

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0319

Proposed Community Name and Street Names within Residual Sub-Areas 02L and 02K (Ward 2), SN2020-0002

EXECUTIVE SUMMARY

This community name and street name application was submitted by Stantec Consulting Ltd, on behalf of Ronmor Developers and Shane Communities, on 2020 January 13. The affected lands are located within the *Glacier Ridge Area Structure Plan*, Community A, Neighborhoods 1 to 5 inclusive. The community name and street names are intended for use within the outline plan area, LOC2017-0368, which was approved by Calgary Planning Commission on 2020 January 23 with the corresponding land use approval by City Council on 2020 March 16.

The proposed community name is Glacier Ridge, which was the name included as part of the larger *Glacier Ridge Area Structure Plan* approved by Council 08 December 2015. Nineteen street names have also been proposed and are listed in the background section of the report. The street names generally reflect sites in the region of Jasper National Park.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, of the proposed community name of Glacier Ridge.
2. **ADOPT**, by Resolution, the proposed street names: Annette, Antler, Aquila, Ashlar, Bastion, Beauvert, Chetamon, Drystone, Edith, Franchere, Maligne, Marmot, Merlin, Oldhorn, Samson, Throne, Tekarra, Tonquin and Watchtower.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 16:

That Council adopt the Administration Recommendations contained in Report CPC2020-0319.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject application, submitted by Stantec Consulting Ltd on behalf of Ronmor Developers and Shane Communities, on 2020 January 13, requested the proposed community name, Glacier Ridge, and the proposed street names, Annette, Antler, Aquila, Ashlar, Bastion, Beauvert, Chetamon, Drystone, Edith, Franchere, Maligne, Marmot, Merlin, Oldhorn, Samson, Throne, Tekarra, Tonquin and Watchtower, for use within the approved outline plan, LOC2017-0368. The subject area is located in the northwest portion of the city, north of 144 Avenue NW and east of 69 Street NW.

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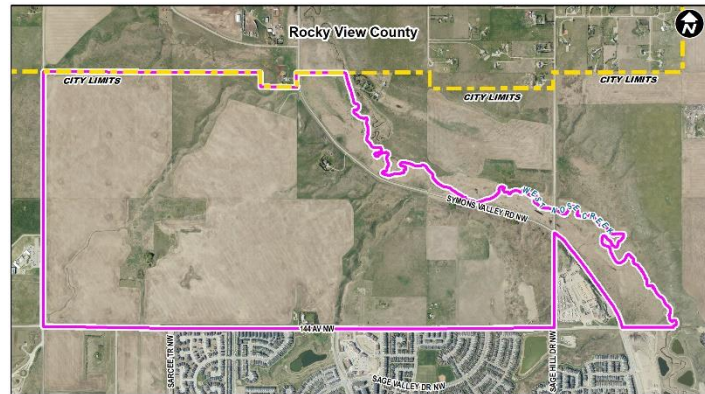
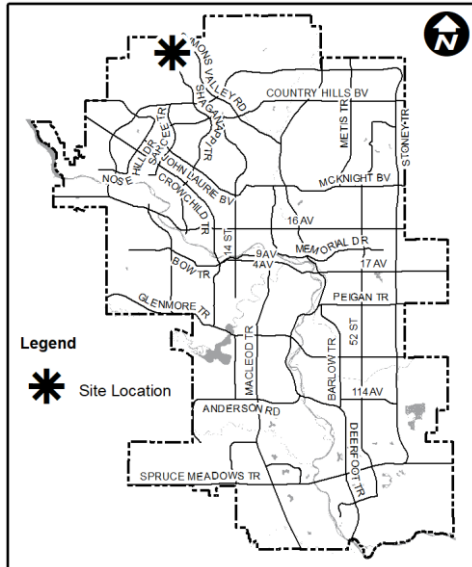
As noted in the applicant's submission (Attachment 1), the developer selected Glacier Ridge as a community name to complement and support the mountainous theme throughout the proposed community's rolling terrain and unique landscape. The influence of the Rocky Mountains and the glacial impact to the landscape is captured by the name Glacier Ridge. The street names were chosen to represent names of geographical features such as mountain peaks and basins located in the Jasper National Park region. The intent of the names is to complement elements of the foothills known throughout the City of Calgary, particularly in the west/northwest districts. The proposed development plan area will capture views of the Rocky Mountains to the west and will reflect the mountainous theme throughout the community's landscape.

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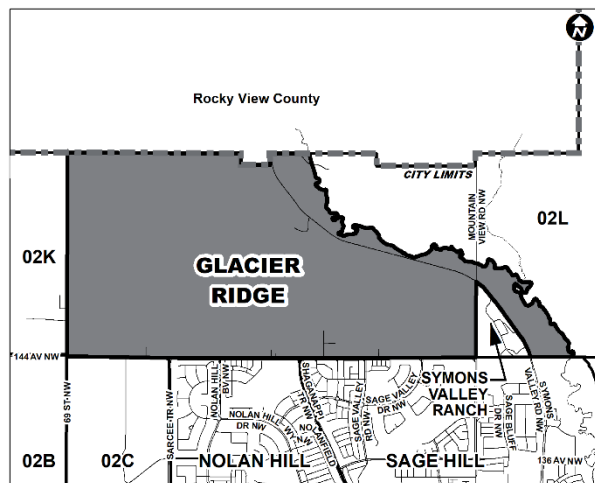
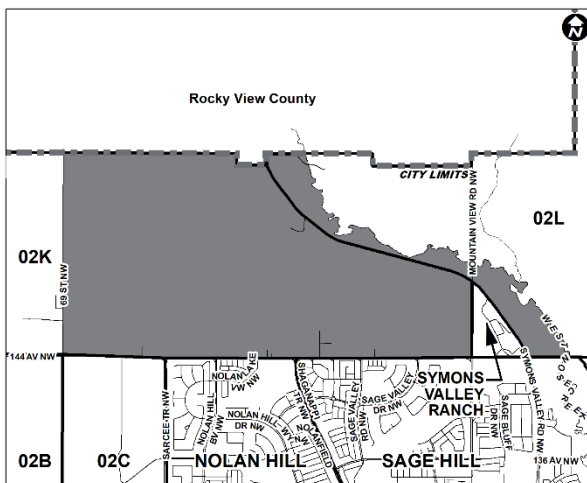
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Location Maps



Existing Community Name

Proposed Community Name



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Site Context

The subject lands are located 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. The area is identified in the *Glacier Ridge Area Structure Plan* as Community A, Neighborhoods 1 to 5 (Attachment 2).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

The subject application was circulated to various City of Calgary business units and other agencies for review. No objections to the proposed community name were received. However, there will be restrictions regarding street “types” for some of the proposed street names. This is explained further in the strategic alignment section below.

Strategic Alignment

The *Glacier Ridge Area Structure Plan*, Map 4: Communities and Neighborhoods, identifies four communities. The proposed development will be located in Community A, Neighborhoods 1 to 5 inclusive.

The proposed community name and street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*. Two of the street names will have restricted street types:

- Marmot: street types Crescent, Place and Street shall not be used as they conflict with street names currently utilized in Banff, AB.
- Merlin: street types Court, Place and Way shall not be used as Merlin sounds similar to Marlyn, which is a street name used in the community of Marlborough.

Social, Environmental, Economic (External)

As per the *Municipal Naming, Sponsorship and Naming Rights Policy*, municipal naming plays an important role in providing simple and unambiguous identification of location and navigation within the city.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current or future operating budgets.

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Current and Future Capital Budget

There are no impacts to the current or future operating budgets.

Risk Assessment

There are no significant risks with the proposed name.

REASON FOR RECOMMENDATIONS:

Administration recommends approval as the community name and proposed street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

ATTACHMENTS

1. Applicant's Submission
2. Glacier Ridge ASP – Communities and Neighborhoods