

Planning & Development Report to  
Calgary Planning Commission  
2020 January 23

ISC: UNRESTRICTED  
CPC2020-0091

## Road Closure and Land Use Amendment in Residual Sub-Area 02K (Ward 2) at multiple properties, LOC2017-0368

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### EXECUTIVE SUMMARY

This 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. The land use amendment proposes to redesignate approximately 368.93 hectares (911.61 acres) of land in the northwest community of Residual Ward 2 Sub Area 02K.

The lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. This proposal provides for:

- a number of land uses to accommodate a comprehensively designed residential community, consisting of 5 neighbourhoods;
- a total of 8,160 anticipated units in a variety of residential districts;
- approximately 187.67 hectares (463.73 acres) of low-density residential consisting of single detached, semi-detached and rowhouse development (R-G);
- approximately 26.74 hectares (66.07 acres) of low-density residential consisting of semi-detached and rowhouse development (R-Gm);
- approximately 10.19 hectares (25.17 acres) of medium-density residential to accommodate rowhouses, townhouses and stacked townhouses in comprehensively developed sites (M-G);
- approximately 19.19 hectares (47.42 acres) medium-density residential to accommodate apartment buildings (M-1, M-2, and M-X1);
- approximately 3.42 hectares (8.45 acres) of mixed use development that can accommodate a mix of residential and commercial uses (M-U1);
- approximately 17.37 hectares (42.90 acres) of commercial districts to accommodate a variety of commercial uses to serve the needs of the local neighbourhoods (C-C2 and C-N2);
- approximately 47.18 hectares (116.58 acres) of open space, consisting of areas for schools and various neighbourhood parks (S-SPR);
- approximately 12.89 hectares (31.87 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);
- 42.28 hectares (109.42 acres) of Environmental Reserve dedication to protect a series of ravines and drainage courses within the plan area (S-UN); and
- the closure and redesignation of a two portions of undesignated road right-of-way to facilitate the comprehensive development of the area.

This application has been applied for with the support of the corresponding outline plan application (CPC2020-0090) to provide the future subdivision layout for the site's development. Conditions have been incorporated into the outline plan to effectively address the site's development. The proposed land use amendment has been developed in accordance with the policies of the *Glacier Ridge Area Structure Plan*.

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**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed closure of 1.81 hectares (4.47 acres) of road (Plan 1912426, Areas 'A', 'B', and 'C') consisting of portions of the road allowance of 37 Street NW and 53 Street NW, with conditions (Attachment 4); and
2. Give three readings of the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation 368.93 hectares  $\pm$  (911.61 acres  $\pm$ ) located at 14800 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; 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') from Special Purpose – Future Urban Development (S-FUD) District and the Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G and R-Gm) Districts, 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-1f3.0h20) District, Commercial – Community 2 f2.0h24 (C-C2f2.0h24) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District; and
4. Give three readings to the proposed bylaw.

**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 road closure and land use redesignation is accompanied by an outline plan (CPC2019-0090) 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.

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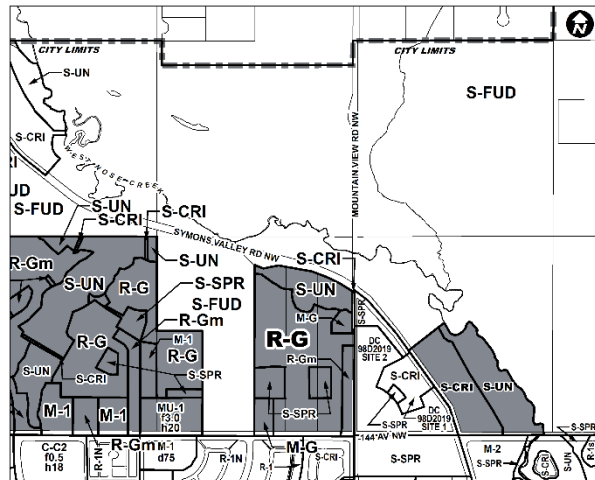
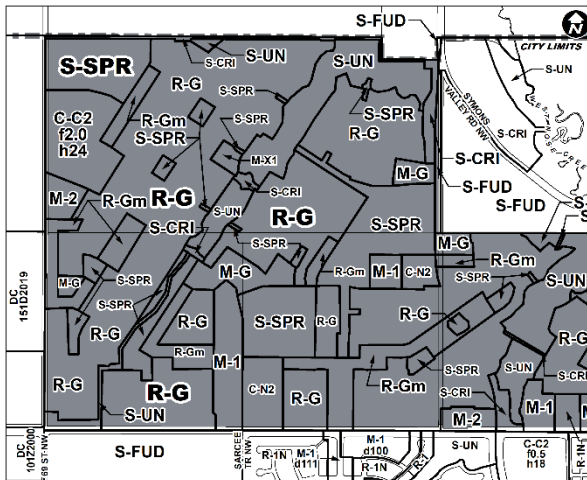
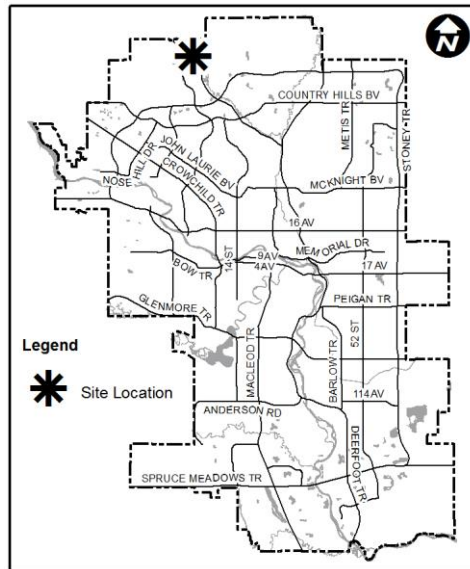
The *Glacier Ridge Area Structure Plan* (ASP) was approved on 2015 December 08. In order to facilitate the co-ordination of growth and servicing within the plan area to ensure that development proceeds in an efficient and economical manner, the *Glacier Ridge ASP* included a Growth Management Overlay (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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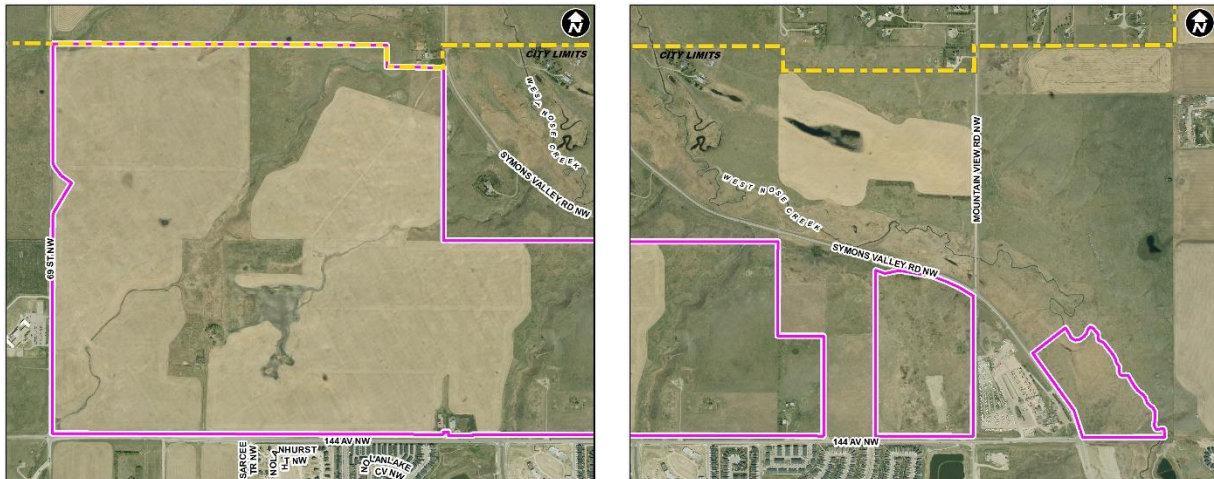
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Location Maps



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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 368.93 hectares (911.61 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 Bears paw 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 the 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 will incorporate a series of pathways and natural areas as identified in the *Glacier Ridge*

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*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 land use application, and corresponding outline plan, will facilitate the development of a range of multi-residential, commercial, low-density residential development along with four school sites along with associated parks, storm water facilities and roads.

#### **Planning Considerations**

Given the nature of this application several key factors were considered and are outlined in the following technical analysis.

#### ***Subdivision Design***

The associated outline plan contemplates a subdivision pattern based on a modified grid street network. The general layout and design of the community is strongly impacted by several significant site constraints, and organizing elements, as detailed in the outline plan report (CPC2020-0090). These organizing elements are significant environmental open space areas in the form of coulees, interfaces with arterial roads, neighbourhood entryways and main corridors, school sites, neighbourhood open space, neighbourhood activity centres, pedestrian connectivity and several remnant parcels that are located within the plan area.

Four Neighbourhood Activity Centres (NACs) are located in the plan area. The activity centres are located in order to optimize the number of residents who can access the services within walking distance. These activity centre all achieve an intensity greater than 100 people and jobs per hectare.

#### ***Road Closure***

Portions of the 37 Street NW and 53 Street NW rights-of-way are proposed to be closed with this application. The lands are proposed to be designated a mix of Residential – Low Density Mixed Housing (R-G and R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District and Special Purpose – City and Regional

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Infrastructure (S-CRI) District. These land uses complement adjacent land uses and help complete developable parcels.

### ***Land Use***

Multi-residential uses (M-1, M-2, M-G and MU-1) are primarily located adjacent to frequent transit networks, such as on 144 Avenue NW, Shaganappi Trail NW and Sarcee Trail NW, as well as close to commercial uses. Low-density rowhouse development forms are primarily located along main corridors and entryways within the plan area, or facing open space, creating a welcoming entrance to the community and better interfaces with open spaces.

Commercial land uses are clustered around the four NACs within the plan, or the Community Activity Centre, located in the northwest portion of the plan. These uses provide for the daily needs of local residents.

A Special Purpose – Urban Nature (S-UN) District lands (to be dedicated as Environmental Reserve) are proposed to protect the existing network of coulees around the plan area, as well as natural wetlands located adjacent to West Nose Creek. A storm water retention facility is provided in the south eastern corner of the plan area, adjacent to Nose Creek, in order to provide storm water service for the community. Another storm pond, located to the northwest, adjacent to West Nose Creek was designated in a previous application (LOC2018-0140, Bylaw 116D2019). The location of these ponds were chosen due to topography and the fact that the location of the ponds would allow a reduction of the required number of storm ponds for the plan area from five to two. Additionally, the proposed location of the ponds avoided additional fragmentation of development within the plan area (if ponds were proposed above the escarpment they would fragment community contiguity). These ponds also will form part of a green pathway network centred along the existing Symons Valley Road. The existing road will be realigned to the north, allowing for the creation of a network of pathways and greenspaces along West Nose Creek.

A Special Purpose – School, Park and Community Reserve (S-SPR) District lands (to be dedicated as Municipal Reserve) will be provided as school sites (one high school, two joint-joint use sites and one elementary school site) along with a series of neighbourhood parks and green corridors. Neighbourhood parks are distributed throughout the plan area in order to provide green space within walking distance of all residents. Green corridors are provided to connect neighbourhood parks and schools to the coulee system that surrounds the proposed community.

### ***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

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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 1 below.

*Table 1: 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

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.



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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.

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.

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### ***Utilities and Servicing***

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

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.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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### 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.

#### *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.

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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.

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 ha (185 ac) 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.”

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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

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.

### 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.

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### 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.

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.

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### 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.

### 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 hectare (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;

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- 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

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.



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### 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 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.

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### 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 land use framework plan and associated outline plan 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.

### **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 land use redesignations, 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

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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 land use amendment and road closure will facilitate development in keeping with the direction provided by the *Municipal Development Plan* and the *Glacier Ridge Area Structure Plan*. Additionally, the plan provides the following beneficial features:

- a modified grid street network that provide safe and convenient pedestrian and cycling routes throughout the community;
- a park system that provides a diversity of recreational opportunities for local residents within walking distance;
- a strong connection between the community and the network of protected environmental areas;
- a design that is responsive to the topographical features of the land;
- schools that serve that serve the local population; and
- a mix of commercial and residential uses, along with a diversity of housing forms that meet the needs of a variety of households and demographics.

**ATTACHMENT(S)**

1. Proposed Outline Plan
2. Applicant Submission
3. Registered Road Closure Plan
4. Proposed Road Closure Conditions
5. Proposed Neighbourhoods
6. List of Landowners
7. Proposed Land Use District Map