

Applicant Submission



Stantec Consulting Ltd.
200-325 25 Street SE, Calgary, Alberta T2A 7H8

January 8, 2020
File: 116500381.210

On behalf of Ronmor Holdings Inc. ('Ronmor'), Stantec Consulting Ltd. is pleased to submit the enclosed Outline Plan ('OP'), Land Use Redesignation ('LUR'), and Road Closure for the lands legally described as:

- Portions of 5;2;26;2;
- Portions of 5;2;26;1;
- Portion of 5;2;26;1;;4
- Blocks 1-2, Plan 7510325; and
- Portion of 5;1;26;6;SW;

Municipal addresses for the site are 3810, 3900, 4040, 4500, 4800, 5200, 5290, 5400, and 6500 144th Avenue NW and 14800, 15454, and 15505 Symons Valley Road NW and all the lands are located within the Glacier Ridge Area Structure Plan ('ASP').

Located immediately west of West Nose Creek, and with excellent views of Symons Valley, Glacier Ridge is envisioned as a master planned and complete community in Calgary's northwest. The proposed OP aligns with direction of the ASP, building upon the vision of Symons Valley Corridor being a natural attraction and amenity for residents. Glacier Ridge has been planned to include the following:

- Multi-modal transportation options, and convenient connections for pedestrians, cyclists, transit riders, and motorists;
- A range of housing options and levels of affordability;
- A connected and contiguous Open Space network providing a variety of active and passive recreational amenities for residents while balancing the need to provide for school sites; and
- A CAC and four Neighbourhood Activity Centres (NAC) offering higher density residential, employment opportunities, community gathering places, as well as commercial and retail amenities for residents.

The Glacier Ridge Outline Plan is over 380ha, and proposes to redesignate the lands from S-FUD to R-G, R-Gm, M-G, M-1, M-2, M-X1, MU-1, C-C2, C-N2, S-CRI, S-SPR, and S-UN. The application represents approximately 8,150 residential units that will include both low density and multi-residential product.