

CALGARY

# ALPINE PARK

CANADA



01

**WELCOME**

# 01.1 AGENDA

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**02 DEVELOPMENT & MARKETING**

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**03 DREAMRESIDENTS.COM**

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**04 CONTACTS**

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**05 WRAP-UP**

02

# DEVELOPMENT

# 02.1 HOA

## THE SCOPE OF THE HOA



- Ownership, operation, maintenance and general upkeep of private parks, including associated power, water, natural gas utilities and community garden repair.
- Stormwater pond fountain and power.
- Grass cutting of green boulevards (where there is a separate walk set back from the roadway).
- Snow clearing of regional path system, public and private park walkways, and select cut-through paths (connecting parallel streets between homes) but excluding public sidewalks (non-regional walkways in front of homes).
- Servicing of garbage receptacles for parks and ponds.

# 02.1 HOA

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## DREAM STEWARDSHIP

**Dream is dedicated to ensuring a high quality and sustainable experience for all Alpine Park residents.**

We're actively invested in Alpine Park for the long term – with direct ownership of the 30-acre Alpine Village area which features numerous future multi-residential buildings.

We also continue to develop HOA open spaces within the community and refine the boulevard and snow removal programs as phases are constructed. Logistical alignment with development activities, as well as additional support through direct developer contributions, are both critical as we stabilize the HOA program.

*During this important stage, developer involvement remains key to delivering upon the vision for the community. As the community and the HOA continue to mature, we will be looking for opportunities to incorporate increasing resident involvement.*

# 02.1 HOA

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## FUTURE COST PROJECTIONS

We've previously highlighted how the HOA fee structure is designed to support the ongoing operation, maintenance, and enhancement of community amenities and features over time.

HOA fees reflect the cost of maintaining these features, which, like all services, are subject to changes caused by inflation, increased costs of labour, materials, and evolving maintenance requirements.

- To date, fees have remained steady. While costs have increased since the HOA's inception, these have been managed through developer contributions to support stability for residents.
- As Alpine Park continues to grow and more amenities are completed and transferred to the HOA, costs will gradually be distributed across a larger resident base, supporting a more sustainable long-term model.
- While the goal is to maintain predictability and stability, HOA fees are not fixed and may be adjusted over time to reflect the evolving needs of the community and broader cost environment.

# 02.1 HOA

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## 2026 PROGRAM UPDATES

- HOA now owns all completed Green Courts in Alpine Park.
- Snow removal program will include Storm Park for 2026-2027 season.

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## HOA OWNED ASSETS

The Alpine Park HOA now owns and is responsible for maintaining:

- Phase 1 North Green Court (Hearth Green)
- Phase 1 South Green Court (Picnic Green)
- Phase 2 North Green Court (Orchard Green)
- Phase 2 South Green Court (Sanctuary Green)
- All community gardens included in the Green Courts
- Alpine Park Entry Feature
- Skyline Pond Fountain

# 02.1 HOA



Please check the online HOA portal to confirm the latest version of this map

## COMPREHENSIVE RESPONSIBILITIES MAP.

We appreciate that the distinction between HOA, condominiums, and City of Calgary responsibilities can be challenging.

The HOA Resident Information Map, available on the portal, provides a detailed overview of key areas of responsibility and the maintenance program of your HOA.

Responsibilities of the HOA and level of involvement in enhanced upkeep of City spaces (like boulevards) may change over time. Please ensure you check the online HOA portal for the most up to date version of this information.

## 02.2 CONDO COMMUNITIES

### YOUR CURRENT HOA PORTAL



Alpine Park's HOA management services are provided by Equium Group. The central portal for all community-related information is **Condo Communities**.

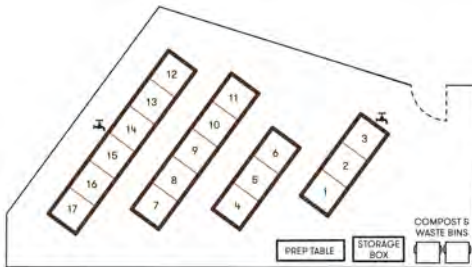
- Best place for timely access to HOA information
  - Posts by Dream as well as Equium (management company)
- App available for download so you don't miss a thing as well as a desktop web portal

*If you have not yet completed your new accounts, you can contact Equium directly at [contact@equium.ca](mailto:contact@equium.ca)*

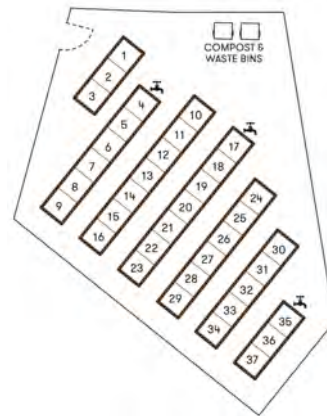
## 02.3 AMENITIES & UPDATES

### COMMUNITY GARDENS

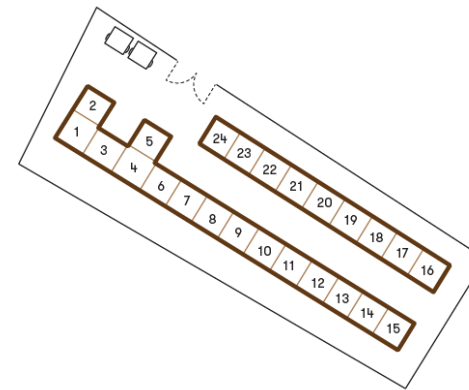
- Community gardens are installed within each of the four Green Courts; in Hearth, Picnic, Orchard, and Sanctuary.
- Ongoing registration via [alpineparkgardens@dream.ca](mailto:alpineparkgardens@dream.ca). There are only a couple left in Sanctuary so please reach out!
- Please remember it is your responsibility to clean up and wind down your plot by **September 15** of each year.



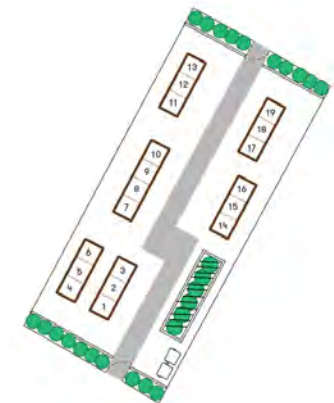
Hearth Green Garden



Picnic Green Garden



Orchard Green Garden



Sanctuary Green Garden

## 02.3 AMENITIES & UPDATES

### MUNICIPAL RESERVE PARKS

Unlike Alpine Park's various Greens, Picnic Grove Park and Central Park are Municipal Reserve zoning and owned by the City. **Please report any maintenance or pest concerns to 311.**

- Picnic Grove Park was turned over to City in 2022.
- Central Park was transitioned to the City late last year (2025).



Picnic Grove Playground



Central Park Lookout

# 02.4 CITY OWNED PARKS

DEVELOPMENT 15



## 02.5 AMENITIES & UPDATES

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### SKYLINE POND



Skyline Pond

Similarly, Skyline Pond is also a **City of Calgary owned facility**. Dream is currently assisting with ongoing maintenance until the facility is fully handed over to the City per typical practice (timeline to be determined). The pond's water levels and stormwater functions are operating in accordance with approved designs, with all controls managed to City standards.

That said, the HOA also provides some limited support to enhance the area including ownership and operation of the fountain and snow removal for lookout point.

*A reminder that the fence along 146 Ave SW (the north edge of the pond) predates the development and is not part of the pond design. As such, it is not included in any repair or improvement plan.*

## 02.6 CONSTRUCTION

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### BOULEVARDS & LANEWAY TOPLIFT

- Phase 2 boulevard landscaping is scheduled to commence this summer. Final asphalt toplift will also be completed this summer throughout Phase 2.
- Phases 3 boulevard construction is anticipated to start Spring 2027, dependent on build-out.
- Phase 5 anticipated for 2028, similarly dependent on buildout.

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### NEW PHASE DEVELOPMENT

Phase 9 is in development, with lot servicing tracking for a fall delivery this year.

- Underground construction was completed May 15, 2026, and we are now underway with shallow utility and surface construction.
- **These are active construction sites so for resident safety please stay clear.**

# 02.6 PHASE LOCATIONS



Linework and boundaries are approximate and shown for illustrative purposes only



PHASE 9

ALPINE PARK TOWNHALL 2026



## 02.7 PHASE UPDATES

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### PHASE 4

**Three Point Park** is open and accessible to the public, with our formal event having taken place on Sunday, June 14.

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### PHASE 4 MULTI-FAMILY

**Cedarglen Living** construction underway with Show Suites opening this July.

- Multiple servicing tie-ins have been required on 37<sup>th</sup> Street throughout construction. We appreciate the community's continued patience. Final repairs to the road and laneway is anticipated for late August 2026.

**Dream** is underway on construction for Alpine Village's first purpose-built rental building with an anticipated completion end of 2027.

**Dream** is also working through the DP process over the summer for our mixed-use Service District site, with updates to be provided on [alpinepark.ca](http://alpinepark.ca).

CONVENIENCE DISTRICT

ALPINE PARK TOWNHALL 2026



ALPINE VILLAGE

ALPINE PARK TOWNHALL 2026

CEDARGLEN  
CONDOS

CONVENIENCE  
DISTRICT

FUTURE  
SERVICE DISTRICT

DREAM  
RESIDENTIAL

THREE POINT PARK

ALPINE PARK TOWNHALL 2026



STORM PARK

ALPINE PARK TOWNHALL 2026



## 02.8 FEATURE



**STORM PARK IS OPENING JUNE 30 AND WE'LL BE SHOOTING THROUGHOUT THIS SUMMER.**

We're working with our videography partner to highlight to the efforts 'behind the work' – showcasing Storm Park and helping residents discover all that went into creating this incredible 32-acre space.

**All 'do not enter' signage will be removed by June 30.**

PHASE 2

ALPINE PARK TOWNHALL 2026



CENTRAL PARK PARADE

ALPINE PARK TOWNHALL 2026



## 02.9 PHASE UPDATES

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### PHASE 3

Phase 3 green court (Shade Tree Green) construction is scheduled to begin August 1, 2026. Site access for residents may be periodically impacted, but we will be working diligently to minimize any disruptions.

As mentioned, boulevard landscaping is anticipated to begin Summer 2027 to avoid damage and rework.

**Central Park** and **Alpine Bark** are both completed and open to the public.

Alpine Park's current Showhome Parade will be in place in Phase 3 until **June 1, 2028**.

PHASE 3

ALPINE PARK TOWNHALL 2026





# 02.10 STAGE 3

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## OFF-SITE IMPROVEMENTS

**37 Street SW** construction from Canopy Avenue to 162 Avenue SW is proceeding, with the route opening this summer. Interim detour remains in place even as 162 Avenue SW access opens.

**162 Avenue SW** roadway improvement is underway and tracking for completion this summer.

- We will be encouraging all builders to prioritize construction traffic along this route for trades going forward, where possible, in order to minimize impact on residents living within the community.



AUTO SITE

ALPINE PARK TOWNHALL 2026





AUTO SITE

ALPINE PARK TOWNHALL 2026





57<sup>TH</sup> STREET SW

ALPINE PARK TOWNHALL 2026





162<sup>ND</sup> AVENUE SW

ALPINE PARK TOWNHALL 2026



# ALPINE VILLAGE

As one of the community's core amenities,  
Alpine Village serves an important role in providing residents with essential  
services and strengthening Alpine Park's community fabric.

This is a unique location within the city, and we've been fortunate enough to be selective  
of the users we put in place – being able to secure best-in-class tenants into our mix.

**Dream will be directly developing the entirety of Alpine Village.  
We're here with you for the years ahead.**

# 02.11 VILLAGE IN THREES

01

## CONVENIENCE DISTRICT

### FEATURES

GRAB-AND-GO DRIVE THRU  
CONVENIENCE RING ROAD ACCESS  
CAR WASH, GAS + CHARGING  
STATIONS

02

## SERVICE DISTRICT

### FEATURES

AMPLE SURFACE PARKING  
ALL-SEASON UNDERGROUND  
PARKADE  
VILLAGE PROMENADE  
MIXED-USE WITH RESIDENTIAL LOBBY  
ACCESS

03

## SOCIAL DISTRICT

### FEATURES

PEDESTRIAN-ONLY  
RESTAURANT + SHOP FOCUSED  
FOUR-SEASON MULTI-USE PLAZA  
CONNECTED TO MIDWAY  
URBAN RESIDENTIAL TRANSITION



AVI

SOCIAL  
DISTRICT

CEDARGLEN  
LIVING

SERVICE  
DISTRICT

CONVENIENCE  
DISTRICT

ALPINE AVENUE

154 AVE

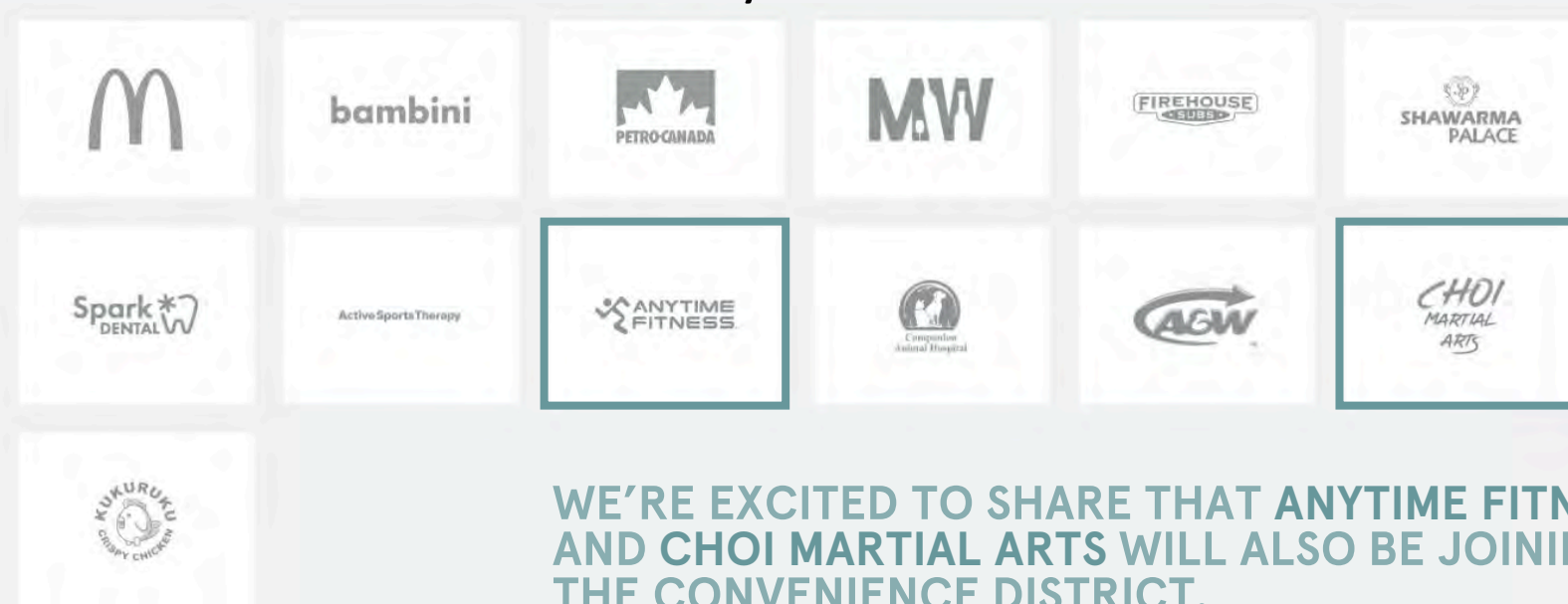
THREE POINT  
PARK

FUTURE DEVELOPMENT

# 01 CONVENIENCE DISTRICT

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Our first tenant hand-offs have been completed, and while site work continues throughout June, we're on track for most openings by end of year.



WE'RE EXCITED TO SHARE THAT ANYTIME FITNESS AND CHOI MARTIAL ARTS WILL ALSO BE JOINING THE CONVENIENCE DISTRICT.

# 02.12 **VILLAGE IN THREES**

**ALPINEPARK.CA REMAINS THE BEST PLACE TO  
KEEP UP TO DATE ON ALL ALPINE VILLAGE NEWS.**

We continue to invest in our online portals, and so for any questions that residents might have, the best place to direct them for the latest news on the community remains [alpinepark.ca](https://alpinepark.ca).

# 02.13 PLENTIFUL PARKS

Our parks journey in Alpine continues;

Picnic Grove Park

Skyline Pond

Hearth Green

Picnic Green

Orchard Green

Sanctuary Green

Central Park

Lookout Point

Alpine Bark

Three Point Park

+ Storm Park + Plaza

+ Shade Tree Green

Courtsend Park

Midway Park

Athletic Fields

Passage Park

NEARING COMPLETION

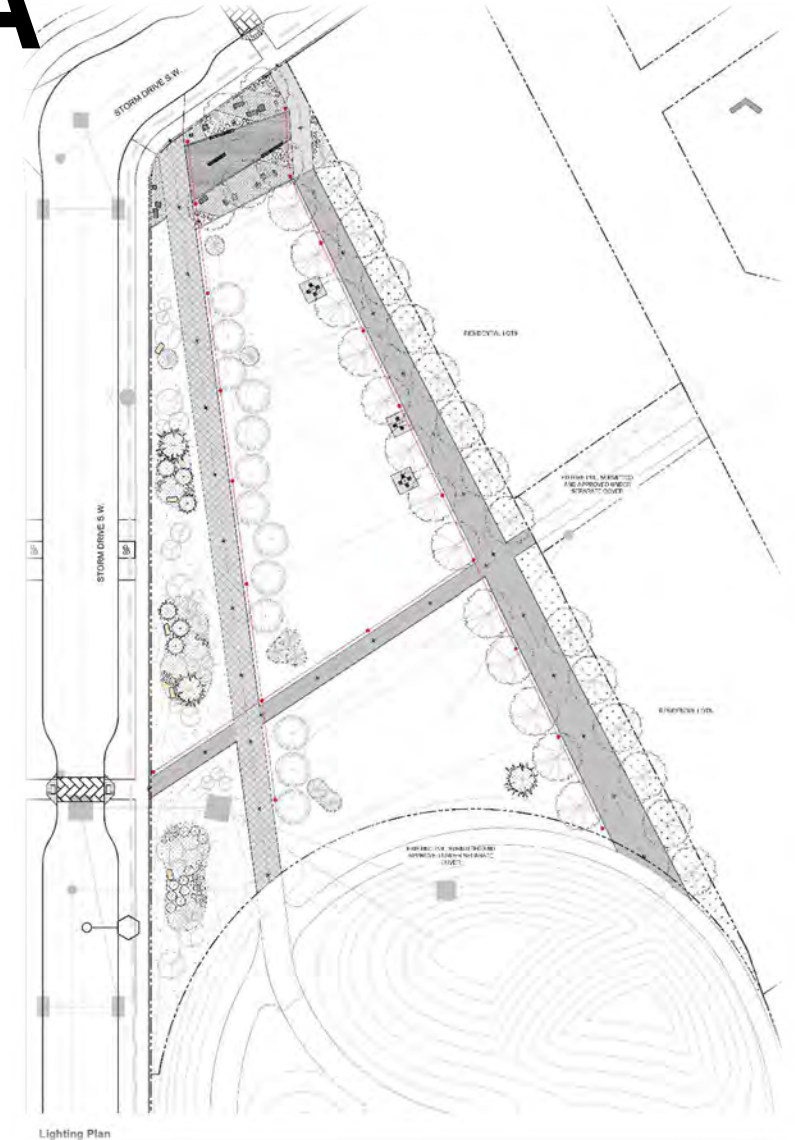
ALPINE PARK TOWNHALL 2026

# 02.14 STORM PARK + PLAZA



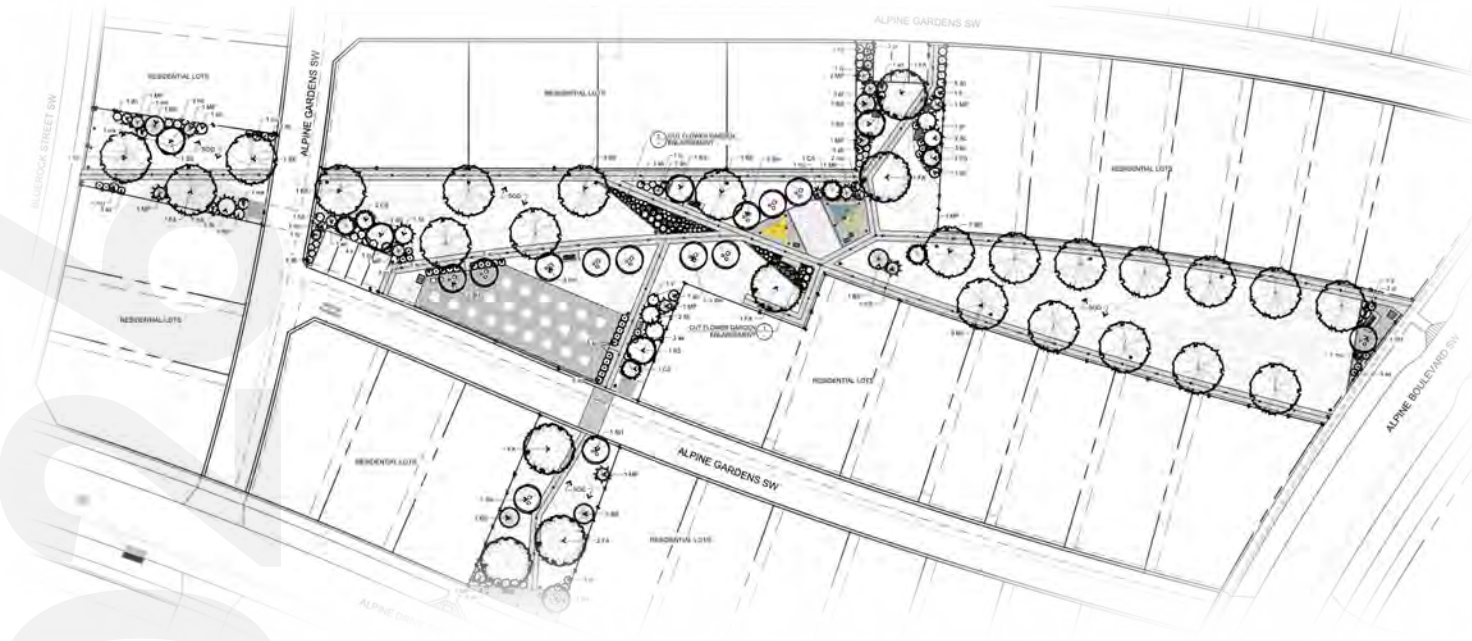
## Plaza and naturalized environment.

Storm Park and its Plaza are important, activatable public spaces alongside the Flourish Foundation site into Alpine Village.



2026

# 02.15 SHADE TREE GREEN



## Capturing komorebi.

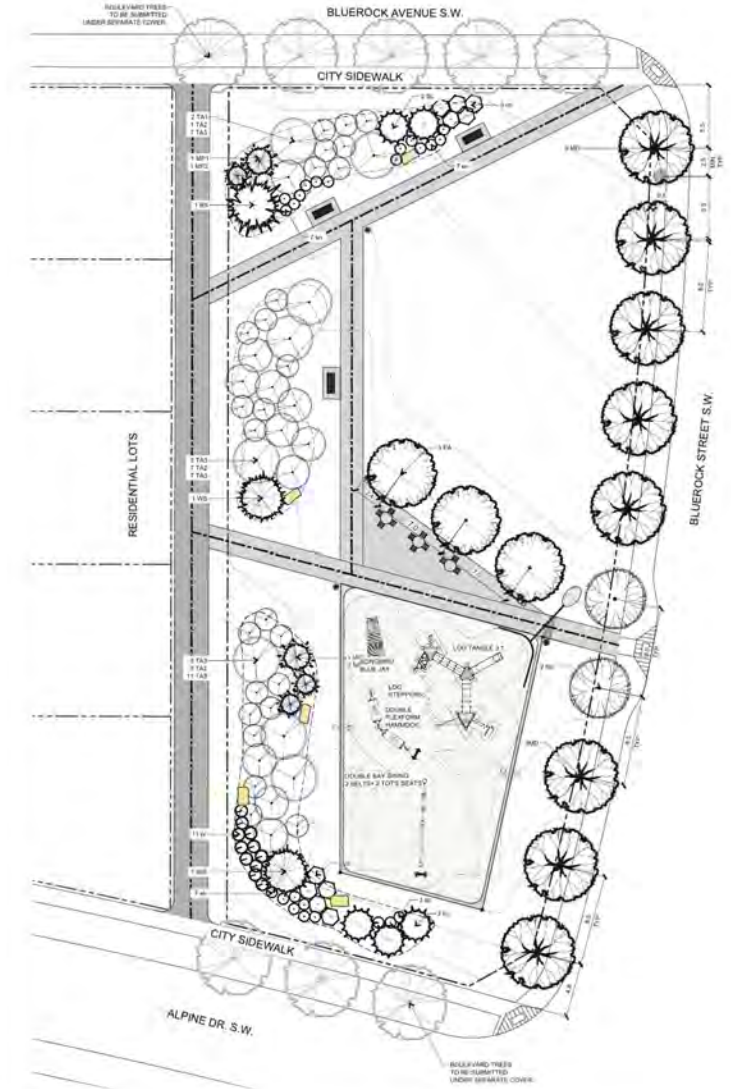
Shade Tree Green offers a softscaped, elongated centre public lawn framed by large canopy tree species that will mature over time. Flower cutting gardens, seating areas, and additional community gardens anchor our final green court.

# 02.16 COURTSEND PARK

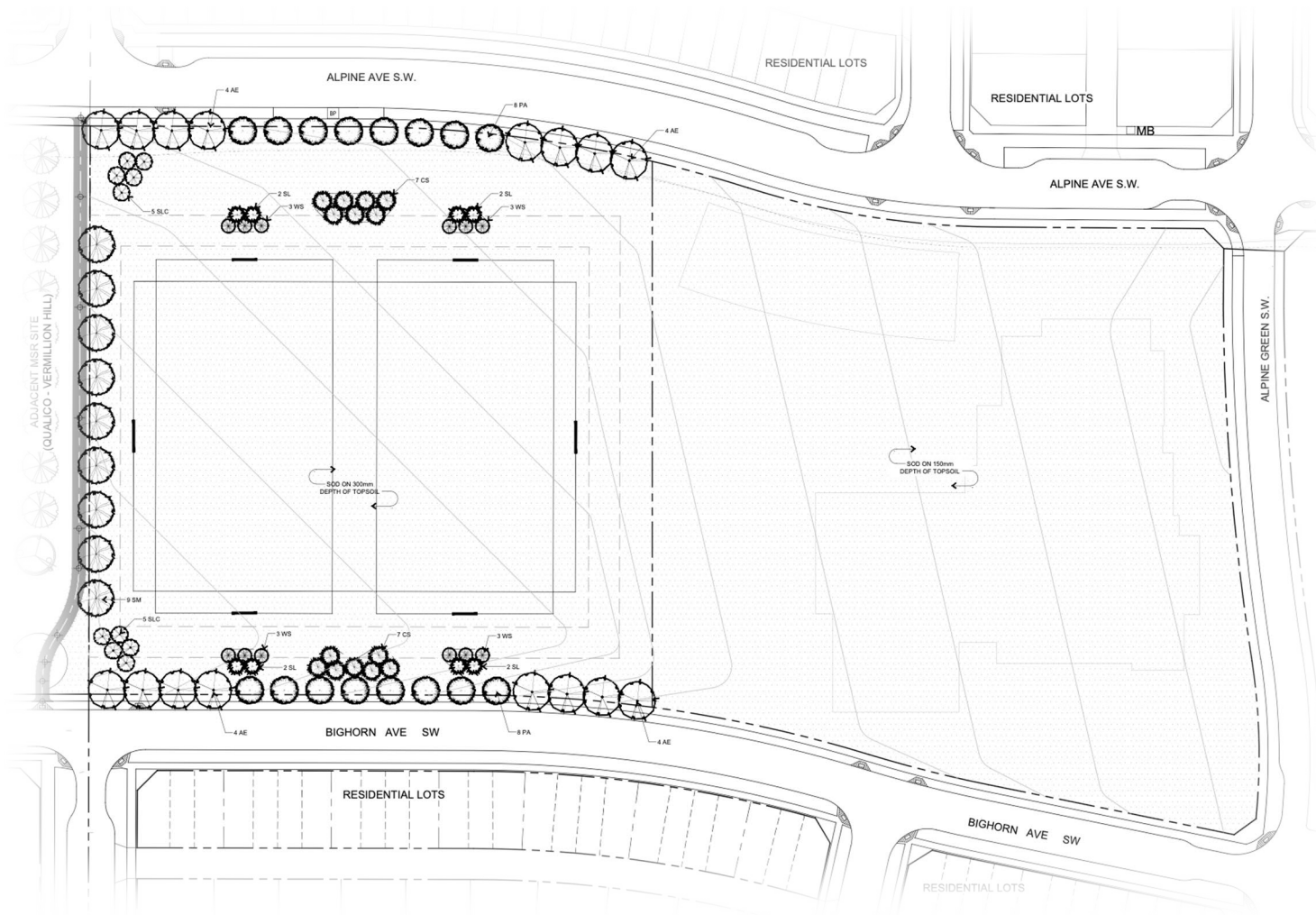


## Capping off Alpine Park's green courts.

Courtsend Park, our northernmost MR, is the ideal starting point for those looking to wander along our linear green network on their way to Alpine Village.



# 02.17 ATHLETIC FIELDS



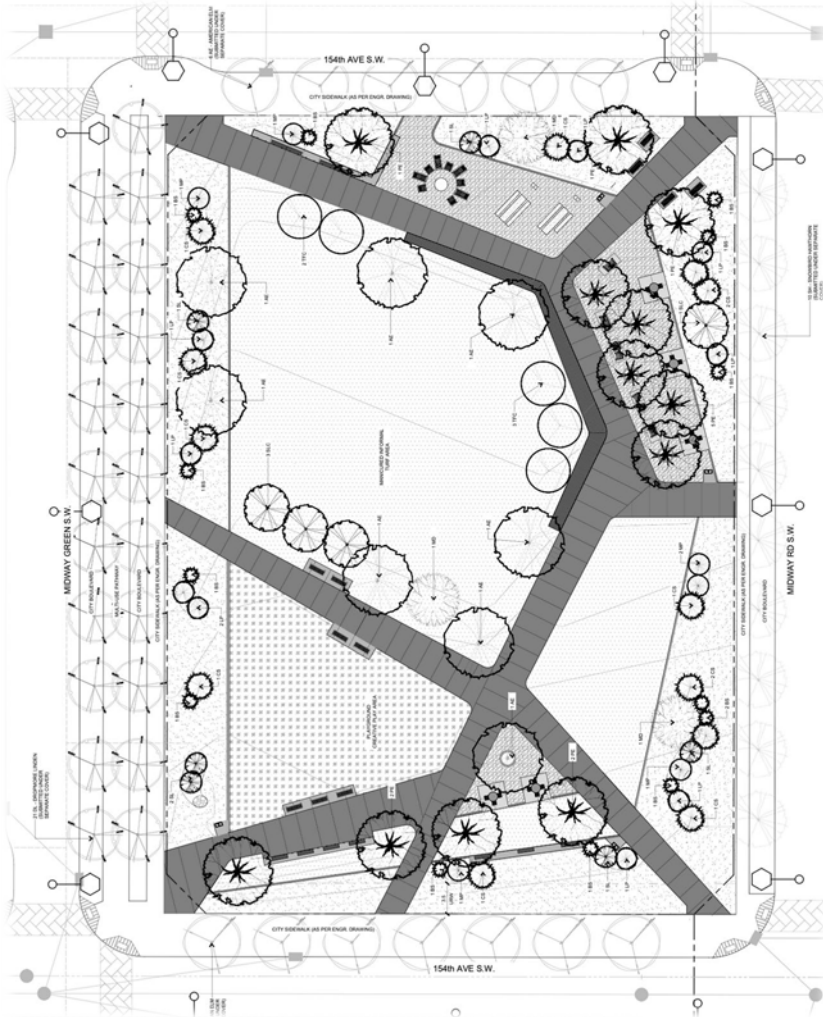
## Future school site, current sports amenity.

Integrated into the linear park system extending from Central Park to down south beyond Canopy Park, the proposed school site is ideally located.

Until funded and developed, this location will serve as the largest flexible 'open space' in the community, featuring two multi-sport fields.

2027

# 02.18 MIDWAY PARK



**Prominently integrated into Alpine Village.**

Midway Park is uniquely positioned in the community, set in the middle of our main couplet roads and connected into the Social District to the northeast.

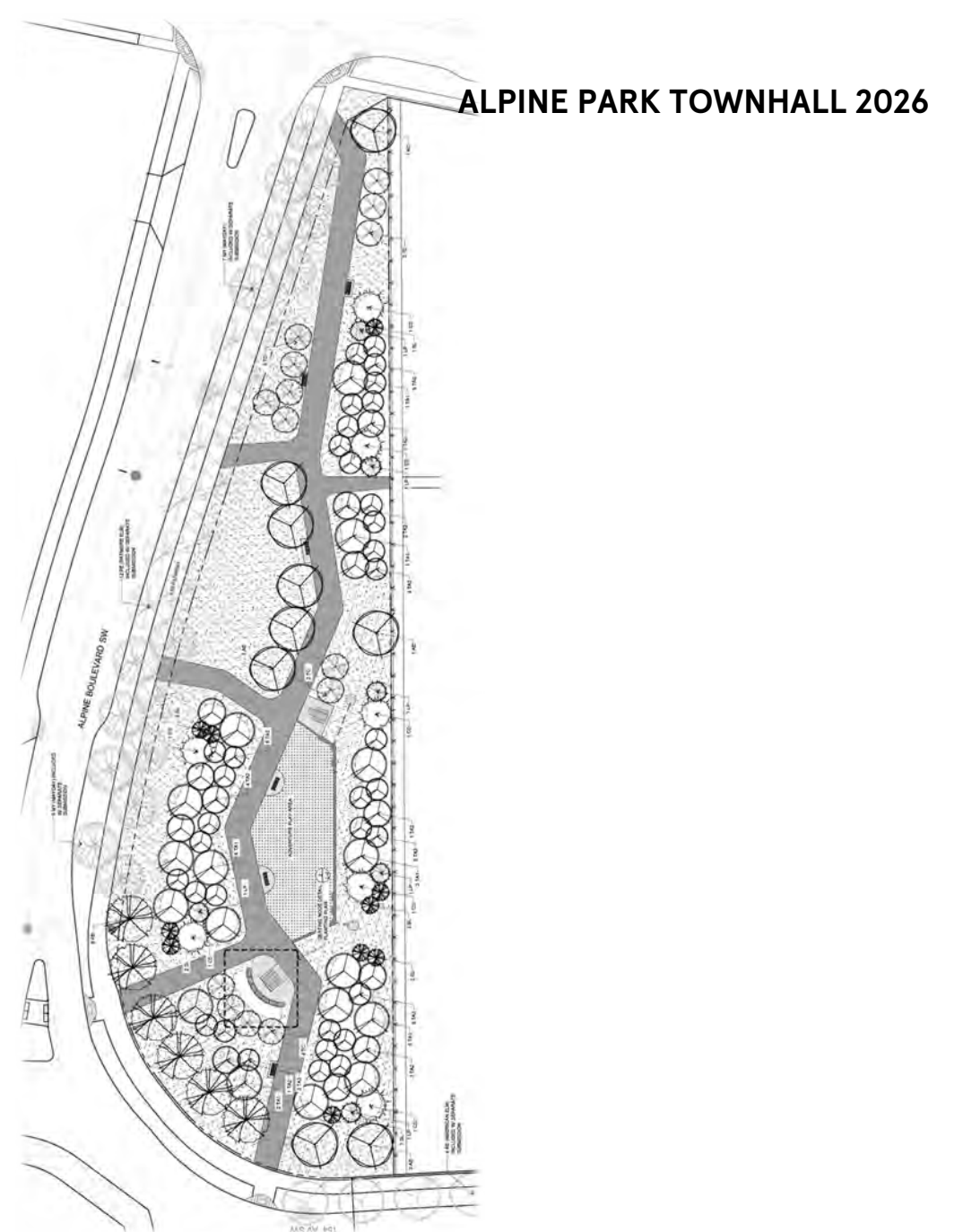
APPROVED DESIGN

# 02.19 PASSAGE PARK



## **A unique gateway to Canopy.**

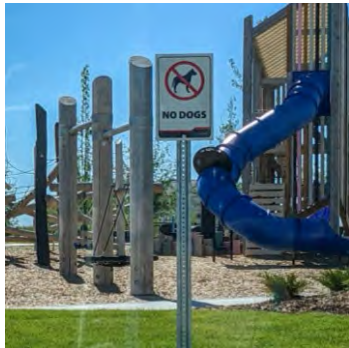
Passage Park features a trembling aspen grove, multiple seating options, and an adventure play area – bridging the gap between two major park regions in the community.



2028

# 02.20 SUPPORT

## RESIDENT CONCERNS



The City of Calgary is here to help with noise complaints, dogs at large, and questions regarding waste and recycling services.

- With respect to dogs specifically, we have been working diligently with Nation and City Police and their bylaw groups and continue to work with other partners to address the issues.
- Signage is installed in all open space areas;
  - **On-leash** around pond and pathways
  - **Not permitted** within playground
- We ask residents to contact 311 if there is a dog at large. If the dog is aggressive, please call 911.

# 02.20 SUPPORT

## PARKING IN PUBLIC LANEWAYS



Source: City of Calgary

**Is it allowed?** Sometimes – but only if access is not impacted.

Parking is not allowed if you block a garage, driveway, or gate, interfere with waste & recycling pickup, prevent vehicles (including emergency vehicles) from passing, or park where space is too tight for safe movement.

Key rule: You must be at least 1.5 m away from ANY garage / driveway entrance and cannot park behind a garage door.

Reality in Alpine Park: Alley widths and garage locations make meeting these rules very difficult. In almost all cases, laneway parking will not be possible.

Please note that the HOA does not regulate or enforce parking. Parking enforcement is handled by the City. Please do not contact the HOA regarding parking issues on public streets or laneways.

**For more information:** <https://www.calgaryparking.com/parking-enforcement/education-over-enforcement/parking-in-alleys.html>

**City Parking Enforcement Website:** <https://www.calgaryparking.com/parking-enforcement/bylaws-fines.html>

# 02.20 SUPPORT

## PARKING IN GREEN COURT LANEWAYS



### Is it allowed?

No - parking in the green court bare land condo laneways is not permitted outside of clearly marked short-term parking areas.

These laneways are for resident, emergency vehicle, and City waste pickup trucks only. Parking is prohibited at all times outside designated areas.

Even if an area of the laneway is not clearly marked with 'No Parking' - you cannot park there.

# 02.21 SAFETY

## STORMWATER



Skyline Pond



Storm Park

Storm ponds protect our rivers by helping remove sediment, fertilizer, pesticides and other pollutants, as well as protecting our communities from flooding.

Help keep our water clean and residents safe:





# 02.21 SAFETY

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## CONSTRUCTION & TRAFFIC

Alpine Park continues to be an active construction site. For the safety of all residents, visitors, and site workers, please follow all construction signage.

*If you observe any traffic violations, including speeding, please report them to the police non-emergency line.*

**With the upcoming opening of the 162 Avenue SW access, we will be directing as much construction traffic onto these secondary routes as possible.**

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## SURROUNDING NEIGHBOURS

With new development to the west and the Tsuut’ina Nation to the north, we kindly ask that you remain aware of your surroundings and **use Alpine Park roadways and other City of Calgary pathways** to access nearby amenities.

# 02.22 SUPPORT

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## GARBAGE SCREENING

All homes in Alpine Park are required by Architectural Controls to incorporate bin screening for garbage bins. This screening is shown on the submitted Site Plan and is **required to be constructed by your builder**. Dream is not directly involved in the construction of these screens.

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## PEST CONTROL

Ground squirrels are a common issue in Calgary, and we understand the frustration they can cause. However, Dream and the HOA are not equipped to manage widespread pest control. Homeowners may address concerns on their own property, including hiring licensed pest control services.

**For City parks, please report issues to 311 so the Parks department can assess safety risks.**

## 02.23 SUPPORT

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### FRONT YARD LANDSCAPING

This is also **required to be completed by your builder** no later than October 31<sup>st</sup> of the year following occupancy per your sales agreement. As part of the process, builder partners submit Landscaping Plans to Dream for approval during your home's initial Architectural Submission.

*If you have any concerns, we encourage you to contact your builder directly.*

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### ONGOING LANDSCAPING

Landscaping requirements remain in place beyond possession, ensuring Alpine Park remains high quality for years to come. Please ensure landscaping changes are approved through Architectural Controls.

*For maintenance concerns on private properties within the community, please contact City of Calgary 311.*

# 02.24 SUPPORT

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## ADDRESSING & LANEWAYS

All homes fronting parks are required to have addressing shown on the rears. This is specific to bare land green court condos. As mentioned, **parking is prohibited in laneways** outside of designated parking stalls as they may impede emergency service access with these homes in particular.

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## WEED CONTROL

The HOA authorized our contracted landscape company to undertake an expanded weed control program for HOA-owned open areas.

Homeowners are only responsible for weed control on their own properties and are welcome to use products that comply with municipal bylaws and product safety guidelines. We encourage all residents to follow manufacturer instructions and take appropriate precautions to ensure the safety of pets, children, and neighbours.

# 02.25 EVENTS & ACTIVATIONS

## Appealing to newcomers and neighbours alike.

With each element playing an important role, our goal is to ensure Alpine Park is beautiful, lively, and equally as compelling for prospective buyers as well as residents that spread the word.



I. Milestone Events



II. Activations



III. Contesting & Content





TWILIGHT SYMPHONY

ALPINE PARK TOWNHALL 2026



03

**DREAMRESIDENTS.COM**

## 03.1 COMMUNITY PORTAL

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### DREAM TREE PROGRAM

All homes in Alpine Park are eligible to receive two trees for the front of the lot, or three trees if on a corner lot.

- These trees are provided for the front yards of homes only, or the side yards if on a corner.
- If front yards cannot accommodate the number of trees provided, a shrub package will be offered instead.

Residents should have received a letter from their homebuilder in their welcome package directing you to [dreamresidents.com](https://dreamresidents.com) to make your tree selections. If you have not received this letter or run into any difficulties, please contact [treeprogram@dream.ca](mailto:treeprogram@dream.ca).

**It is important to complete your tree selections in a timely manner as the Tree Program elapses two years after initial possession.**

## 03.1 COMMUNITY PORTAL

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### DESIGNATED SCHOOLS

Each year, the Calgary Board of Education (CBE) and the Calgary Catholic School District (CCSD) review designated schools for each area by capacity. In particular in the case of growing areas, these assignments may change.

For Alpine Park residents, please reach out to your applicable school board to confirm designated schools for the 2026/2027 school year;

[Calgary Board of Education](#)

[Calgary Catholic School District](#)

## 03.1 COMMUNITY PORTAL

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### RECREATIONAL VEHICLES

As outlined in the Restrictive Covenants registered on the title of each lot, owners shall not park or permit any person to park, anywhere on a lot for a period of time longer than 20 days: a motor home, recreational vehicle, a boat, truck-mounted camper, un-mounted camper, trailer or any vehicle which is not in good running order. This is just a friendly reminder as the summer season is now upon us.

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### FREE STANDING STRUCTURES

If homeowners are wanting to construct a free-standing structure on their lot, such as a gazebo, play structure, shed, etc. A reminder that approval from Dream needs to be obtained ahead of time. Homeowners can submit their requests through our Resident's portal at [dreamresidents.com](https://dreamresidents.com).

## 03.1 COMMUNITY PORTAL

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### ARCHITECTURAL CONTROLS

While Architectural Controls are primarily implemented by Dream with builders prior to construction, they continue to apply beyond the completion of the home and are tied to title.

None of the ACs are managed by the HOA or condo boards.

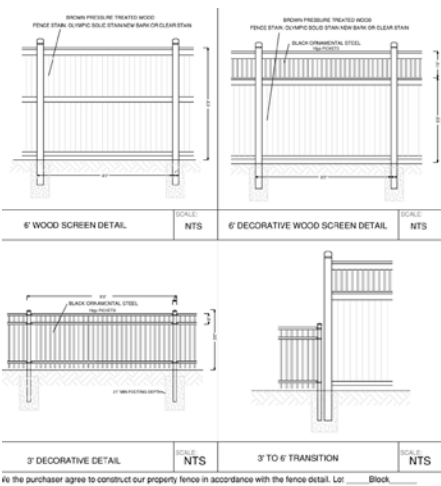
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### COMPLIANCE

Compliance with Restrictive Covenants is important. If you're looking to get adjustments approved, please reach out to our team via [dreamresidents.com](https://dreamresidents.com).

# 03.1 COMMUNITY PORTAL

## FENCING



To ensure uniformity of design and visual appeal, Dream provides fencing along the rear yards of lots which back onto other lots, as well as lots which are flanking or backing onto greenspace. **All other fences must comply with any applicable Restrictive Covenants** in place and must be built to match the style, colour and design of the fences constructed by Dream.

Homeowners who live on corner lots are required to build the Decorative Wood Screen fence that was outlined on the fence plan homeowners signed during the sales process. Those that front onto parks must ensure rear access gates are unimpeded for fire protection.

## 03.2 SUPPORT

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### FENCE PLAN SIGN-OFFS

Each builder's sales teams are directed to review the fence plan provided for each phase in Alpine Park and have homebuyers sign off in acknowledgement. These plans show exact locations on fences built by Dream as well as show the requirements for homeowners on constructing fencing. Homeowners are required to match approved fence specifications.

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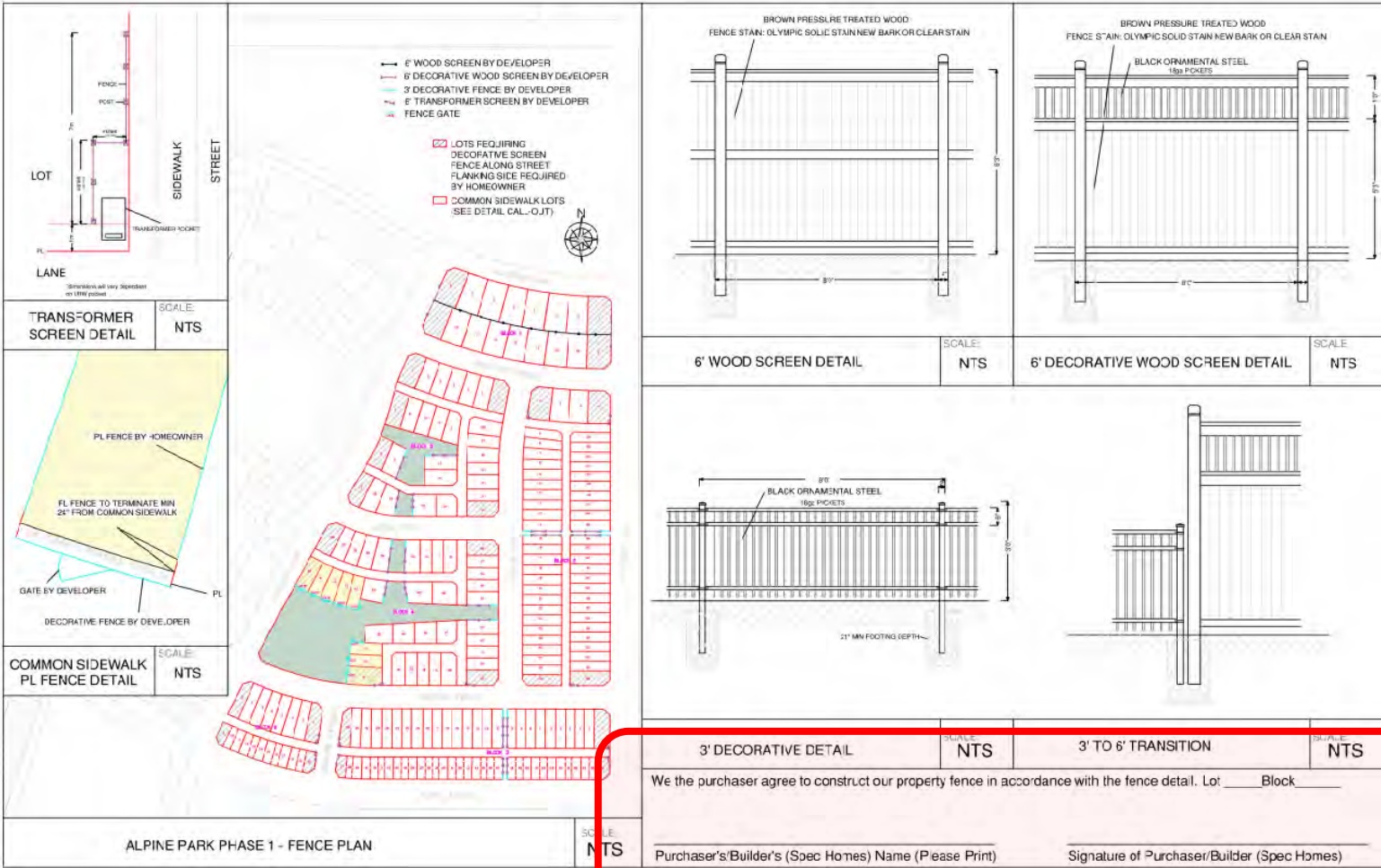
### GATES

**Dream does not provide gates.** But if homeowners wish to build their own gate, like any other fence modification they should be submitting to our AC Team for approval via the Dream Residents website.

*Also note that large gates are not permitted and that vehicles are not permitted to be parked on residential lots.*

03.2 SUPPORT

Every home built in Alpine Park has a fence plan associated with it, and all builders are asked to ensure residents are familiarized with these guidelines.



04

# CONTACTS

# 04.1 WHO TO CONTACT

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## YOUR BUILDER

Builder specific concerns including lot grade/final grade, front yard landscaping, or fencing. Contact information can be found at <https://alpinepark.ca/contact/>.

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## CONDO COMMUNITIES

Great resource for recent info sharing and what's happening in the community, including who to contact for maintenance concerns for open spaces. Visit the FAQ page for a complete directory of who to contact for each specific open space.

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## EQUIUM

HOA fee payments and inquires.

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## DREAM

If you have construction or development related concerns, please contact us at [alpinepark@dream.ca](mailto:alpinepark@dream.ca) and for AC related items contact [acapprovals@dream.ca](mailto:acapprovals@dream.ca)

05

# THANK YOU!

Please reach out with any additional questions you might have.  
We appreciate your time and look forward to the year ahead!

@ALPINEPARKCALGARY

ALPINEPARK.CA