

Outline Plan in Residual Sub-Area 02K (Ward 2) at multiple properties, LOC2017-0368 (OP)

EXECUTIVE SUMMARY

This outline plan application has been submitted by Stantec Architecture on behalf of the developer Ronmor Holdings Inc, who is representing various landowners of the subject lands (listed in Attachment 7), on 2017 December 06.

This application proposes the outline for the future subdivision of approximately 384.43 hectares (949.92 acres) of land in the northwest community of Residual Ward 2 Sub Area 02K (proposed community name of Glacier Ridge). This proposal provides for:

- A comprehensively designed residential community, consisting of 5 neighbourhoods;
- A total of 8,160 anticipated units in a variety of residential districts;
- 3,887 anticipated dwelling units consisting primarily of single detached and semi-detached homes (R-G);
- 798 anticipated dwelling units consisting primarily of street-facing rowhouses (R-Gm);
- 351 anticipated units, consisting primarily of rowhouses, townhouses and stacked townhouses in comprehensively developed sites (M-G);
- 2,820 anticipated units in a variety of medium density residential districts, primarily consisting of low and mid-rise apartments and mixed-use buildings (M-1, M-2 and MU-1);
- Approximately 37.39 hectares (92.49 acres) of open space, consisting of 24.10 hectares (59.57 acres) for schools and 13.29 hectares (approx. 32.92 acres) for various neighbourhood parks;
- One high school site (approximately 8.09 hectares, 20.00 acres), two joint-joint school sites (approximately 7.28 hectares, 18.00 acres and approximately 7.47 hectares, 18.46 acres), and a portion elementary school site (1.26 hectares, approximately 3.11 acres) located within the plan area (S-SPR);
- Four Neighbourhood Activity Centres (NACs) and one Community Activity Centre (CAC) to provide local commercial services and amenities for residents;
- Approximately 19.53 hectares (48.27 acres) of public utility designation, used primarily for a storm pond, but also consisting of utility rights-of-way for various underground utilities (S-CRI);
- Approximately 46.77 hectares (115.53 acres) of Environmental Reserve dedication, protecting a series of coulees and drainage courses (S-UN);
- A connected network of streets and pathways that provide logical and convenient travel for a variety of modes of transportation;
- The closure and redesignation of a two portions of undesignated road right-of-way to facilitate the comprehensive development of the area;
- The location of future local and major roadways, utilities and services; and
- Adjacent lands (under separate ownership) which have not been included within the plan area, but are influenced by servicing and road connections, have been shadow planned with required infrastructure tie-in points provided.

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A storm pond that services the plan area, located on the north central portion of the plan area, adjacent to Symons Valley Road and bordering on Rocky View County, underwent a land use redesignation on May 27, 2019 (Bylaw 116D2019, LOC2018-0140). While this storm pond is not included in the land use application, as it has been granted land use, is included in the outline plan area, as it is necessary to service the outline plan, and conditions of the outline plan relate to the construction and phasing of this pond.

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* and the *Glacier Ridge Area Structure Plan* by providing a subdivision plan for the future development of the site, in collaboration with the land use amendment (CPC2020-0091).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 14800, 15390 and 15505 Symons Valley Road NW and 3810, 3900 4040, 4500, 4800, 5200, 5290, 5400 and 6500 - 144 Avenue NW and the closed road (Portion of W1/2 Section 6-26-1-5; Plan 1911471, Block 1, Lot 1; NE1/4 Section 2-26-2-5; Plan 7510325, Blocks 1 and 2; SE1/4 Section 1-26-2-5; Plan 9010196, Lot 1; SW1/4 Section 1-26-2-5; SW1/4 Section 1-26-2-5, Lot 4; SW1/4 Section 1-26-2-5; SE1/4 Section 2-26-2-5; S1/2 Section 2-26-2-5; Plan 1912426, Areas 'A', 'B', and 'C') to subdivide 384.43 hectares ± (949.92 acres ±) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Stantec Architecture on 2017 December 06 on behalf of the developer Ronmor Holdings Inc. This outline plan is accompanied by a road closure and land use amendment (CPC2020-0091) that will allow for a range of new housing types, commercial development and park space to meet the needs of various household sizes, lifestyles and income levels in the Glacier Ridge area.

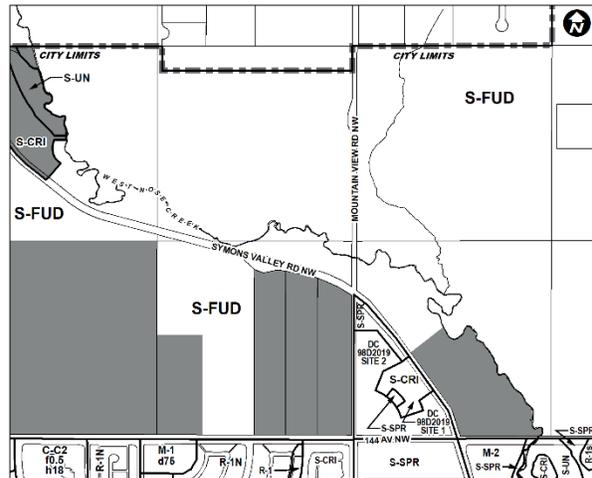
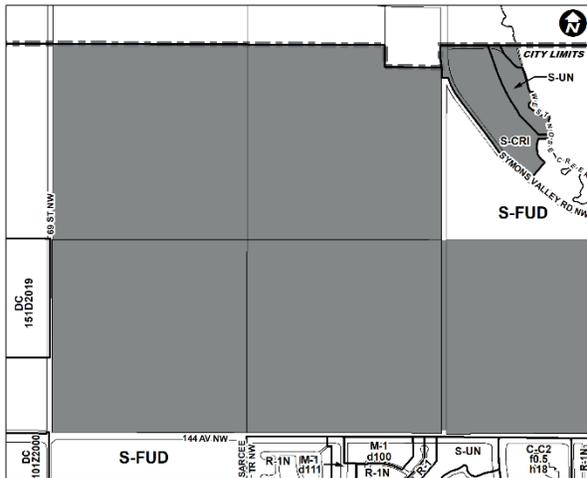
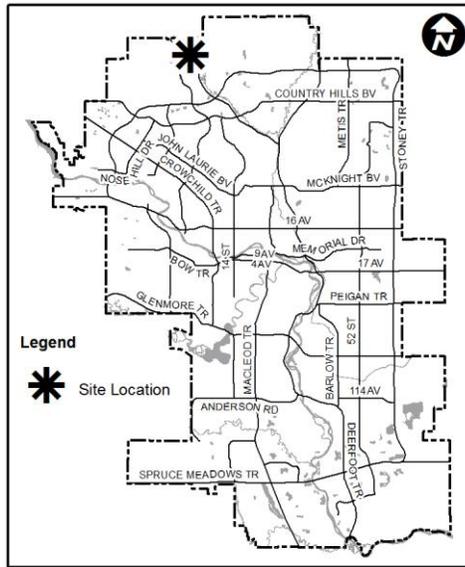
The *Glacier Ridge Area Structure Plan* (ASP) was approved on 2015 December 08. In order to facilitate the co-ordination of growth and servicing within the plan area to ensure that development proceeds in an efficient and economical manner, the *Glacier Ridge ASP* included a Growth Management Overlay (GMO). On 2018 September 18, Council amended the *Glacier Ridge Hills ASP* (Bylaw 71P2018) and lifted the GMO for the subject lands.

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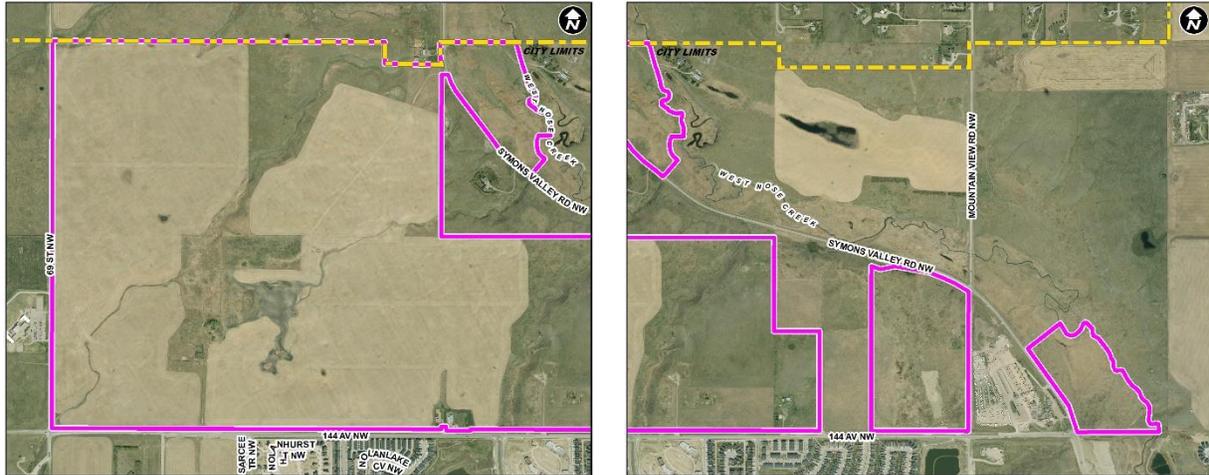
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Location Maps



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Site Context

The subject site is located in the developing community of Residual Sub-Area 2K, with the anticipated community name of Glacier Ridge. There are five neighbourhoods proposed within the plan area: Tekarra, Aquila, Marmot, Cavell and Ashlar. The lands include an area of 384.43 hectares (949.92 acres) and are located generally north of 144 Avenue NW, east of 69 Street NW, south of the municipal boundary with Rocky View County and west of West Nose Creek and Symons Valley Road.

Surrounding development to the south consists primarily of new greenfield development in the communities of Nolan Hill and Sage Hill. A large commercial site (Sage Hill Common) is located at the southeast corner of the intersection of 144 Avenue NW and Shaganappi Trail NW. To the east is Symon's Valley Ranch (a future Community Activity Centre) and West Nose Creek, to the north is Rocky View County and to the west is primarily agricultural land, with Bearspaw Christian School located adjacent to the plan area on 69 Street NW. Symons Valley Road will be closed once the road is realigned to the north.

The main geographic feature in the plan area is a series of coulees that act as drainage courses connecting to West Nose Creek. Due to the significant slopes these areas will be protected under Environmental Reserve dedication. Two larger coulees traverse the plan area, the westerly coulee running in a northeast direction from the intersection of Shaganappi Trail NW and 144 Avenue NW, and separating the neighbourhoods of Ashlar and Cavell. The easterly coulee runs in a southwest to northeast direction bisecting the site.

The plan area lies adjacent to West Nose Creek in the easterly north and south portions of the plan area. The lands in between these points and adjacent to West Nose Creek are under separate ownership and consist of a series of wetlands of differing classifications, as well as the creek itself and the associated meander belt. These areas are proposed as a green corridor and

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will incorporate a series of pathways and natural areas as identified in the Glacier Ridge Area Structure Plan. Detailed planning will occur during future application stages for those lands. The remainder of the plan area is generally sloped down from the southwest to northeast toward West Nose Creek, with grades between 3 percent and 7 percent throughout the plan area, with several areas greater than 8 percent. These significant grades have considerable impact on community design and utility servicing.

The lands within the plan area are generally contiguous, with the exception of three parcels located in the eastern portion of the plan area (in the neighbourhood of Ashlar). These remnant parcels range in size from 7.11 hectares to 8.15 hectares. The lands bisect the proposed neighbourhood of Ashlar.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan (Attachment 2), in conjunction with the land use amendment application, will facilitate the development of a mixed-use, commercial and residential neighbourhood with a Community Activity Centre that will contribute to the growth of the Glacier Ridge community as envisioned by the policies of the *Municipal Development Plan* and the *Glacier Ridge Area Structure Plan*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The outline plan area consists of Community B and Neighbourhood 5 of Community A, as identified in the *Glacier Ridge Area Structure Plan*. The plan area includes 5 separate neighbourhoods that act as organizing elements for the plan area, with road names associated with each neighbourhood. The neighbourhoods, as shown on Attachment 6, are: Tekarra, Aquila, Marmot, Cavell and Ashlar.

The general layout and design of the community is strongly impacted by several significant site constraints, and organizing elements, as outlined below.

Environmental Open Space Areas

As described in the site context section above, two large coulees bisect the plan area leading to West Nose Creek. These coulees will be dedicated as Environmental Reserve (ER) in order to preserve the lands and provide a natural amenity for community residents. A total of approximately 46.77 hectares (115.53 acres) of Environmental Reserve is provided for in the plan area.

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Municipal Reserve (MR) has been provided to complement these ER/natural areas, with a linear park provided along a re-aligned and naturalized drainage course in the southwest portion of the plan. These features provide a strong connection to the natural coulee feature and onward to the proposed natural area and pathway system around West Nose Creek. Other pathways and parks within the plan area are designed to optimize connection to these natural areas, with green corridors or engineered walkways providing convenient access to this amenity throughout the plan area.

The coulees also have considerable impact on road networks and orientation. Both coulees are oriented in a southwest to northeast direction, which necessitates the road network in these areas to be oriented in a similar orientation. However, the southern and western boundary of the plan, 144 Avenue NW and 68 Street NW, run in an east-west and north-south direction, necessitating a road network to be oriented as such. This creates a condition where two orientations of road network exist in the plan, each separated by roughly 45 degrees. This “grid shift” creates several lot and road orientations, such as dog-leg roads or non-rectangular parks or multi-family sites, throughout the plan area.

Arterial Road Interfaces

Three arterial roadways – 144 Avenue NW, Shaganappi Trail NW, and Sarcee Trail NW – bound and/or traverse the plan area. The treatment along Shaganappi Trail NW and 144 Avenue NW is mostly residential backing of lots to the street. While not an optimal street frontage, this treatment recognizes that Shaganappi Trail NW and 144 Avenue NW provide strategic local and regional mobility connections for vehicular traffic and transit, include pathways connecting to the local and regional network, and align with strategic plans (such as Goods Movement Strategy) and investment in the regional transportation network.

Sarcee Trail NW allows for a different interface because the (relatively) lower travel demand allows for fewer lanes and a closer intersection spacing. In general, the approach to Sarcee Trail NW is to locate greater residential density along this corridor in order to utilize the higher level of transit on the road, and to mitigate the visual effect of a large right of way. Placing multi-residential development along the road provides a better design treatment along the road, as landscaped areas can face the public realm and residential unit entrances can be located at grade and can be connected to public sidewalks (as opposed to back fences). As multi-residential units do not require individual driveway accesses, and visitor parking is provided within the site, the development is not adversely affected by the lack of on-street parking or driveway access.

Where low-density land uses are located adjacent to Sarcee Trail NW, an innovative lot orientation is proposed to mitigate the effect of the large right-of-way. Typically, residential orientations adjacent to arterial roads will either have to be back-lotted (as has been done with Shaganappi Trail NW) or provided with parallel “window streets” that provide vehicle access to the lots. However, window streets create a condition where additional road right of way is required for the two adjacent streets, creating challenges for street edge conditions. Within this plan, lots are proposed to be located adjacent to Sarcee Trail NW, but accessed via a

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perpendicular residential road. Rather than providing a parallel window street, a parallel lane is located behind the units. This allows the lots to be serviced properly, while also creating a better street orientation.

All Arterials Streets in the plan area include continuous regional pathways with limited conflict points on both sides of the street, providing local and regional connection to the active modes network throughout the plan area.

Entryways and Main Corridors

Entryways are located throughout the plan area. These are streets that provide access from major roads (Shaganappi Trail NW, 144 Avenue NW, Sarcee Trail NW, 69 Street NW) into the residential community. The entry streets have been designed with rowhouses (R-Gm) framing either side of the street, and predominantly include a park as a terminal vista. These entryways provide a strong welcoming entrance to the community, illustrating the focal points of parks within neighbourhoods. The main corridors, framed with laned rowhouses provide a strong visual organizing factor to the community, highlighting the importance of these streets, which serve as main transit corridors or entryways.

School Sites

There are four school sites within the plan area: one high school, two joint-joint school sites and one elementary school. These sites have been planned throughout the area in order to maximize pedestrian walk sheds and allow for optimized school site planning. One school (CBE elementary) that was identified in the *Glacier Ridge Area Structure Plan*, was eliminated from the plan area due to constraints on the amount of municipal reserve available for schools. The removal of the school was approved by Site Planning Team and Joint Use Coordinating Committee.

The elementary school located in the neighbourhood of Ashlar is located between the plan area and the remnant parcels of land that are not part of the application. Through significant conversations with the Joint Use Coordinating Committee and Site Planning Team, it was determined that this location was the best option presented, despite having the drawback of not being fully within the outline plan area. Some of the reasons for the proposed location of the school are:

- The proposed location of the school is most in keeping with the intent of the *Glacier Ridge Area Structure Plan*;
- The central location of the school within the neighbourhood maximizes walksheds for students in the neighbourhood;
- The proposed location meets the requirements from Site Planning Team with regards to being located on two collector roads, which facilitates bus and parent drop off zones; and
- Any location of the school within the neighbourhood, due to the fragmented land ownership in the area, would have to be split between land owners. The proposed

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location would be the least complex in terms of Municipal Reserve dedication between land owners.

Open Space

A total of approximately 32.94 hectares (81.49 acres) of credit Municipal Reserve is provided in the plan area, constituting 10.0 percent of the net developable area. An additional 4.75 hectares (11.73 acres) of non-credit Municipal Reserve, consisting of a portion of the High School Site that was purchased by the school boards, and homeowner's association sites, is provided in the plan area.

Municipal Reserve is provided either as school sites (24.10 hectares, 59.57 acres) or as neighbourhood parks (13.29 hectares, 32.92 acres). Neighbourhood parks are distributed through the community to provide open space within walking distance of all residents. A variety of programming of park spaces is provided to appeal to a diversity of demographics.

Neighbourhood Activity Centres

Four neighbourhood activity centres are located in the plan area, indicated with a pink dashed boundary. These all contain a mix of land uses, including multi-residential, commercial and park space. These activity centres are spaced throughout the plan area in order to provide commercial areas within walking distance for most of the plan area. The statistics for the neighbourhood activity centres are provided in Table 1 below.

Table 1: Neighbourhood Activity Centres

Neighbourhood Activity Centre	Area	Jobs and People	Intensity
Tekarra	0.76	199	262
Aquila	4.01	543	135
Marmot	4.9	551	181
Ashlar	2.37	922	389

Pedestrian Connectivity

In general, the road network provides a robust network for pedestrian connectivity throughout the plan area. The road network is set up in a modified grid system, which reflects the natural topographic features in the plan area, thus providing convenient and short pedestrian pathways throughout the plan area. However, in several areas, pedestrian routes via roads to key destinations, such as transit stops, commercial areas or schools are longer due to intersection spacing along major roads or general road layouts. In these instances, engineered walkways have been provided to reduce pedestrian walking distances to these destinations. These

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walkways are located to access to transit stops along 144 Avenue NW and Sarcee Trail NW, in key locations to provide access to the Environmental Reserve, to provide access to the commercial site on 144 Avenue NW and Sarcee Trail NW and in the neighbourhood of Tekarra between Beauvert Mount and Beauvert Way NW to reduce walking distances to the transit stops on Tekarra Drive NW.

Remnant parcels

As noted above, there are three parcels of land located in the middle of the Ashlar neighbourhood that bisect the plan, and result in non-contiguous development, as well as challenges for the location of a school site. In response to this condition, the applicant was requested to provide a shadow plan of the remnant lands in order to ensure that a logical pattern of development can occur on these lands with a future outline plan application. The proposed outline plan provides logical road connections to the remnant parcels and has provided a shadow plan that demonstrates a reasonable community layout. While the shadow plan does not restrict future development to any particular layout, it does demonstrate that the proposed outline plan does not preclude orderly development from occurring on the adjacent lands. It should be noted however, that due to the proposed location of the school site, that any future development of adjacent lands will have to provide the complement municipal reserve in order to complete the school site.

Land Use

Concurrent with the outline plan is a land use amendment application (Attachment 4) that proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District to a mix of residential and commercial land uses that include Residential – Low Density Mixed Housing (R-G and R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Mixed Use - General (MU-1) District, Commercial – Community 2 (C-C1) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District.

Density

Density varies between the various neighbourhoods within the plan area due to the location, geographic constraints and function of each neighbourhood. For example, the neighbourhood of Marmot, which is located at the end of the bluff between the two coulees, includes a joint-joint school site and is not located as close to main transit routes, has a lower density. The neighbourhood of Aquila, on the other hand, is located close to main transit routes and commercial centres and therefore has a greater amount of multi-residential development. It also does not have a school site, so its density is greater. The density and area of each neighbourhood is illustrated in Table 2 below.

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Table 2: Neighbourhood Statistics

Neighbourhood	Area (hectares)	Units	Density (units per hectare)
Aquila	66.5	2,155	32.41
Tekarra	66.4	1,359	20.47
Marmot	68.7	899	13.09
Cavell	78.0	1,561	20.01
Ashlar	96.7	2,191	22.66
TOTAL		8,165	24.88

The overall proposed outline plan achieves an anticipated density of 24.88 units per hectare (10 units per acre).

Environmental

The plan area falls within the transitional zone of three natural subregions, Foothills Fescue; Central Parkland; and Foothills Parkland. The terrain is comprised of rolling to hilly landscapes which are dissected by small drainages and streams. The study area contains three significant slopes of greater than 15 percent and is bound by West Nose Creek to the north of the plan area. Site surveys have identified seven wetlands, four of which are class III or above. Two permanent streams, five intermittent streams and two ephemeral drainages were also identified which all flow towards West Nose Creek.

Transportation

Street and Mobility Network

The subject site is bounded by a network of arterial and collector streets, including 144 Avenue NW to the south, 69 Street NW to the west, the City limits to the north, and Symons Valley Road NW to the east. Two arterial streets, Sarcee Trail NW and Shaganappi Trail NW, traverse the community in generally north south alignment, running between 144 Avenue NW and the City limits (and future 160 Avenue NW). These arterials, along with the coulee systems described previously, define the boundaries of the five separate neighbourhoods identified above. The arterial streets are strategic links connecting to the regional transportation network, including Stoney Trail NW.

All arterials streets in the plan area include continuous regional pathways with limited conflict points on both sides of the street, providing local and regional connection to the active modes network throughout the plan area.

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Within each neighbourhood is an internal road system that has been laid out in a modified grid network, providing convenient and direct access for pedestrians, cyclists and vehicles throughout the neighbourhood. Commercial and institutional uses are generally located adjacent the collector streets where there are improved pedestrian facilities and transit service. The regional pathway network aligns with the ASP and provides a system of local parallel routes within the arterial network to support cycling and other forms of active transportation. The arterial roadways also include pathways within the boulevards to support active commuting of greater distances between the neighbourhoods and beyond.

The plan area is well-connected to the regional transportation network, as Sarcee Trail NW, Shaganappi Trail NW, and Symons Valley Road NW all connect with Stoney Trail to the south. In support of the New Community Growth Strategy, The City of Calgary is advancing the ultimate stage of the Shaganappi Trail/Stoney Trail interchange as well as the construction of a new 144 Avenue NW crossing of West Nose Creek in support of the Glacier Ridge Area Structure Plan lands captured within One Calgary. These pieces of infrastructure are anticipated to be constructed and opened by end-2022. In conjunction with the advancement of these projects, construction of 144 Avenue NW and Shaganappi Trail NW in alignment with the proposed development phasing by the area developers will be undertaken to service the community, thereby realizing the value of infrastructure investment made by the City in support of the Glacier Ridge Area Structure Plan.

Transit

This area is currently not served by any transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the Glacier Ridge Area Structure Plan. Transit in the area will provide local and regional service through and around the plan area. Transit service introduction to new communities is balanced with service increases in existing communities as ridership grows, including potential introduction of evening and weekend service.

Construction of 144 Avenue NW along the south boundary of and to the east/west of the plan area, including the crossing of West Nose Creek, by the Developer, the City and by the neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out. 144 Avenue NW and Shaganappi Trail NW are planned as Primary Transit corridors.

The City and Developer have collaborated to establish an initial phasing plan (first three phases) that includes provision of a fully connected collector road - Cavell Drive NW between Sarcee Trail NW and Shaganappi Trail NW – that provides the opportunity for local transit service to be introduced in the early stages of Glacier Ridge residency.

Utilities and Servicing

Storm servicing for the plan area will be provided via the construction of two new storm ponds.

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Sanitary servicing for the initial phases of the plan area will be provided via gravity fed connections to existing sanitary infrastructure located within the community of Sage Hill. Later phases may require the construction of a sanitary lift station, currently shown on the plan off of Shaganappi Trail.

Water servicing for the plan area will be provided via connections to existing water infrastructure located south of the plan area.

Further utilities and servicing details will be resolved via the tentative plan, construction drawing, and development permit phases.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

There is no community association for the subject area. Two letters of objection were received from adjacent landowners. Concerns raised by adjacent landowners included:

- Inadequate infrastructure provided for new development;
- Expectations for estate lots to be located in the plan area, specifically along 144 Avenue NW, rather than multi-residential development; and
- Loss of views of the valley.

Additionally, the owners of the three remnant parcels located within the community of Ashlar contacted Administration with regards to future development of their lands. Several meetings were held with those owners, their representatives and administration, along with one meeting that included the applicant for the subject application. Along with discussing general development processes, the main topics of discussion were the allocation and provision of Municipal Reserve, specifically with regards to the school site within the neighbourhood. The owners were informed that each would have to dedicate Municipal Reserve to contribute to the school site.

No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP), which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment and outline plan builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong, sustainable communities. The plan was circulated to Rocky View County with each subsequent revision, and the applicant has responded directly to Rocky View County regarding any comments on the plan.

Municipal Development Plan (Statutory – 2009)

The plan is located in a Future Greenfield area as identified by [Map 1: Urban Structure](#) of the [Municipal Development Plan](#). The New Community Planning Guidebook of the Municipal Development Plan is the most relevant policy document for assessing outline plans in new communities and contains the following relevant policies for the plan area:

- 2.1.2a - Each community shall achieve a minimum intensity of 60 people and jobs per gross developable hectare upon initial build out.

The proposed community achieves an anticipated intensity of 63 people and jobs per hectare.

- 2.2.2(a) - A neighbourhood should range between 40 and 75 hectares in size B) A Neighbourhood should achieve a minimum density of 20 units per gross developable residential hectare.
 - (i) An Area Structure Plan (ASP) may identify a Neighbourhood with a lower density, to a minimum of 15 units per gross developable residential hectare (6 units per gross developable residential acre), if it identifies another Neighbourhood in the same Community with a higher density. The density of the two Neighbourhoods must average 20 units per gross developable residential hectare (8 units per gross developable residential acre) considering their respective gross developable areas.

As noted in Table 1 above, the five proposed neighbourhoods in the plan area range in size from 66.4 hectares for Tekarra to 96.7 hectares for Ashlar. While Ashlar is larger than is stipulated in the New Community Planning Guidebook, it is bounded by coulees on three sides, and so cannot be logically divided or combined with other neighbourhoods.

As noted in the density section of this report, the neighbourhood of Marmot does not meet the minimum density of 15 units per gross developable hectare. This is due to the location of the community, closer to the coulees and further from transit and commercial areas, and the fact that the community contains a large school site as well as environmental areas. However, this is made up for by the other neighbourhoods in the plan area, so that the total anticipated density of the plan area is 24.88 units per gross developable hectare.

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The New Community Planning Guidebook also outlines that neighbourhoods should be designed around an Activity Centre or Main Street, and should provide a diversity of housing options, neighbourhood scale commercial and/or services, public spaces, parks and recreation facilities, public transit and green infrastructure. Each neighbourhood in the plan achieves these criteria, with each containing the necessary elements as defined above.

The New Community Planning Guidebook also outlines that Multi-Residential Developments should be located within a neighbourhood:

“near a transit stop, amenities, open space and fit into the public grid street network.”

Multi-residential development within the plan area meets this design criteria as it is located along transit routes, close to commercial spaces and open space.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The plan area is located within the [Glacier Ridge Area Structure Plan](#) (GRASP), and comprises the entirety of Community B and Neighbourhood 5 of Community A as identified in the plan. The GRASP provides policies for neighbourhood design for communities within the plan area. The following policies are relevant to the proposed outline plan.

Communities and Neighbourhoods

The GRASP indicates that “notwithstanding the New Community Planning Guidebook policy on neighbourhood size, some neighbourhoods may exceed the maximum size of 75 hectares (185 acres) due to the significant area of natural features included within those neighbourhoods.”

As noted above, the neighbourhood of Ashlar exceeds the 75 hectares standard. However, Ashlar is surrounded by steep coulees on three edges, and includes a significant storm pond and adjacent environmental space. As such, it was deemed appropriate to exceed the neighbourhood size standard.

The GRASP highlights that “distinct community and neighbourhood identities should be established, where feasible, by designing the NACs to relate to unique features of the Plan Area such as coulees, glacial erratics, valley escarpments, sites of Aboriginal significance and other natural and cultural elements.”

As shown on in Attachment 6, the proposed neighbourhoods are largely defined by their relationship to the coulees and coulees in the plan area. The coulees act as the boundary between the neighbourhoods, the other major boundary being Sarcee Trail NW.

Community Activity Centres

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One Community Activity Centre (the West CAC) is identified in northwest corner of the outline plan area. The policies for the CAC are primarily in regards to site design, and will be referred to at development permit stage.

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Neighbourhood Activity Centres (NACs)

The GRASP identifies the following policies with regards to Neighbourhood Activity Centres (NACs):

1. NACs should be located as shown on Map 3: Land Use Concept.
2. Notwithstanding the New Community Planning Guidebook (NCPG), the 700 metre walking distance from the surrounding Neighbourhood Area may be exceeded in cases where the neighbourhood is larger or an irregular shape due to natural features.
3. Neighbourhoods B4 and D4: These NACs should be designed comprehensively to create unique and attractive gathering spaces by:
 - a) integrating the Community Association Site with the amenity space; and
 - b) connecting with the adjacent Regional Pathway, Green Corridor and Environmental Reserve.

Six NACs within the plan area were identified in the GRASP. The proposed plan identifies four NACs in the plan area. The rationale for removing the two NACs was that the two Community Activity Centres within or adjacent to the plan area would provide a significant proportion employment needs and amenities for the community. A regional retail centre located just to the south of the plan area at 144 Avenue NW and Shaganappi Trail NW provides additional commercial opportunities for future residents. The proposed location of NACs within the plan area provide coverage for nearly all areas of the plan, the exception being areas close to Symons Valley Ranch (a CAC) or close to the CAC in the plan, or a future NAC located just to the west of 69 Street NW.

The NACs proposed within the Marmot neighbourhood (neighbourhood B4 as identified in the GRASP) contains a community association site adjacent to an open space area, a multi-residential site and a commercial site. The NAC is connected via regional pathways or green corridors to the environmental reserve areas.

Joint Use (School) Sites

The GRASP identifies the following policies with regards to Joint Use (School) Sites:

1. JUS should be located as shown on Map 3: Land Use Concept.
2. JJUS, which accommodate two schools, should be located as shown on Map 3: Land Use Concept.
3. School building envelopes should be located along a street abutting the site. Buildings should offer direct pedestrian access to primary entrances from the sidewalk without crossing a parking lot or drive aisle.
4. It may be necessary to reduce the size of a site where there is not enough Municipal Reserve land for other uses, and/or where topographical constraints limit the ability to provide an adequate site. This will be assessed at the Outline Plan/Land Use Amendment stage.

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Two joint-joint use sites and one joint use site are located within the plan area. The sites are located generally as identified in the GRASP, and have been reviewed by Site Planning Team and the Joint Use Coordinating Committee. One joint use site (a CBE elementary school) was eliminated from the plan area after significant discussion with the Site Planning Team and the Joint Use Coordinating Committee. Additionally, all school sites layouts have been reviewed by the Site Planning Team and approved.

High School Sites

The GRASP identifies the following policies with regards to High School Sites:

1. High School Sites should be located as shown on Map 3: Land Use Concept.
2. Each High School Site should require from 8 to 9.3 ha (20 to 23 ac) of land.
3. Each High School Site should have direct access to a Regional Pathway and a transit stop to minimize mid-block crossings and traffic conflicts.
4. Enhanced pedestrian facilities (for example, wider sidewalks) and enhanced transit waiting amenities (minimum standard to large shelter(s)) should be provided on adjacent streets identified as having transit service.
5. The west high school should front or flank the adjacent collector streets and locate parking and sports fields in behind to contribute to an activated intersection with the adjacent Activity Centres.
6. It may be necessary to reduce the size of a site where there is not enough Municipal Reserve land for other uses, and/or where topographical constraints limit the ability to provide an adequate site. This will be assessed at the Outline Plan/Land Use Amendment stage.

One High School (the West High School), is identified in the plan area, and is located as shown on the land use concept in the GRASP. The site is 8.09 hectares, has regional pathways on three sides, has a bus stop located immediately adjacent, and fronts onto collector streets, creating an activated intersection with the CAC to the south.

Community Association Site

The GRASP identifies the following policies with regards to Community Association (CA) Sites:

2. Co-locating CA sites with uses on adjacent sites is encouraged. Such sites include but are not limited to the Emergency Response Station, Joint Use Sites, Recreation Facility/Library, NACs or CACs. In such instances, a CA Site may be relocated without an amendment to this ASP.
3. CA Sites should be within 400 metres of a transit stop.
4. CA Sites should have direct access to a Regional Pathway or Green Corridor.

The proposed community association site is located within a NAC, adjacent to one joint-joint use site and within short walking distance of another joint-joint use site, has transit stops nearby and is connected to the Regional Pathway, thus meeting all the policies above.

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Emergency Response Station

The GRASP identifies the following policies with regards to Emergency Response Stations:

1. The Emergency Response Station may be collocated with or integrated within a multi-use facility or development.
2. Within any multi-use development, the Emergency Response Station requires a dedicated 0.8 hectares (2 acres) site.
3. Developers are encouraged to engage The City regarding the location and size of the Emergency Response Station parcel at the initiation of the Outline Plan/Land Use Amendment stage.

An emergency response station is identified as being located adjacent to the CAC in the north west portion of the plan area. The station is integrated within a mixed-use development and meets the 0.8 hectares (2 acre) size requirement. Facilities Management was circulated on the application and supported the location of the site. The integration of the station with adjacent development will be determined at the development permit stage.

Interface with Natural Areas

Significant amounts of natural areas are proposed within the plan area. These natural areas primarily consist of several coulees that bisect the plan area, as described in the site context section above. The GRASP identifies the following policies with regards to interfaces with Natural Areas:

1. Design of residential developments adjacent to Symons Valley, West Nose Creek and other preserved natural areas should consider the following;
 - b. connecting internal pathways of multi residential developments to nearby Regional Pathways and Green Corridors;
 - c. strategic design of public access into and around coulees, streams, escarpments and other retained features, to allow for the buffering of habitat wildlife within and along these retained features;
 - e. providing access and views from Neighbourhood Areas by establishing a permeable block design that allows for green pockets to open onto adjacent natural areas.

Residential interfaces with natural areas provides for numerous public access points via engineered walkways or municipal reserve areas to the coulees. Regional pathways connect through these access points, and a trail system is proposed along the coulees. The pathways are designed to reduce disturbance of natural areas and habitats. These connections also serve as viewpoints to connect the community to these natural areas.

Interface with Rocky View County

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The northern boundary of the plan area is shared with the municipal boundary with Rocky View County. The GRASP identifies the following policies with regards to interfaces with Rocky View County:

1. The IDP identifies land north of the Plan Area as a future City of Calgary growth area. Therefore, development along the Plan Area boundary should provide opportunities for attractive and functional integration with urban-style development that may occur in the future north of the Plan Area. Elements to achieve such integration include but are not limited to:
 - a. streets, pathways and open spaces that could be extended in the future to north of the Plan Area;
5. Design of Neighbourhood Areas and sections of 160 Avenue NW adjacent to existing acreages along the north boundary will be required to minimize nuisances for existing acreage owners. Edge conditions should be defined by a variety of different methods including local streets or green spaces that will act as buffers.

The interface with Rocky View County in the plan area consists of two types of interfaces: a community interface and an environmental interface. For the residential interface, where residential units and the High School site are located adjacent to the boundary with Rocky View County, a shadow plan has been provided to demonstrate how streets and pathways can be extended to the north. The area of this extension is fairly limited due to the edge of the escarpment which is located just to the north of the plan area.

For the other interface areas, the interface condition is comprised of environmental areas or a storm pond. These interfaces do not create nuisance for existing acreage owners to the north of the plan area.

Symons Valley and West Nose Creek

The GRASP identifies the following policies with regards to Symons Valley and West Nose Creek:

1. In accordance with Section 5.3 Streets, Symons Valley Road west of Mountain View Road should be closed and a new Regional Pathway in the vicinity created to restore and enlarge a featured natural open space destination of the Plan Area.
2. Regional Pathways will provide convenient connections north-south and east-west for bicycle and pedestrian commuters.
3. Green Corridors will provide access to key features and viewpoints of Symons Valley.

The plan will facilitate the closure of Symons Valley Road by providing for the realignment of the road to north, as well as the extension of Shaganappi Trail NW to the north. A regional pathway is proposed along the south portion of the north storm pond to contribute to the regional pathway network in this area. Regional pathways have been provided throughout the plan area, specifically along Cavell Drive, Marmot Drive, 144 Avenue NW, Sarcee Trail NW, Shaganappi

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Trail NW and along the coulees to provide a connected network of pathways throughout the plan area.

Environmental Open Space Area

The GRASP identifies the following policies with regards to Environmental Open Space Areas:

1. Sites that are identified as EOS but do not qualify as Environmental Reserve should be protected where feasible by incorporating them into the neighbourhood through site and building designs, and the strategic location of Municipal Reserve land.
2. Where a street is proposed to cross Green Corridors or natural areas including Coulees and West Nose Creek, studies may be required at the Outline Plan/Land Use Amendment stage to:
 - a. ensure that any potential changes to existing natural conditions are minimized;
 - b. consider the most appropriate technique to maintain the ecological quality of the area; and
 - c. mitigate negative impacts, both during construction and in the final design.

Environmental areas have largely been provided as environmental reserve throughout the plan area. Coulees have been maintained, and environmental reserve utilized to provide a drainage course that is supplemented with municipal reserve, which will assist in the preservation of the environmental quality of the feature. Street crossings of Green Corridors have been reviewed to minimize environmental disturbance.

Regional Pathways and Green Corridors

1. Where portions of the Environmental Open Space Study Area are not retained, the presence of the Green Corridor may be removed without amendment to this ASP provided that:
 - i. a Regional Pathway is provided within approximately 200 metres of where the Green Corridor is shown on Map 5: Regional Pathways and Green Corridors;

Where possible, environmental spaces have been retained. Regional pathways have been provided generally where shown on Map 5 of the GRASP.

Social, Environmental, Economic (External)

The recommended outline plan and associated land use framework will provide for a diversity of housing choices to meet the needs of various household sizes, lifestyles and income levels in an existing established area. The plan provides for densities that are transit-supportive and that make efficient use of land and infrastructure. Commercial areas provide services for local residents.

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Financial Capacity

Current and Future Operating Budget

There is currently no impact to the current operating budget. As development proceeds, the provision of City services such as roads, transit, and parks maintenance would have an operating budget impact at such time as they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary 2019-2022 Service Plans and Budgets.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The City transportation and utility capital infrastructure required to service this development is included in the One Calgary 2019-2022 Service Plans and Budgets. This additional infrastructure will be funded by The City and through off-site levies paid by developers. The capital investment required to construct and upgrade the required local infrastructure will be funded by the developer.

Risk Assessment

There are no significant risks associated with this proposal.

This application is considerably larger than typical outline plans, and is in excess of the typical standard of 100 hectares for an outline plan. However, given the issues of storm water servicing (reducing the number of storm ponds from five to two), municipal reserve allocation (i.e. the need to remove a school site and balance municipal reserve over a large area), utility servicing (i.e. constraints on the grades of sanitary lines that affected road layouts and locations), it was determined that the application could proceed in its current size. Administration understands the risk that this may necessitate future outline plan and land use revisions for future phases of the outline plan as market conditions change.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* which supports the efficient utilization of land and infrastructure. The proposal is also in keeping with applicable policies of the *Glacier Ridge Area Structure Plan*.

The proposal provides a well-designed, comprehensively planned residential community with a mix of residential housing types served by commercial and open space amenities connected through a network of pathways and pedestrian infrastructure. It includes the necessary protection and public land dedications for environmentally sensitive areas and provides the land necessary for four notable school sites in the plan area. The plan meets the minimum densities set out in the *Glacier Ridge Area Structure Plan*.

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0090

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The conditions of approval (Attachment 1) effectively implement the technical aspects of the plan area's future development.

ATTACHMENT(S)

1. Conditions of Approval
2. Proposed Outline Plan
3. Applicant Submission
4. Proposed Land Use District Map
5. Subdivision Data Sheet
6. Proposed Neighbourhoods
7. List of Landowners