

Applicant Submission

2024 October 3



INTRODUCTION

On behalf of Dream Asset Management Corporation (Dream), Stantec has submitted an Outline Plan and Land Use Redesignation application for lands within the developing community of Alpine Park in Southwest Calgary. The subject lands for this Outline Plan are referred to as “Stage 3B,” forming the second half of a larger Outline Plan submission reviewed and approved by Calgary Planning Commission (CPC) in June (for the Outline Plan) and by Council in July (for Land Use) under LOC2022-0225.

This “Stage 3B” portion of the Outline Plan was removed shortly before LOC2022-0225 was presented to CPC and Council. This allowed the applicant (Stantec, Dream, and the rest of the consultant team) to work closely with Enmax and the City to ensure detailed requirements for 162 AV SW, the interface with the substation at 37 ST SW, and the future relocation of existing transmission lines could be successfully implemented. Over several months, the details for the 162 AV SW right-of-way, future transmission line relocation, and the future interface with the Enmax substation were confirmed, enabling this portion of the Outline Plan to proceed to CPC and Council.

PLAN CONTEXT

The Plan Area is located in the developing community of Alpine Park, part of the Providence Area Structure Plan (ASP) in Southwest Calgary. The “Stage 3B” lands consist of approximately 14 hectares (35 acres) of land west of Stoney Trail SW and north of 162 AV SW. The Plan Area is subject to several land use classifications within the ASP, including the Neighbourhood Area, Employment Area, and Transit Station Planning Area (TSPA) overlay. A Bus Rapid Transit (BRT) station and Community Activity Centre are also required within the Plan Area.

This Outline Plan represents the remainder of the initial Stage 3 submission, approved by CPC in June 2024 (Outline Plan) and by Council in July 2024 (Land Use). This application is best viewed alongside the recently approved plan. Additional context area and surrounding plan details have been provided in this Outline Plan to illustrate its relationship with the recently approved LOC2022-0225.

As part of LOC2022-0225, amendments to the Providence ASP were undertaken, primarily involving adjustments to the Maps (for edits to Neighbourhood and Employment Area lands, removal of the Business Industrial classification, and minor adjustments to roadways), along with policy amendments for the Employment Area. These policy amendments introduced a more flexible and adaptable land use category in the ASP, enabling multiple forms of future employment lands, including automobile dealerships, institutional uses, convention centres, and financial institutions, among others.

OUTLINE PLAN DETAILS

The “Stage 3B” Outline Plan features diverse land use areas designed to support high-density mixed-use and standalone multi-residential developments within the Community Activity Centre and TSPA overlay, conveniently located near a future potential BRT station. Additionally, the plan introduces a new employment area through a Direct Control (DC) District, specifically crafted to complement, rather than compete with, the Village Centre. This employment area is designed to accommodate future automobile dealerships, addressing the current lack of such services in Southwest Calgary, while providing significant



economic benefits to the region without undermining the Alpine Park Village Centre or the future mixed-use hub in the Community Activity Centre to the west.

The proposed land uses, anticipated densities, diversity of housing types, and focus on active mobility in this Outline Plan align with key policies and objectives of the Providence ASP. Significant attention was paid to the 162 AV SW right-of-way to ensure that principles of the ASP were reflected in its ultimate design, particularly at the challenging intersection area at 37 ST SW. Through extensive collaboration with the City's Planning and Mobility Engineering teams, the Outline Plan represents a design that reflects the ASP objectives for pedestrian, cyclist, vehicular, and future transit (both short-term local service and long-term BRT).

CONCLUSION

With all relevant considerations now resolved and incorporated into this Outline Plan for the 162 AV SW, Enmax substation, and future transmission line relocation, Dream, Enmax, and City Administration are now all prepared to advance the remainder of the Stage 3 Outline Plan for CPC and Council consideration. This Outline Plan enables a development that:

- Aligns with all relevant policies of the Providence ASP, the Municipal Development Plan, and Calgary Transportation Plan,
- Provides mixed-use and commercial land uses that will enable employment, entertainment, and service uses in proximity to long-term potential BRT station at 162 AV SW, and
- Increases the available housing supply and diversity of housing types within proximity to major transportation and future transit corridors.