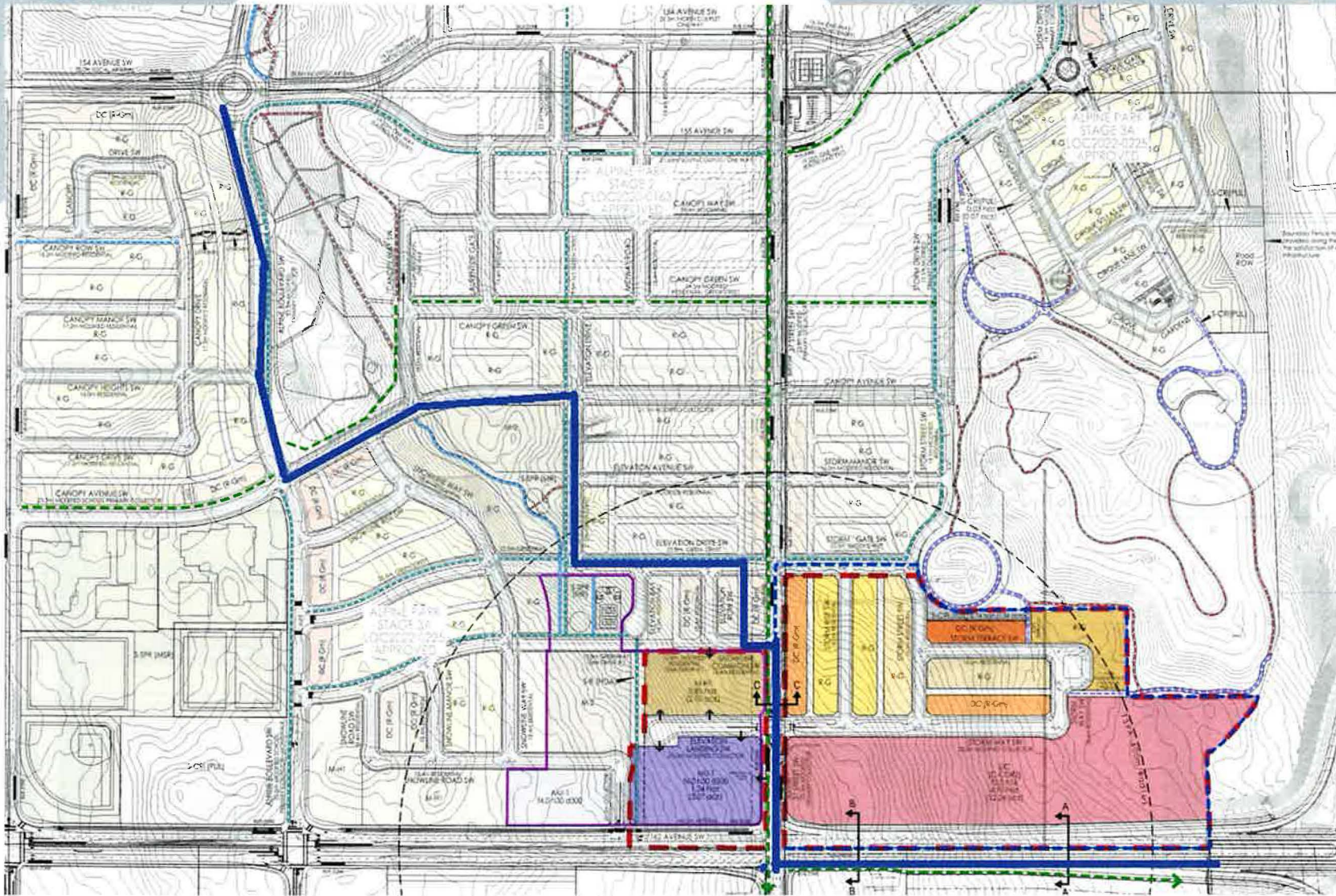




## Statistics:

- Anticipated 579 units
- Density of 40.8 uph (16.5 upa)
- 4.95 hectares of commercial area





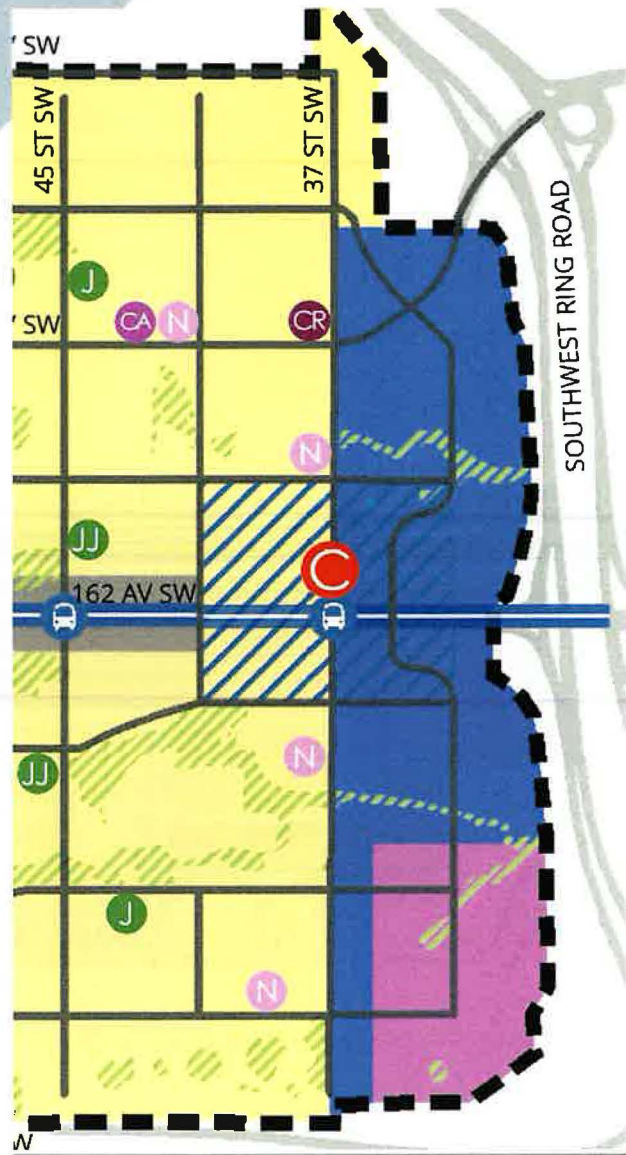
The blue line identifies the Growth Application boundary.

- 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.

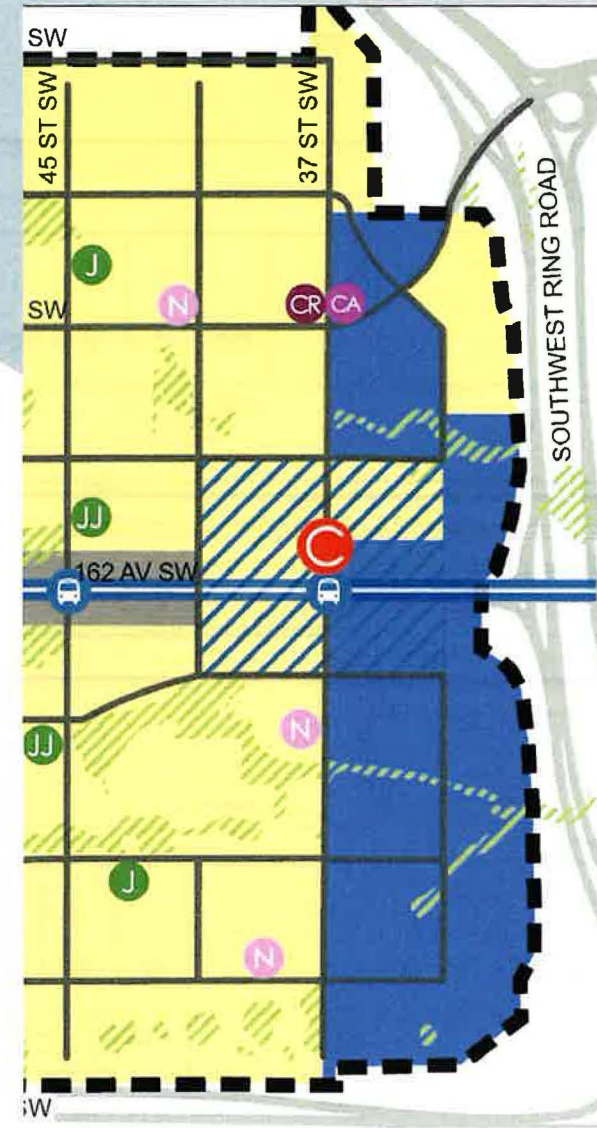








Previous portion of ASP



Approved portion of ASP (July 2024)



## RECOMMENDATIONS:

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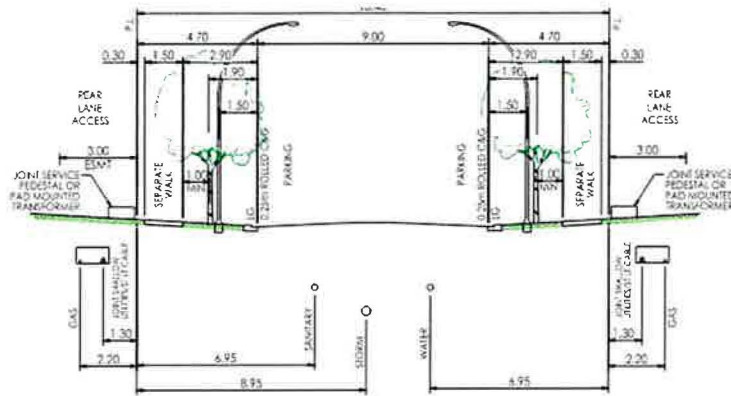
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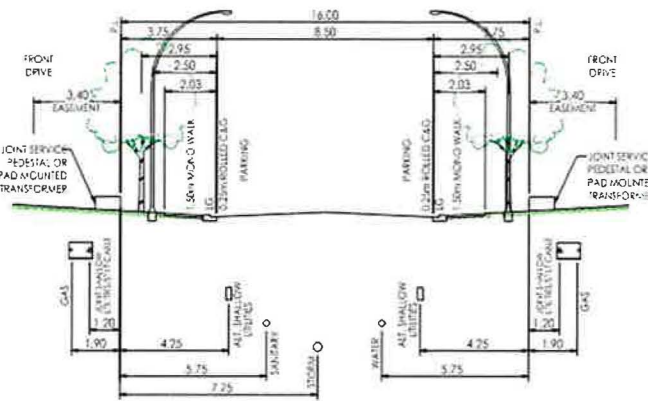


# Supplementary Slides

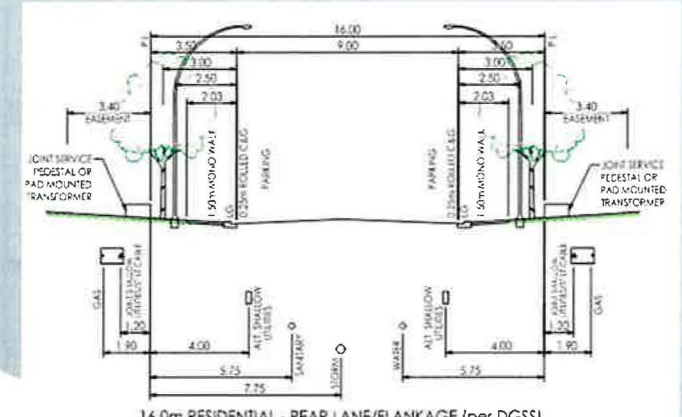




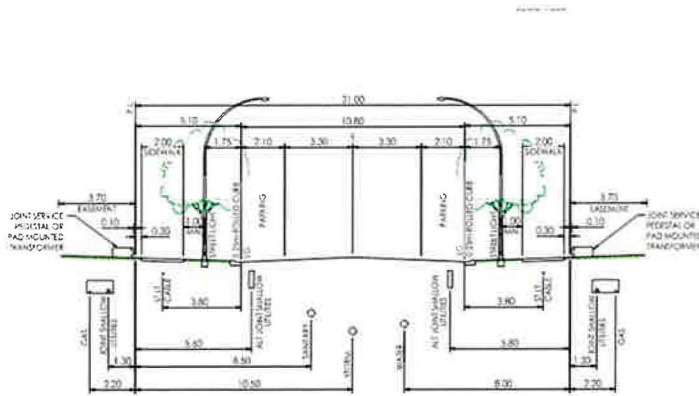
**18.4m RESIDENTIAL** (per DGSS)  
Scale 1:200



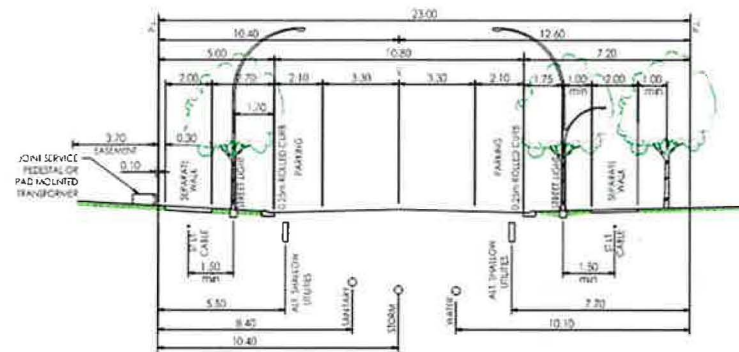
**16.0m RESIDENTIAL - FRONT DRIVE** (per DGSS)  
Scale 1:200



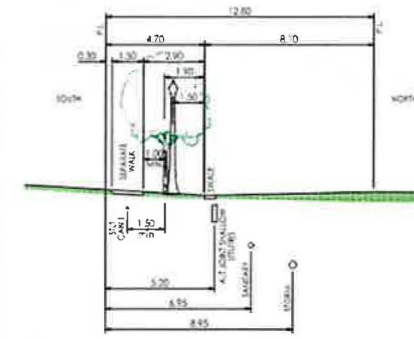
**16.0m RESIDENTIAL - REAR LANE/FLANKAGE** (per DGSS)  
Scale 1:200



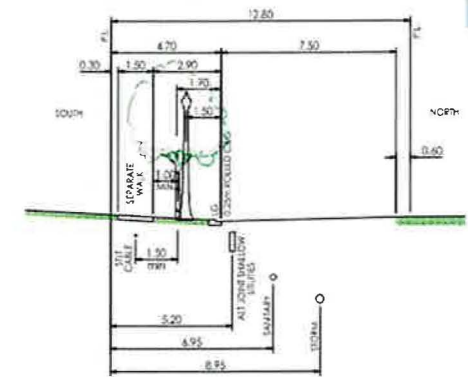
**21.0m COLLECTOR**  
PARKING BOTH SIDES / 2.0m SEPARATE WALK BOTH SIDES  
Scale 1:200



**23.0m MODIFIED COLLECTOR**  
PARKING BOTH SIDES / 2.0m SEPARATE WALK BOTH SIDES  
Scale 1:200



**12.8m GREENWAY**  
NO VEHICLES / 1.5m SEPARATE WALK SOUTH SIDE  
Scale 1:200



**12.8m MODIFIED RESIDENTIAL**  
NO PARKING / 1.5m SEPARATE WALK SOUTH SIDE  
Scale 1:200

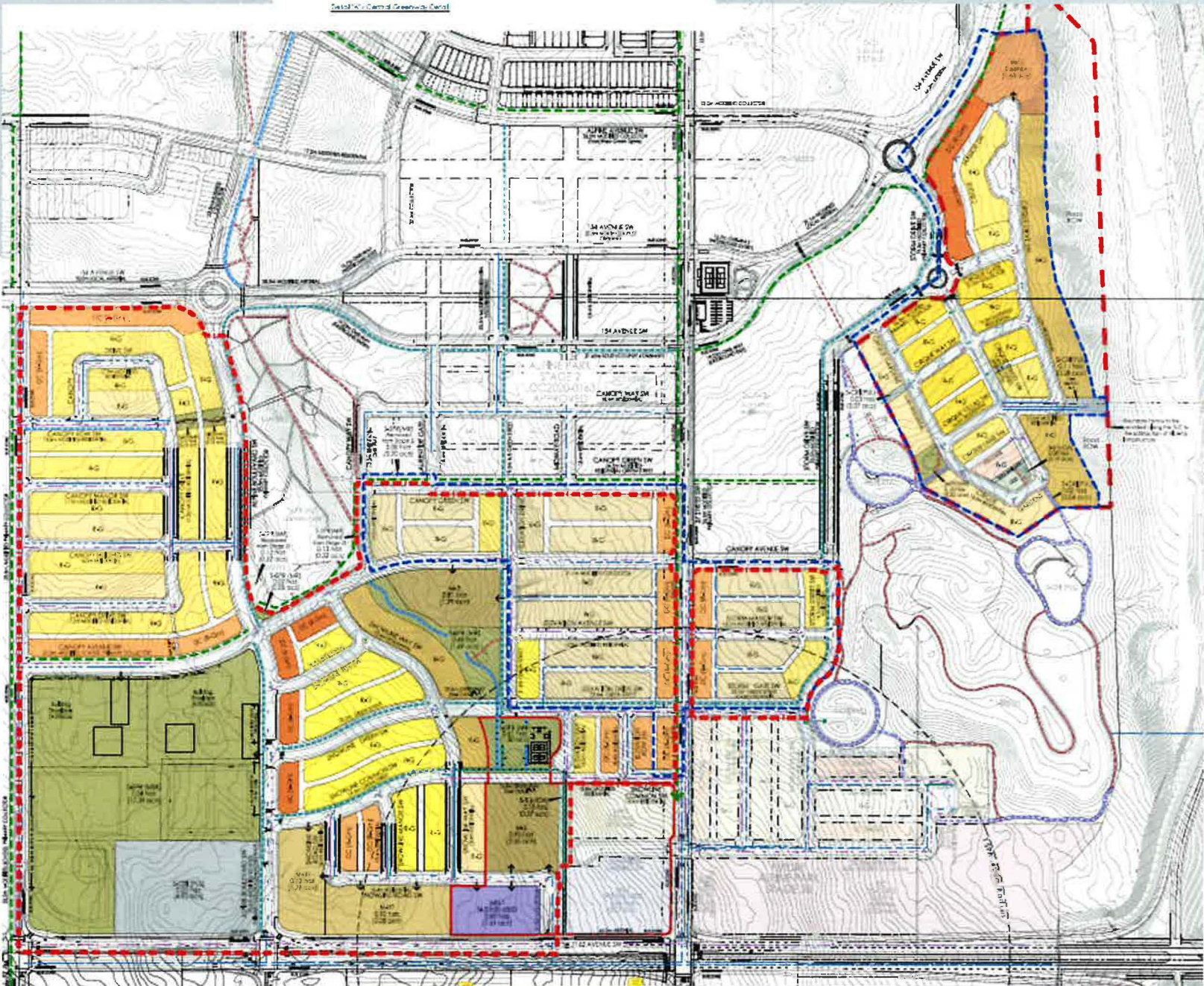






# Alpine Park Stage 3A Outline Plan 19

Approved June 2024





# Municipal Reserve Concept (previously approved in Stage 3A) 20



### Legend

- (A) 2.5m Paved pathway
- (B) Concrete pathway
- (C) Double row canopy trees
- (D) Playground ages 5-12
- (E) Picnic & seating area
- (F) Multi-sport court  
- Basketball  
- Pickleball  
- Informal Skating
- (G) Manicured turf



**STAGE 3**  
**Central Park A (MR)**  
**Area: 1.28 ha, 3.17 ac**  
**Concept Plan**

4

SUBJECT TO CHANGE • FEB 2024

**L.A. West**

Landscape • Architectural • Design

Note:  
 All grading is subject to detailed design  
 and review w/ engineering grades.