



Public Hearing of Council

Agenda Item: 7.2.16

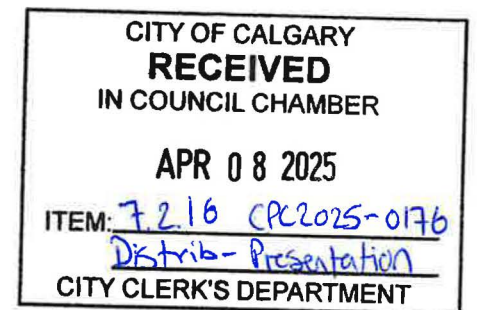


LOC2024-0248 / CPC2025-0176

Land Use Amendment

April 8, 2025

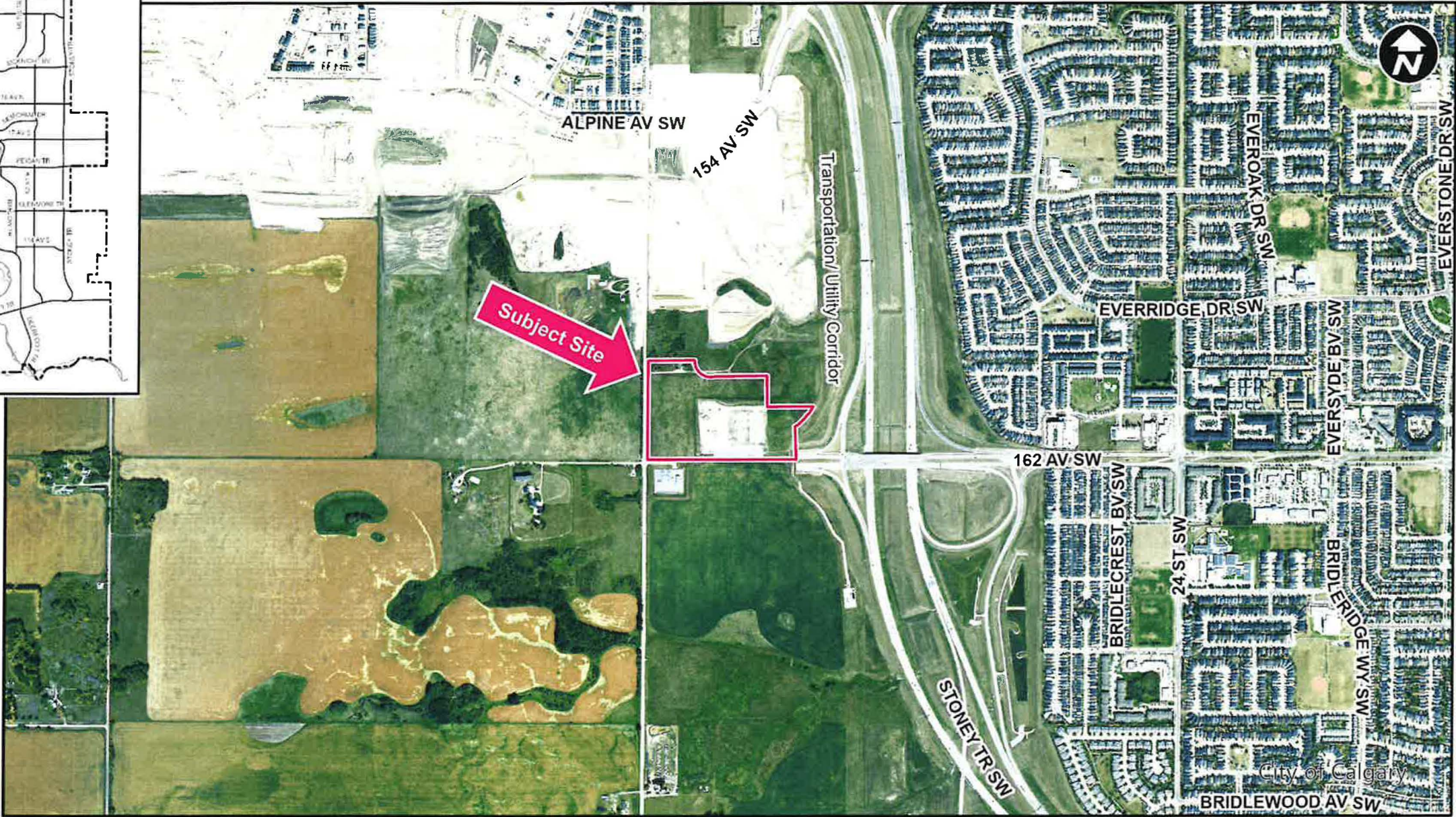
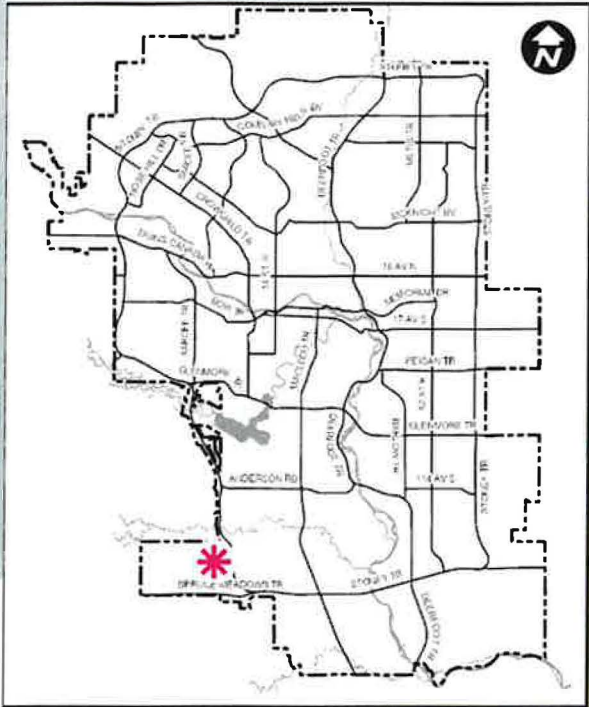
ISC: Unrestricted

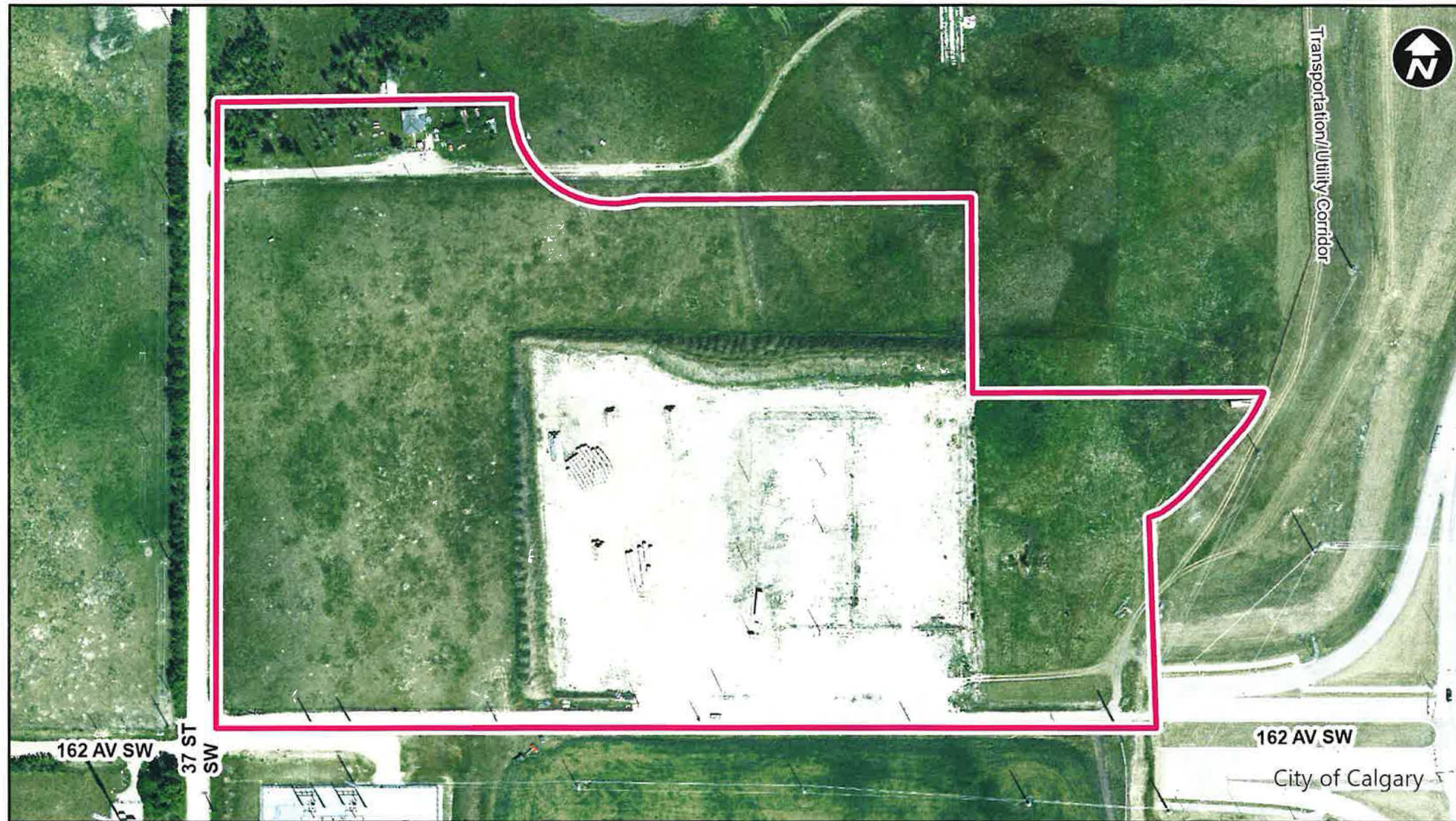


Calgary Planning Commission's Recommendation:

That Council:

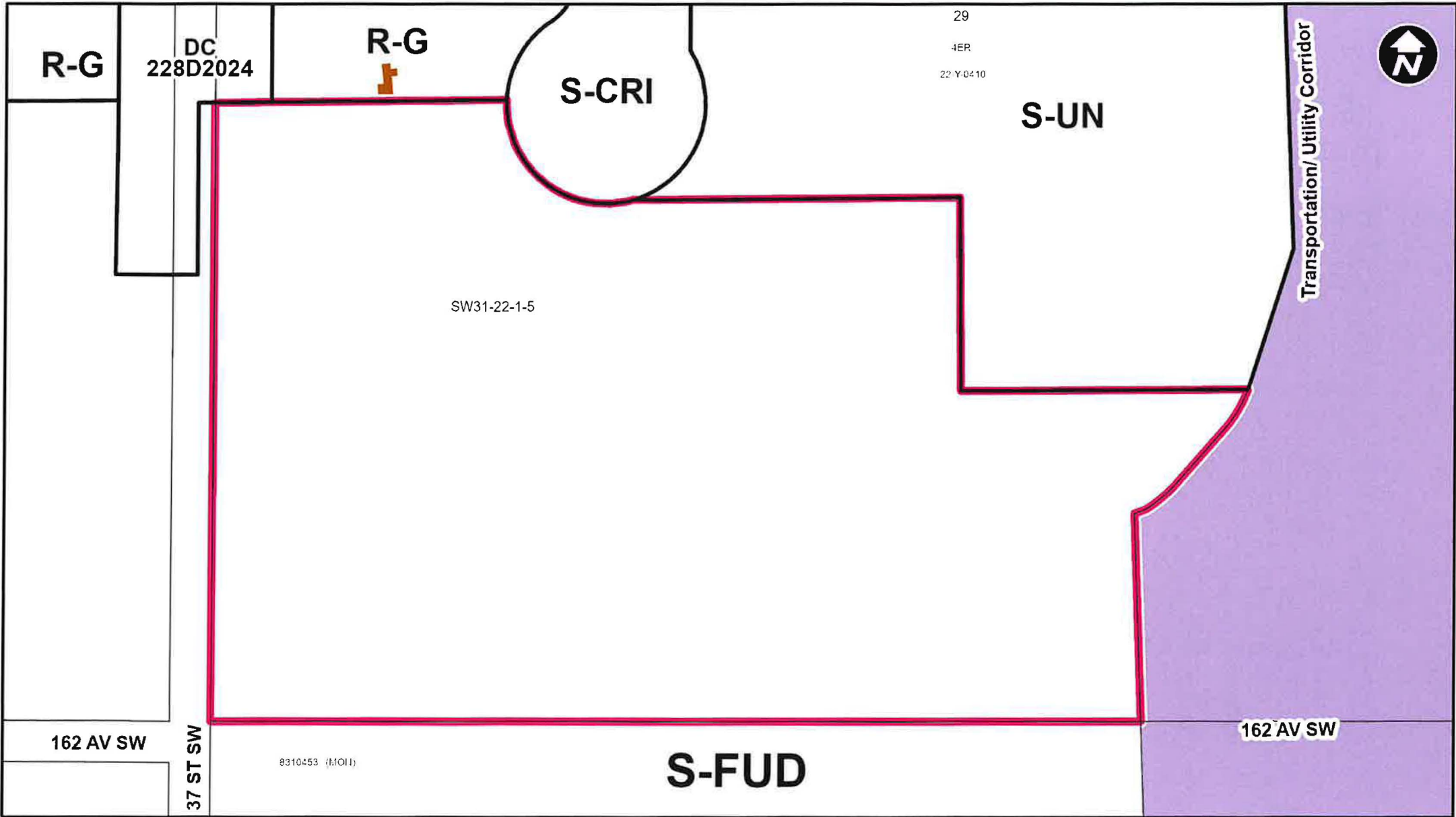
1. Give three readings to **Proposed Bylaw 55D2025** for the redesignation of 5.14 hectares $\pm$ (12.71 acres $\pm$) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – 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 **Proposed Bylaw 56D2025** 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).

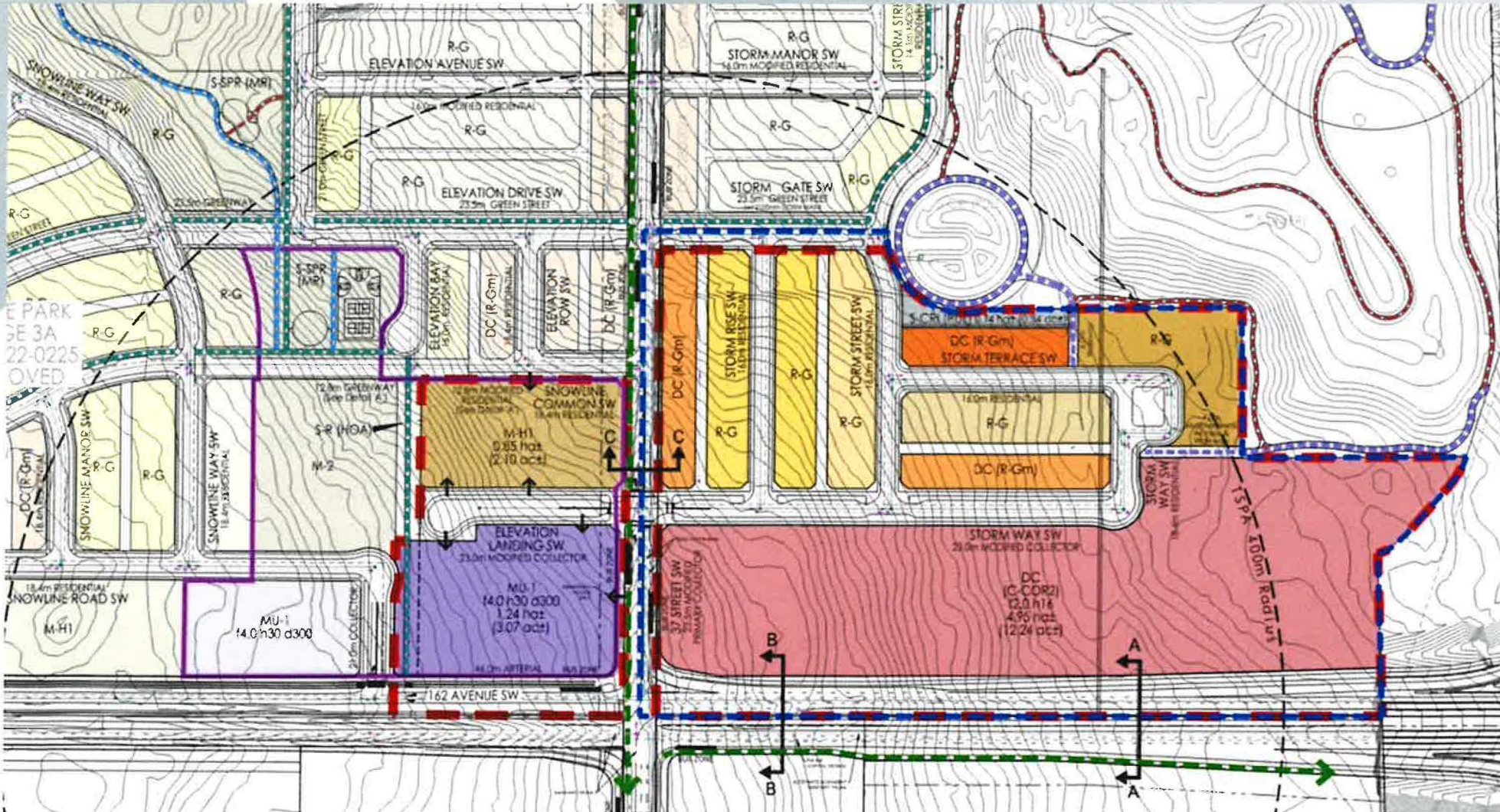




**Area: 11.84
hectares**

- 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





Statistics:

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

Calgary Planning Commission's Recommendation:

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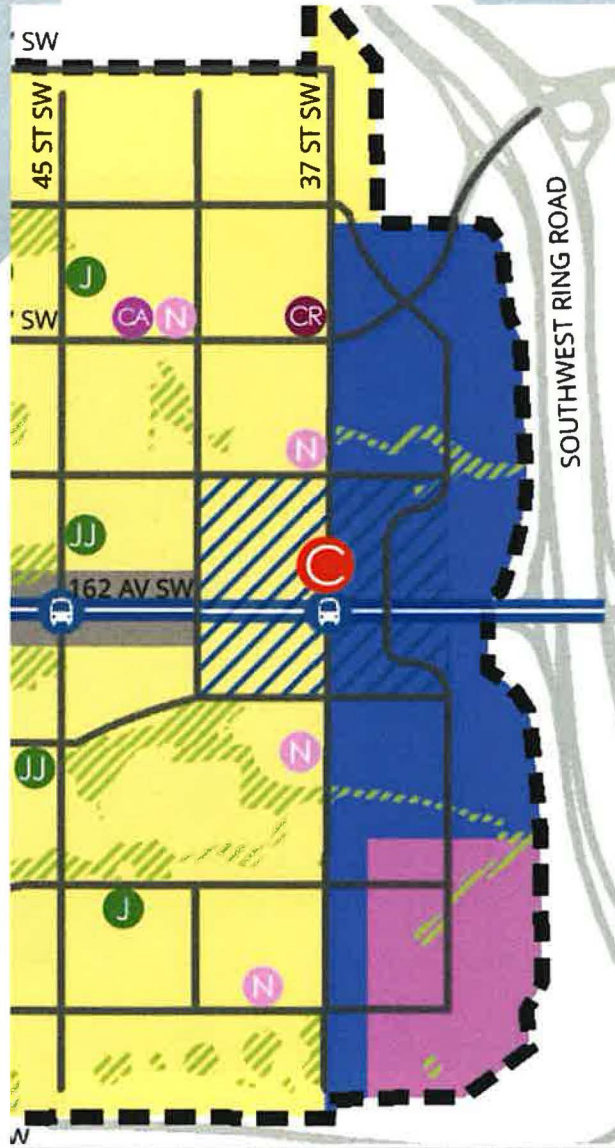
Supplementary Slides



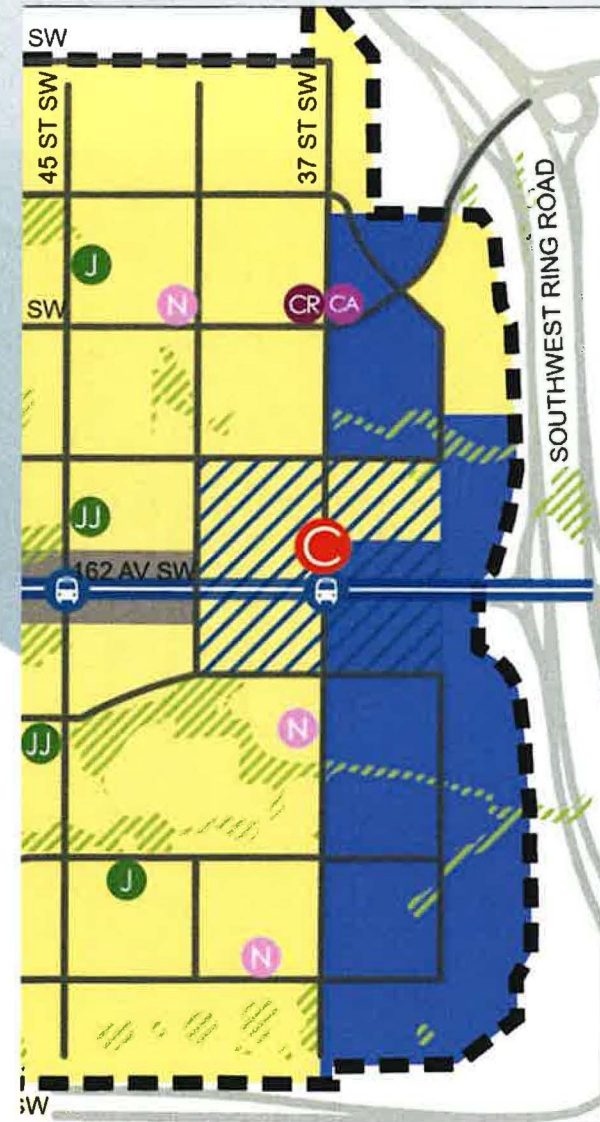
Looking north along 37 Street SW



Looking east along 162 Avenue SW



Previous
portion of ASP



Approved
portion of ASP
(July 2024)



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.

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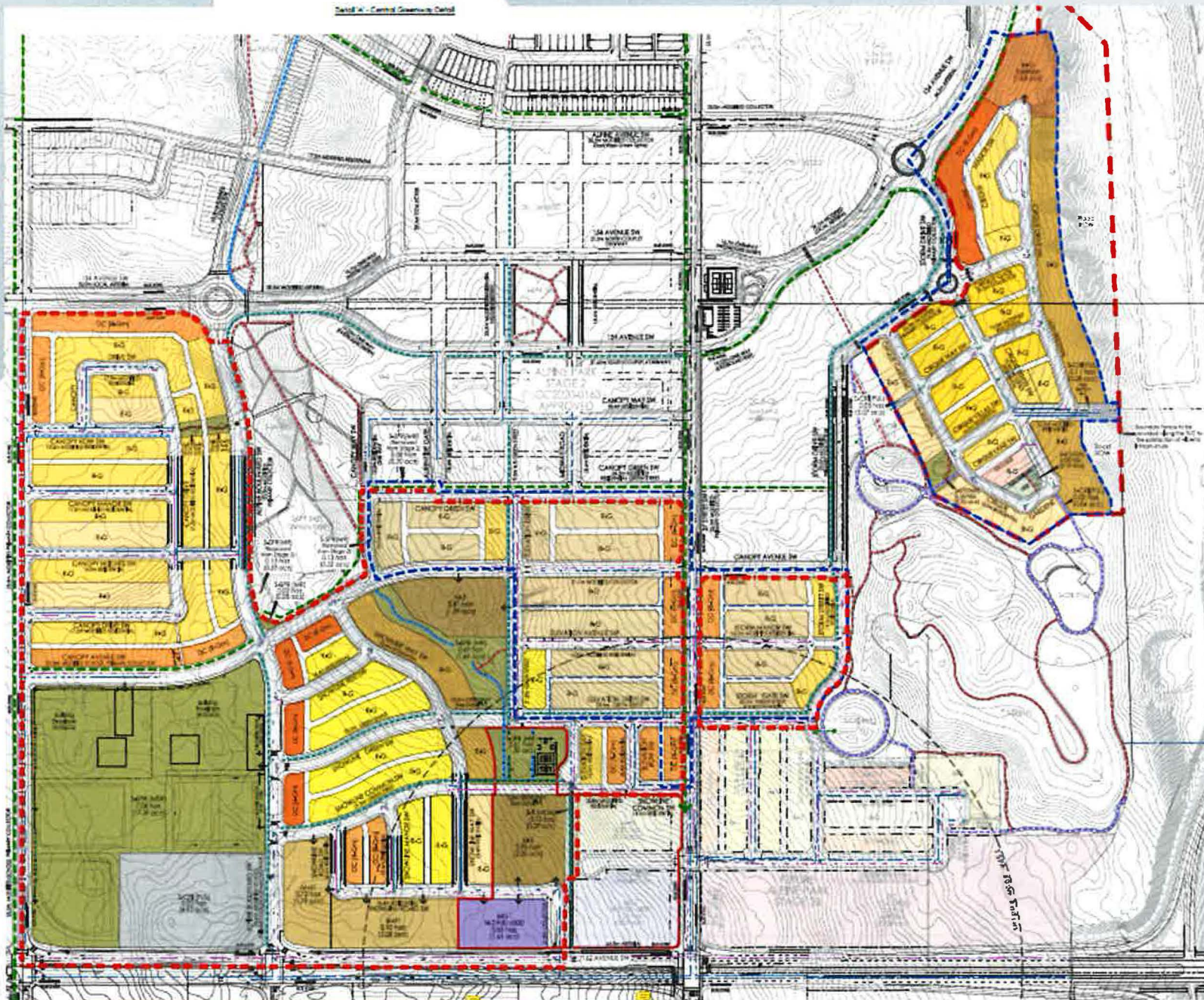
Overall Alpine Park Context¹⁵

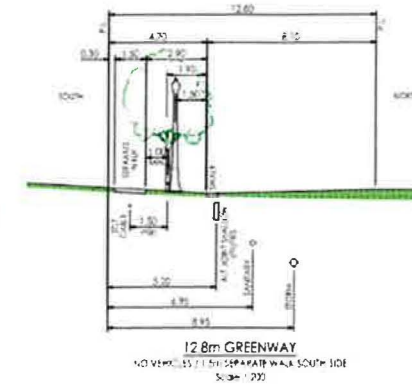
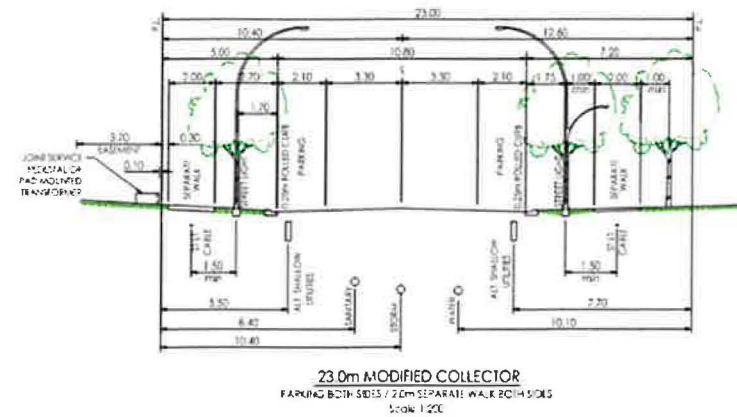
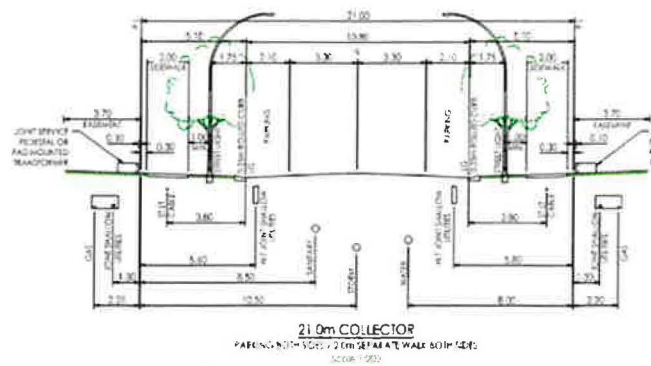
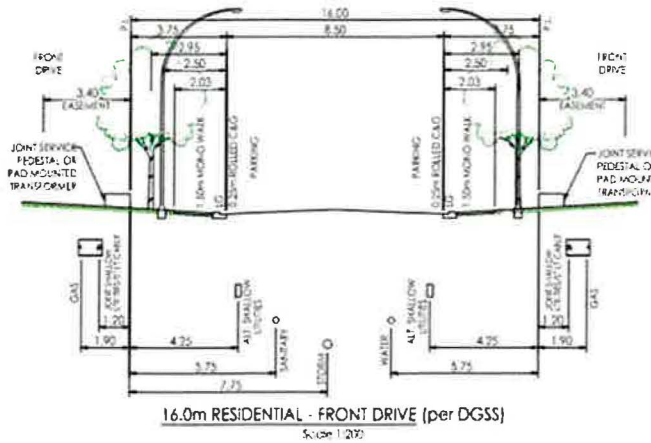


- **Stage 1** – Approved in 2018
- **Stage 2**- Approved in 2021
- **Stage 3A** - Approved in 2024
- **Stage 3B**- Current application

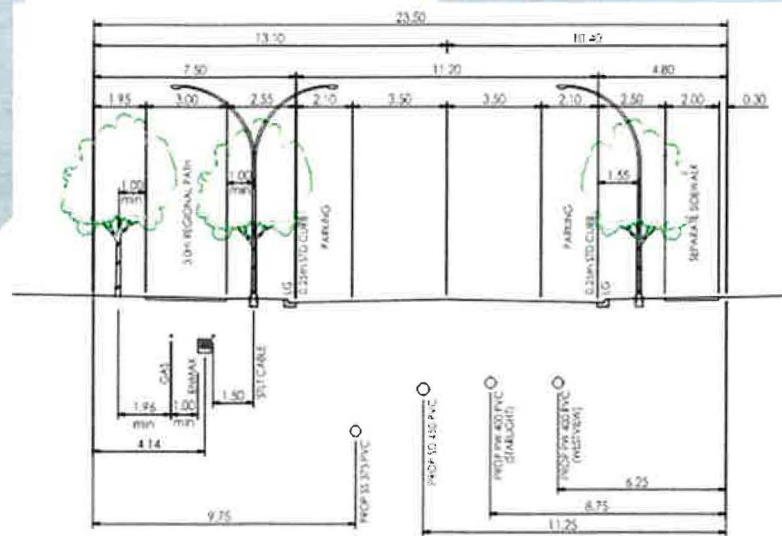
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Approved June 2024



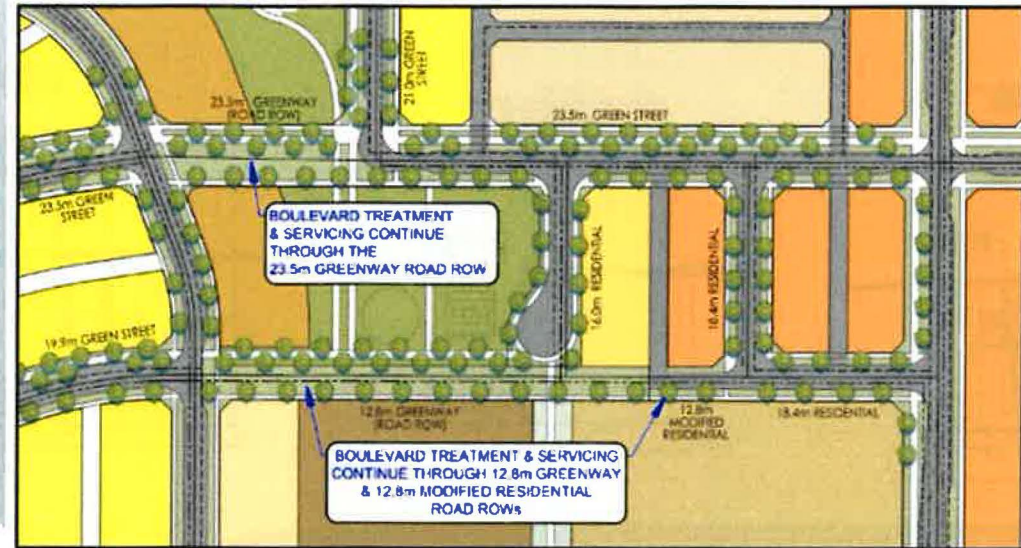


Cross Sections 18

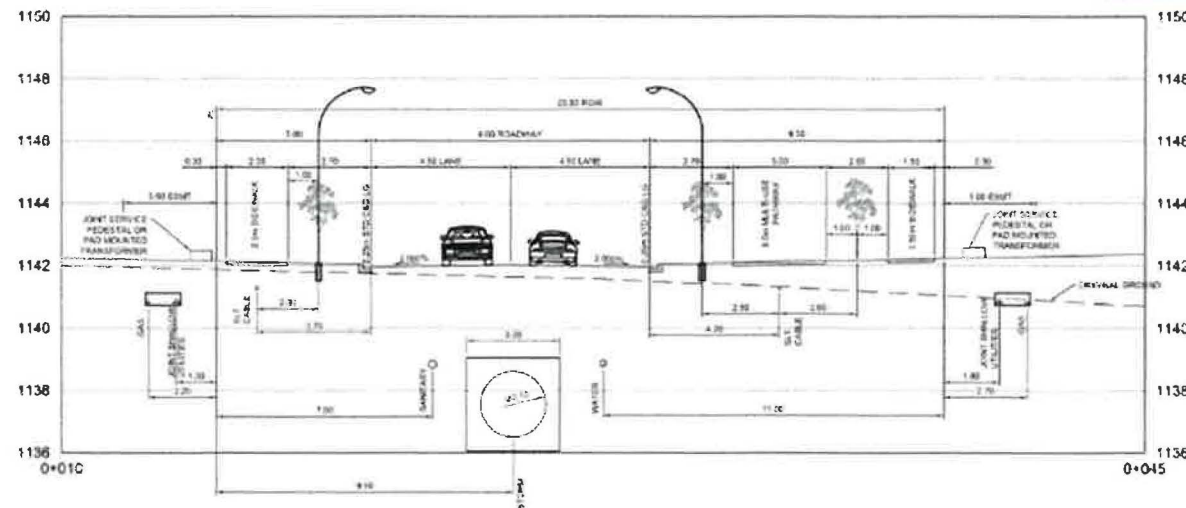


23.5m MODIFIED PRIMARY COLLECTOR w/ DUAL WATER MAINS

SECTION C-C
Scale 1:200



Detail 'A' - Central Greenway Detail



23.5m GREEN STREET w/ 2100mm STORM MAIN

2.0m SEPARATE WALK ONE SIDE/3.0m MULTI-USE PATH & 1.5m SEPARATE WALK ONE SIDE
Scale 1:250

