

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

---

**EXECUTIVE SUMMARY**

In 2015 December, Council adopted the Glacier Ridge Area Structure Plan (ASP) which accommodates substantial future residential demand in Calgary's northwest quarter. A policy amendment is now proposed to the Glacier Ridge Area Structure Plan to include approximately 64 hectares (160 acres) of industrial/employment land located south of 144 Avenue NW and west of Sarcee Trail NW.

Policies proposed will guide future development to provide for a mix of light and business industrial uses with some support commercial uses, provide a transitional area to address its proximity to existing and planned residential areas, and provide a pedestrian-friendly streetscape with convenient connections to transit. The addition of these lands to the Glacier Ridge Plan Area complements future and current residential development in the area and furthers the Municipal Development Plan objective to provide complete communities.

Thirty-four amendments to the Glacier Ridge ASP are presented in APPENDIX I. Many of the amendments are minor text changes to update land areas and job statistics to reflect the addition of the amendment lands. Also, all maps have been updated to add the new quarter section. In terms of new policies, this amendment proposes three new land use concept elements, each with a policy section to guide future development.

This policy amendment project followed the Developer Funded ASP (DFA) program model.

**PREVIOUS COUNCIL DIRECTION**

This amendment to the Glacier Ridge Area Structure Plan responds to Council's direction to Administration to proceed with a Developer Funded ASP amendment. Specifically, the following Council directions apply:

**2015 October 05 Council Meeting, re: Sarcee Trail NW Industrial Lands (Councillor Magliocca NM2015-22)**

**ADOPT**, Moved by Councillor Magliocca, Seconded by Councillor Stevenson, that Councillor Magliocca's Motion, NM2015-22 be adopted, after amendment, as follows:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to negotiate a Developer Funded Area Structure Plan Agreement, in the City's standard form, with the landowner of Lot 3, Plan 8910592 and Lot 4, Plan 9010823 (the Lands), to add the Lands to the Glacier Ridge Area Structure Plan as an amendment following the Council approval of the Glacier Ridge Area Structure Plan, with work to commence on the amendment, no earlier than 2016 January.

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

2016 March 07 Council Meeting, re: Sarcee Trail NW Industrial Lands (Councillor Magliocca) NM2016-07

**ADOPT**, Moved by Councillor Magliocca, Seconded by Councillor Stevenson, that Councillor Magliocca's Motion, NM2016-07 be adopted, as follows:

NOW THEREFORE BE IT RESOLVED that Council direct Administration to undertake agreement with the landowner to amend the Glacier Ridge Area Structure Plan to incorporate Lot 5, Plan 9010823 to the amendment already underway for Lot 3, Plan 8910592 and Lot 4, Plan 9010823.

**ADMINISTRATION RECOMMENDATION(S)**

2016 August 11

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 37P2016; and

1. **ADOPT** the proposed Glacier Ridge Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 37P2016
3. **ADOPT**, by Resolution, the proposed amendments to the Glacier Ridge Area Structure Plan Appendices, in accordance with Administration's recommendation.

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

---

**REASON(S) FOR RECOMMENDATION:**

The proposed amendments respond to the direction from Council to amend the Glacier Ridge ASP to include the quarter section of land south of 144 Avenue NW and west of Sarcee Trail NW. Additionally, the Glacier Ridge ASP amendment advances the following MDP goals (from the Key Directions for Land Use and Mobility):

- Goal 2. Provide more choice within complete communities
- Goal 4. Link land use decisions to transit
- Goal 5. Increase mobility choices
- Goal 7. Create complete streets
- Goal 8. Optimize infrastructure

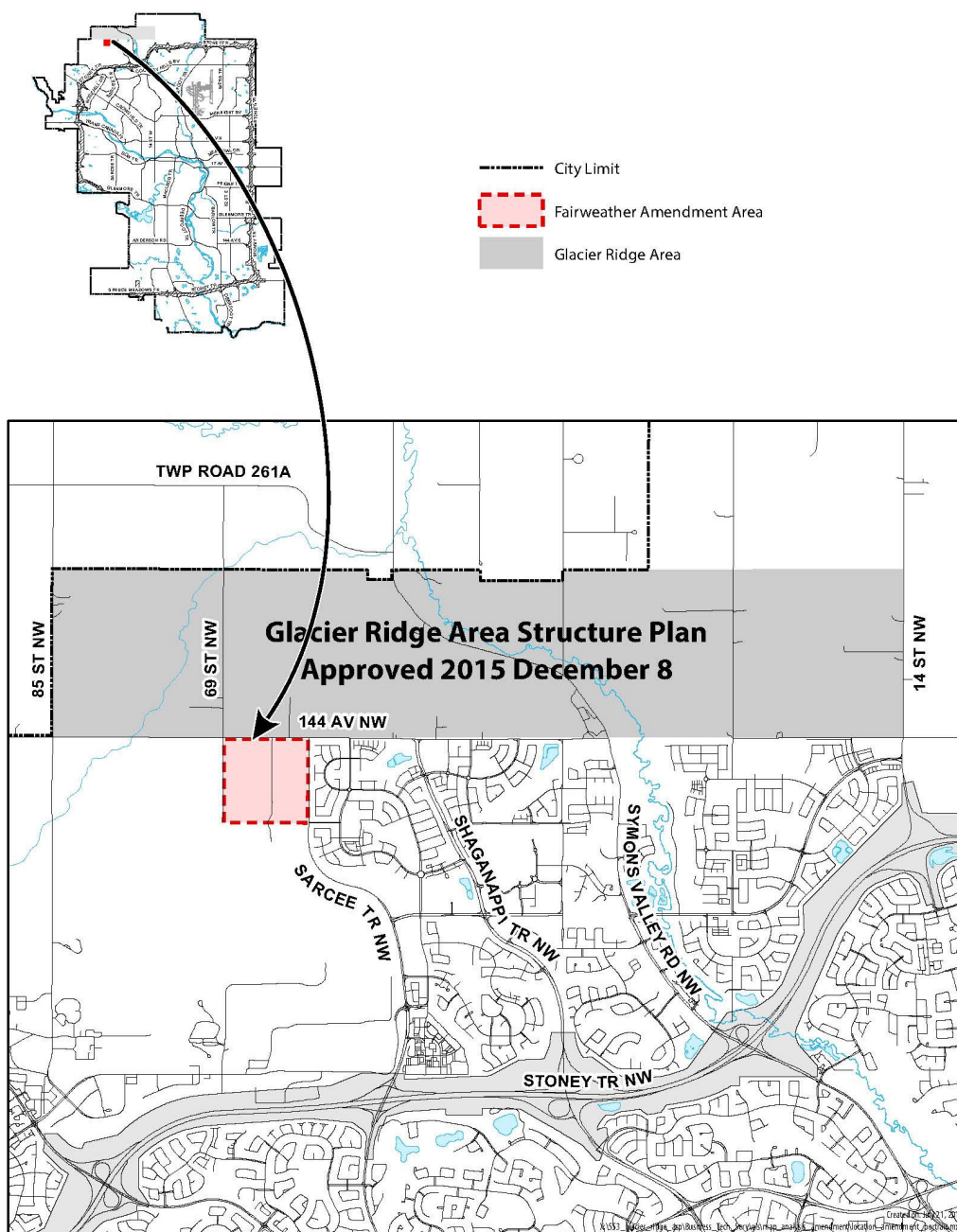
**ATTACHMENT**

1. Proposed Bylaw 37P2016

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

LOCATION MAPS



POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Glacier Ridge Area Structure Plan (APPENDIX I).

**Moved by: R. Wright**

**Carried: 6 – 0**

2. Recommend that Council **ADOPT**, by Resolution, the proposed amendments to the Glacier Ridge Area Structure Plan Appendices. (APPENDIX II).

**Moved by: R. Wright**

**Carried: 6 – 0**

**2016 August 11**

**MOTION:**

The Calgary Planning Commission accepted correspondence from:

- Walton Development and Management dated 2016 August 08;

as distributed, and directs it to be included in the report in APPENDIX XXIII.

**Moved by: R. Wright**

**Carried: 6 – 0**

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**Applicant:**

Walton International Group Inc  
Stantec  
41825 Alberta Inc (Dr. G. Bhullar)  
Brown & Associates Planning Group

**Landowner:**

Walton International Group Inc  
41825 Alberta Inc (Dr. G. Bhullar)

**PLANNING EVALUATION**

**SITE CONTEXT**

The amendment area adds three parcels of land that total approximately 64 hectares  $\pm$  (160 acres  $\pm$ ) to the five sections of land that currently comprise the Glacier Ridge ASP Plan Area (1290 hectares (3187 acres)). The land is generally sloped up from northeast to southwest. Two of the parcels are currently under cultivation and one parcel has just finished gravel extraction.

Current uses surrounding the amendment area include residential development in Nolan Hill, existing aggregate extraction uses to the south and west, and a private school and agricultural uses north of 144 Avenue NW.

The Glacier Ridge ASP proposes future residential uses north of 144 Avenue NW. The plan also calls for an employment area northwest of the amendment lands along 144 Avenue NW.

Aggregate extraction operations to the west and south of the amendment area will continue for the next several decades. The proposed policies require development to be built and operated so as to minimize disruptions to the gravel extraction activities vital to growth of the Calgary region.

Sarcee Trail NW has recently been completed as a two lane road from Nolan Hill Avenue NW to 144 Avenue NW.

**LAND USE DISTRICTS**

No land use amendments are proposed as part of this policy amendment. The future primary use of the land is anticipated to be industrial/employment uses.

**LEGISLATION & POLICY**

The following policies influenced the development of the proposed Glacier Ridge ASP amendment:

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

	<b>Adopted</b>
• South Saskatchewan Regional Plan (SSRP)	2014
• Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)	2012
• Municipal Development Plan (MDP); including the:	2009
◦ New Community Planning Guidebook (NCPG)	2013
• Calgary Transportation Plan (CTP)	2009
• North Regional Context Study (NRCS)	2010
• Glacier Ridge Area Structure Plan (ASP)	2015

The 2013 NCPG contains many policies common to multiple plan areas but previously were only found in individual ASPs. Those common policies are now consolidated in the NCPG and should be considered integral to interpreting the Glacier Ridge ASP and the proposed policy amendment. The intent is for regular updates of the NCPG so that emerging development practices for suburban areas can be captured by modifying one document instead of multiple ASPs at various stages of implementation.

Proposed Policy Amendments

The proposed policy amendments (refer to APPENDIX I) align with the land use direction provided by the North Regional Context Study (2010), which indicated these lands would provide industrial and employment opportunities in the far northwest. This location helps to balance the city-wide distribution of industrial jobs, which is currently favoured in the east, southeast, and central areas. Its location will contribute to providing a counter flow of commuter traffic for the nearby communities. The proximity of this land to aggregate extraction operations (which will likely continue into the foreseeable future), the Spy Hill landfill, correctional facilities, and University of Calgary Research Park make an employment-based land use appropriate in this location.

The proposed policies will provide guidance for future development of an industrial district that will be adjacent to residential neighbourhoods on two sides and on-going aggregate extraction on the other two.

Three new Land Use Concept Elements have been created for the area:

- Industrial District,
- Industrial Transition Area, and
- Industrial Hub.

Industrial District

The Industrial District contains policies that apply to the whole quarter section. It encourages pedestrian-friendly aspects such as sidewalks on both sides of the streets, accentuated building entrances, alternatives to retaining walls where possible, and employee amenity spaces designed to encourage active streets. While this is an industrial area, attention should be paid to the convenience of employees being able to reach the site by means other than a vehicle.

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

The policies also direct site landscaping to be drought tolerant and encourage the use of native species. Energy reduction is encouraged through exploring renewable energy and low carbon systems as well as through building orientation and landscape placement.

Due to the topography of the District, policies are provided to guide building and site design in areas outside the Transition Area to avoid negative visual impacts to adjacent residential properties.

**Industrial Transition Area**

The Industrial Transition Area provides specific policies for the portion of the Industrial District that is directly adjacent 144 Avenue NW and Sarcee Trail NW. This location is across from planned and developing residential areas and so requires more consideration in terms of appropriate uses and building forms. Consideration is given to showing convenient pedestrian connections from within the Transition Area to the Primary Transit Network as well as Sarcee Trail NW.

The Transition Area also provides an interesting opportunity to transition from residential to industrial uses by exploring the potential for locating an industrial-type live work use that offers the ability to have more intensive business operations than is currently allowed in typical residential areas. This could include a small catering business that has several employees travelling to and from the site during the day or a cabinet-making business that uses woodworking equipment and has trucks visiting the site often.

**Industrial Hub**

The Industrial Hub is the social heart of the Industrial District. This element provides for a centralized space for employees of the district to meet for coffee or for events to be held. Educational signage which discusses the history and business of aggregate extraction in Calgary is encouraged to be incorporated in the central space to showcase how the industry has helped to build this city over the years and continues to do so. The Industrial District's location adjacent areas undergoing aggregate extraction provides an opportunity to illustrate for people the bigger picture of how this industry fits into the city, especially as these activities are likely to continue into the near future.

Smaller industrial bays and small to medium format retail uses will allow for the space to be active with uses that will provide services to District employees.

The location of the Industrial Hub ensures this area is central to the District and will be sheltered from impacts of the aggregate extraction activities.

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

---

**TRANSPORTATION NETWORKS**

The amendment lands have good connections to the regional transportation network. Sarcee Trail NW directly accesses the plan area and provides convenient access to Stoney Trail NW, a primary east-west connection and important connection to Deerfoot Trail. Shaganappi Trail, which is a truck route and part of the primary goods route, can be accessed from 144 Avenue NW and will provide connections to Stoney Trail NW and Highway 772 north of the city.

Local transit service is planned within the Plan Area, with potential connections to Nolan Hill, the future communities of Glacier Ridge north of 144 Avenue NW, and future development to the south and west of the Plan Area. Local transit service may be phased through the Plan Area as it develops over time. The amendment lands will also benefit from the Primary Transit Network route that is planned along 144 Avenue NW.

A Transportation Impact Assessment (TIA) was completed. It confirmed the assumptions and recommendations that were made for this area in the transportation modeling completed for the Glacier Ridge ASP in 2015.

**UTILITIES & SERVICING**

Water

The amendment area is comprised of two water pressure zones – Top Hill and Nose Hill East. These pressure zones are also found in the original Glacier Ridge ASP, and as such, the same ASP policy will apply to the amendment area. Potable water servicing of the Nose Hill East pressure zone will be achieved through the construction of a regional pump station near the existing Nose Hill East reservoir and servicing of the Top Hill pressure zone can be achieved through the construction of a local distribution system. Capital infrastructure required to provide potable water servicing to this area is outside of Water Resources' 10-year capital plan.

Sanitary

Sanitary servicing for the amendment area will add one additional catchment area to the overall Glacier Ridge ASP. Sanitary servicing of the amendment area will be achieved through the construction of a local sanitary pipe network, via the existing Nolan Hill sanitary system, discharging into the existing Beddington Trunk, where capacity has been allocated.

Stormwater

The Master Drainage Plan for the Glacier Ridge ASP is nearing completion, and the amendment area has been included in the drainage analysis. Storm servicing of the amendment area will be achieved through the construction of a local storm pipe network conveying runoff to a local pond and further downstream via the existing Nolan Hill storm system, where capacity has been allocated. The ASP policy requires the completion of the Master Drainage Plan prior to Outline Plan/Land Use Amendment approval.

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

---

**ENVIRONMENTAL ISSUES**

Phase 1 Environmental Site Assessments were completed and no issues of concern were identified.

**ENVIRONMENTAL SUSTAINABILITY**

The proposed policies for the amendment area encourage exploring renewable and low carbon energy systems for future buildings and sites. Policies encouraging passive solar heating and the use of native and drought-tolerant landscaping have also been included to help address environmental sustainability.

The proposed industrial/employment lands further advance the MDP's Complete Communities objective by locating jobs in close proximity to the surrounding residential communities.

**GROWTH MANAGEMENT**

A Growth Management Overlay will be added to this amendment area. The policy within the New Community Guidebook requires that the five leading infrastructure components need to be resolved to consider lifting the overlay (water, sanitary, stormwater, emergency services, and transportation). While four of the components are available locally to extend to the site, emergency service is not adequate and therefore the overlay will be applied.

Addition of the amendment area triggered a slight cost adjustment to the Operations Workplace Centre estimates provided during the original Glacier Ridge ASP process (see APPENDIX XXII for Infrastructure Costs table).

**PUBLIC ENGAGEMENT**

An Online Open House was held for two weeks in May 2016. This was advertised through Bold Signs in high visibility locations, tweets from the NextCity account, and an email to stakeholders involved in the original Glacier Ridge ASP. Reviews of the proposed plan included the following comments and concerns.

Favourable comments included:

- the concept was simple, straightforward, and consistent with current land use; and
- that employment opportunities would be located close to residential areas.

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

---

The main concerns were:

- the loss of natural species;
- what type of industrial development would be developed adjacent residential neighbourhoods;
- lower property values for those located next to an industrial area,
- increase in traffic;
- flexibility of policy within the Transition area; and
- short-term impacts to residential properties during construction.

This was followed up by providing answers to “frequently asked questions” on the webpage, meeting with stakeholders who expressed specific concerns, and a follow up email advertising that the proposed policies were posted online for comments.

APPENDIX XXI has a summary of the engagement process.

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX I

PROPOSED AMENDMENTS TO THE GLACIER RIDGE  
AREA STRUCTURE PLAN

- a) In table of contents, at 3.14, delete the words “Interfaces within and adjacent to the Plan Area” and replace with “Industrial District”.
- b) In table of contents, at 3.15, delete the words “Interface with Natural Areas” and replace with “Industrial Transition Area”.
- c) In table of contents, at 3.16, delete the words “Interface with Rocky View County” and replace with “Industrial Hub”.
- d) In table of contents, after 3.16 add the following new subsections:
  - “3.17 Interfaces within and adjacent to the Plan Area
  - 3.18 Interface with Natural Areas
  - 3.19 Interface with Rocky View County”
- e) In Section 1, immediately preceding Section 1.1, delete the existing graphic detailing Plan Area, Estimated Population, and Estimated Jobs statistics and replace with revised Graphic 1. (APPENDIX III).
- f) In Section 1.1, “PLAN LOCATION” under “LOCATION”, delete the existing text and replace with the following:

“This Plan Area comprises 1355 hectares (3348 acres) along the northwest boundary of Calgary continuing Calgary’s growth up the West Nose Creek corridor. Located west of the developing Keystone Hills Plan Area, Glacier Ridge is bounded on the south by 144 Ave NW and extends north for 1.6km to its north boundary, which along the west half of the Plan Area, is also the city limits. Its east and west boundaries are 14 St NW and 85 St NW respectively. An amended portion added in 2016 expands the boundaries to include a quarter section of land bounded by 144 Ave NW on the north, Sarcee Tr NW on the east, an aggregate extraction facility on the south, and 69 St NW on the west. Existing communities to the south include Nolan Hill, Sage Hill and Evanston, as shown in **Map 1: Plan Area Location.**”
- g) In Section 1.2, “VISION AND PRINCIPLES”, in the second to last sentence in the paragraph under VISION, delete the word “three” and replace with “four”.
- h) Delete Map 1 entitled “PLAN AREA LOCATION” and replace with revised Map 1 entitled “PLAN AREA LOCATION” (APPENDIX IV).

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

- i) In Section 1.4, “PLAN AREA ATTRIBUTES”, in the second paragraph under REGIONAL CONTEXT, delete the following text:

“Although the Glacier Ridge Plan Area itself will not contain a large employment centre, the above noted centres and others, all located north of Nose Hill Park are projected (2015) to accommodate over 130,000 jobs.”

and replace with the following:

“Including the Industrial District within Glacier Ridge, the above noted centres and others, all located north of Nose Hill Park are projected (2015) to accommodate over 130,000 jobs.”

- j) Delete Map 2 entitled “PLAN AREA ATTRIBUTES” and replace with revised Map 2 entitled “PLAN AREA ATTRIBUTES” (APPENDIX V).
- k) Delete Map 3 entitled “LAND USE CONCEPT” and replace with revised Map 3 entitled “LAND USE CONCEPT” (APPENDIX VI).
- l) In Section 2, “THE LAND USE CONCEPT”, delete “TABLE 1: LAND USE CONCEPT ELEMENTS” and replace with revised “TABLE 1: LAND USE CONCEPT ELEMENTS (APPENDIX VII).
- m) Delete Map 4 entitled “COMMUNITIES AND NEIGHBOURHOODS” and replace with revised Map 4 entitled “COMMUNITIES AND NEIGHBOURHOODS” (APPENDIX VIII).
- n) In Section 3.1, delete the existing graphic detailing area, population, and jobs statistics for communities A through D and replace with the revised Graphic 2 (APPENDIX IX).
- o) In Section 3.1, delete policy 1 in its entirety and replace with the following:
- “1. The Plan Area should create four Communities with 18 Neighbourhoods and one District as shown on **Map 4: Communities and Neighbourhoods.**”
- p) In Section 3.17 INTERFACES WITHIN AND ADJACENT TO THE PLAN AREA, delete policy 6 and replace with the following:
- “6. Buildings should front the collector streets or the industrial streets where possible.”
- q) After Section 3.13, insert the following new sections:

“3.14 INDUSTRIAL DISTRICT 

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

The Industrial District is intended to provide for a range of uses that typically require larger land parcels with a lower intensity, such as warehousing, manufacturing, and storage, in addition to office and Institutional Uses.

**INTENT**

The policies in this section also apply to 3.15 Industrial Transition Area and 3.16 Industrial Hub.

**POLICIES**

1. Development within the Industrial District must be pedestrian-friendly, with sidewalks provided on both sides of streets.
  - a. To reinforce the pedestrian-scaled character of the street face consider using appropriately scaled and located canopies, lighting, and signage.
2. Entrances to buildings should be visible from the street and accentuated through both building articulation and soft and hard landscaping where feasible.
3. Due to the natural variations in topography in this area, developments should be designed to mitigate any negative visual impacts to adjacent residential properties. The following design strategies may be incorporated:
  - a. Using an articulated façade that may be enhanced through lighting, appropriate signage, windows and/or wall treatment.
  - b. Ensuring that buildings are oriented so that parking, loading, outdoor storage, and recycling and waste areas are screened from nearby residential areas.
4. Provide creative grade transitions as an alternative to retaining walls where feasible.
5. Public amenity spaces for employees should be visible and adjacent to the street to encourage activity on the street. These spaces should provide shelter and seating.
6. Amenity spaces should incorporate pervious surfaces, such as permeable concrete or pavers, in low pedestrian traffic areas.
7. Urban forms and infrastructure that support alternative and renewable energy production, sources, and systems, and reduced energy consumption are strongly encouraged. Sources to explore include, but are not limited to:
  - Solar power,
  - Cogeneration (combined heat and power), and
  - waste heat recovery units.

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

Feasibility studies exploring renewable energy/low carbon energy systems are tools to determine whether these technologies make sense for a particular context and are correctly sized. Pursuing these studies to inform development in this District is strongly encouraged. As cities and countries work toward reducing their greenhouse gas emissions, exploring and employing a diversity of alternative and renewable energy sources will become a necessary component of building a resilient city.

8. Building orientation and landscaping on sites in this district should take advantage of passive solar heating to the greatest extent possible.
9. Landscaping within the District should use native and drought tolerant species wherever possible.
  - The use of fescues with year round ornamentation is encouraged in site and area landscaping.

**3.15 INDUSTRIAL TRANSITION AREA** 

**INTENT**

Provide a transition area between the general industrial uses of the Industrial District and neighbouring residential areas across 144 Ave NW and Sarcee Trail NW by encouraging Uses where the primary activities are contained within a building.

**POLICIES**

1. Higher intensity Employment Uses should be located within the Industrial Transition Area.
2. Convenient pedestrian routes to 144 Ave NW and Sarcee Trail NW shall be identified at the Outline Plan/Land Use Amendment stage.
3. All goods, materials and supplies associated with Uses in the Industrial Transition Area must be contained within a building or screened from streets and residential properties through building design and orientation.

**Industrial Live Work**

While the predominant land use in the Transition Area should be higher intensity Employment Uses, this area may also provide a unique opportunity to create live/work units that could cater to entrepreneurial activities that do not fit within the existing Land Use Bylaw Home Occupation definitions or the list of uses in the Live Work definition.

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

4. Industrial Live Work opportunities should be explored as a transitional land use adjacent to the residential development planned or existing across 144 Ave NW and Sarcee Trail NW (Land Use Bylaw amendments would be required to give effect to the above).
5. Industrial Live Work uses should be planned with consideration of appropriate landscaping and amenity spaces as well as regard to health and safety.

3.16 INDUSTRIAL HUB



INTENT

The intent of these policies is to facilitate the design of quality industrial-supportive services, provide quality amenity space for industrial employees and consider local conditions to ensure integration of the Industrial Hub into the District and surrounding community.

POLICIES

1. The Industrial Hub will be located as shown on **Map 3: Land Use Concept**.
2. The Industrial Hub should be a minimum of 1.2 ha (3 acres).
3. The Industrial Hub should include a centralized space that can accommodate events, such as an artisan market that allows employees in the area to showcase and sell their goods. It will act as a destination for the surrounding industrial community.
4. The centralized space shall be designed to mitigate adjacent nuisances (such as blowing dust, noise, and large truck traffic) through such elements as building orientation, creating a publically accessible internal space, or other forms of screening to the satisfaction of the Approving Authority.
5. Educational signage relating to the history and business of aggregate extraction in Calgary should be incorporated within the centralized space.
6. Industrial buildings in the Hub should include smaller bays to encourage small-scale uses and studio spaces.
7. Commercial development in the Industrial Hub should consist of small and medium format retail uses.
8. The Industrial Hub will have pedestrian-scaled streetscapes with buildings that provide at grade entrances.

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

9. The Industrial Hub should be located within 400m of a bus stop.”
- and renumber subsequent sections accordingly.
- r) Add new Graphic 3 following Section 3.14 and before Section 3.15 (APPENDIX X).
  - s) Delete “Figure 1” and replace with revised “Figure 1” and insert after Section 3.16 and before Section 3.17 (APPENDIX XI).
  - t) Delete Map 5 entitled “REGIONAL PATHWAYS AND GREEN CORRIDORS” and replace with revised Map 5 entitled “REGIONAL PATHWAYS AND GREEN CORRIDORS” (APPENDIX XII).
  - u) Delete Map 6 entitled “TRANSIT NETWORK” and replace with revised Map 6 entitled “TRANSIT NETWORK” (APPENDIX XIII).
  - v) Delete Map 7 entitled “STREET NETWORK” and replace with revised Map 7 entitled “STREET NETWORK” (APPENDIX XIV).
  - w) In Section 5.3.2(e), add the word “additional” before the word “major” within the second sentence.
  - x) Delete Map 8 entitled “WATER SERVICING” and replace with revised Map 8 entitled “WATER SERVICING” (APPENDIX XV).
  - y) Delete Map 9 entitled “SANITARY SERVICING” and replace with revised Map 9 entitled “SANITARY SERVICING” (APPENDIX XVI).
  - z) Delete policy 6.2.2 in its entirety and replace with the following:
    - 2. The Plan Area consists of two (2) major sanitary basins – the West Basin and East Basin. Each basin includes several catchments, based on topography and proposed land use. The West Basin includes subcatchments A-D, and the East Basin includes subcatchment E. These five subcatchment areas (A-E) are shown on **Map 9: Sanitary Servicing**.
- The West Basin will discharge into the Beddington Sanitary Trunk system at four locations within the Plan Area. The West Basin includes the following catchment areas:
- a. Catchment A will be serviced by the proposed trunk extension of the existing 900 mm diameter Beddington Sanitary Trunk at 144th Avenue NW. This trunk

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

extension may require the construction of siphon(s) to cross under the existing ravine system;

- b. Catchment B will be serviced by a local sanitary network discharging into the existing 600 mm diameter trunk at Symons Valley Road at 144th Avenue NW;
- c. Catchment C will be serviced by a local sanitary network discharging into the existing 375 mm diameter pipe at 144th Avenue NW; and,
- d. Catchment D will be serviced by a local sanitary network discharging through the Nolan Hill sanitary system into the Beddington Sanitary Trunk at 144<sup>th</sup> Avenue NW.

The East Basin will be discharging into the Panorama Hills Sanitary Trunk system. The East Basin includes the following major catchment area:

- e. Catchment E servicing will require extensions of the future West Keystone Trunk system, which will discharge into the existing Panorama Hills Sanitary Trunk system.”

aa) Delete policy 6.2.8 in its entirety and replace with the following:

- 8. The proposed sanitary trunks have been designed to service the Plan Area and two major sanitary catchments (F and G) are outside of the Plan Area. The proposed sanitary trunk size and alignment, identified in **Map 9: Sanitary Servicing** may be revised at the Outline Plan/Land Use Amendment stage, without amendment to this ASP, provided that the target density and intensity of parcels in all Neighbourhoods are considered.

bb) Delete Map 10 entitled “GROWTH MANAGEMENT OVERLAY” and replace with revised Map 10 entitled “GROWTH MANAGEMENT OVERLAY” (APPENDIX XVII).

cc) Section 8 under DEFINITIONS following the definition for “**Development Permit**” insert the following definition:

**District:** A portion of a community planned for the primary purpose of industrial employment.

dd) Section 8 under DEFINITIONS under the “I” heading, insert the following definitions before the definition for “**Institutional Use**”:

**“Industrial Hub:** The focal point of industrial and employee-intensive areas; a geographic concentration of services and amenities with a centralized space for employees in a District.

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

---

**Industrial Live Work:** Where a business is operated from a dwelling unit that incorporates an industrial bay which can accommodate the operation of low impact industry uses such as motor vehicle repair, manufacturing, food production, iron work, and woodworking.

**Industrial Transition Area:** Area that encourages Uses which are fully enclosed in a building or of which outside storage is screened through building orientation from adjacent residential neighbourhoods.”

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

**APPENDIX II**

**PROPOSED AMENDMENTS TO THE GLACIER RIDGE  
AREA STRUCTURE PLAN APPENDICES**

- a) Delete Map A1 entitled “BIOPHYSICAL FEATURES” and replace with revised Map A1 entitled “BIOPHYSICAL FEATURES” (APPENDIX XVIII).
- b) Delete Map A2 entitled “ENVIRONMENTALLY SENSITIVE AREAS” and replace with revised Map A2 entitled “ENVIRONMENTALLY SIGNIFICANT AREAS” (APPENDIX XIX).
- c) In Table A1 entitled “ENVIRONMENTALLY SIGNIFICANT AREAS (ESAS) WITHIN THE ENVIRONMENTAL OPEN SPACE (EOS) STUDY AREA, LISTED BY COMMUNITY”, insert “ , District 1” after “D” in the first column, second row.
- d) Delete Map A3 entitled “JOINT USE SITES” and replace with revised Map A3 entitled “JOINT USE SITES” (APPENDIX XX).

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX III

Graphic 1

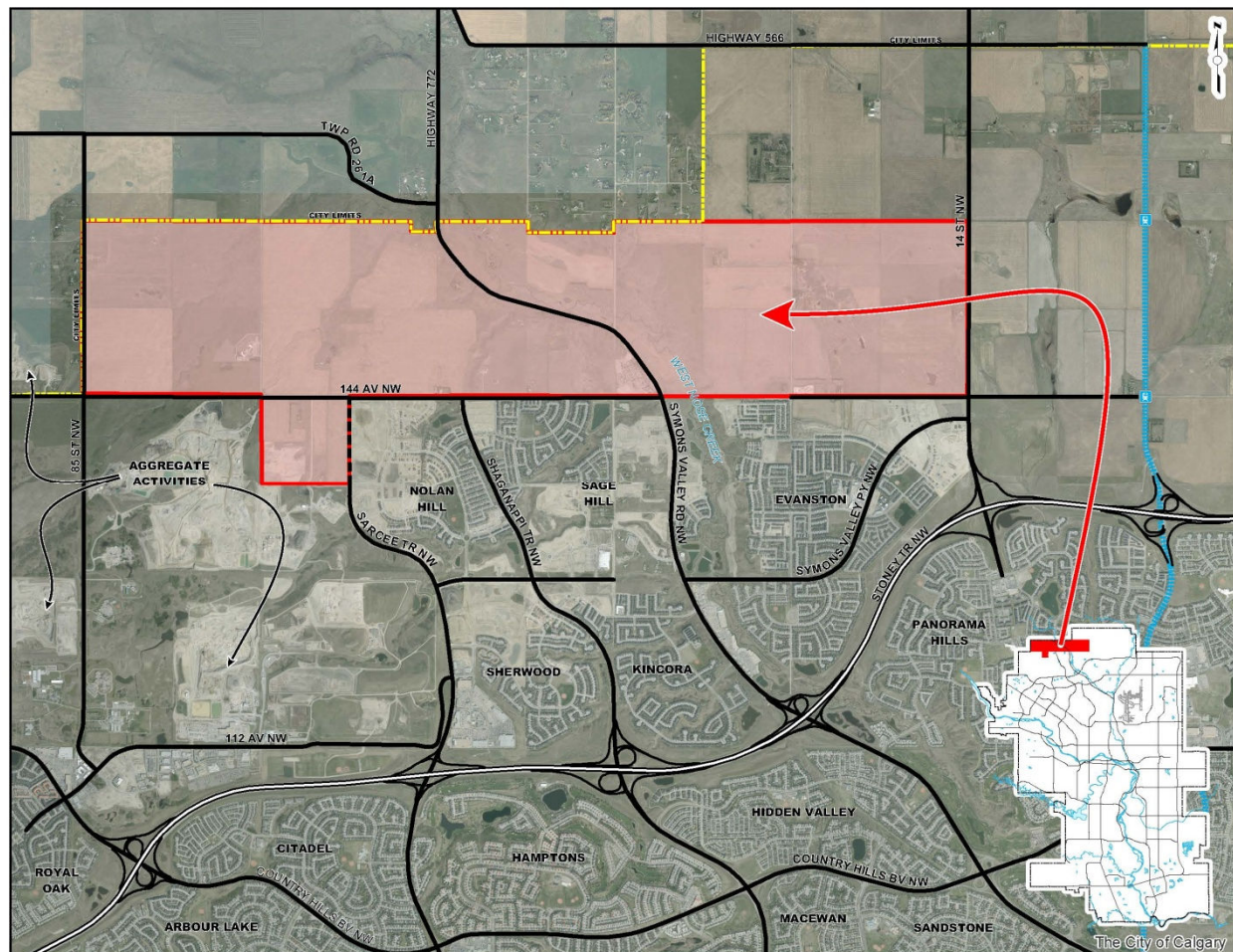


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX IV

MAP 1: PLAN AREA LOCATION

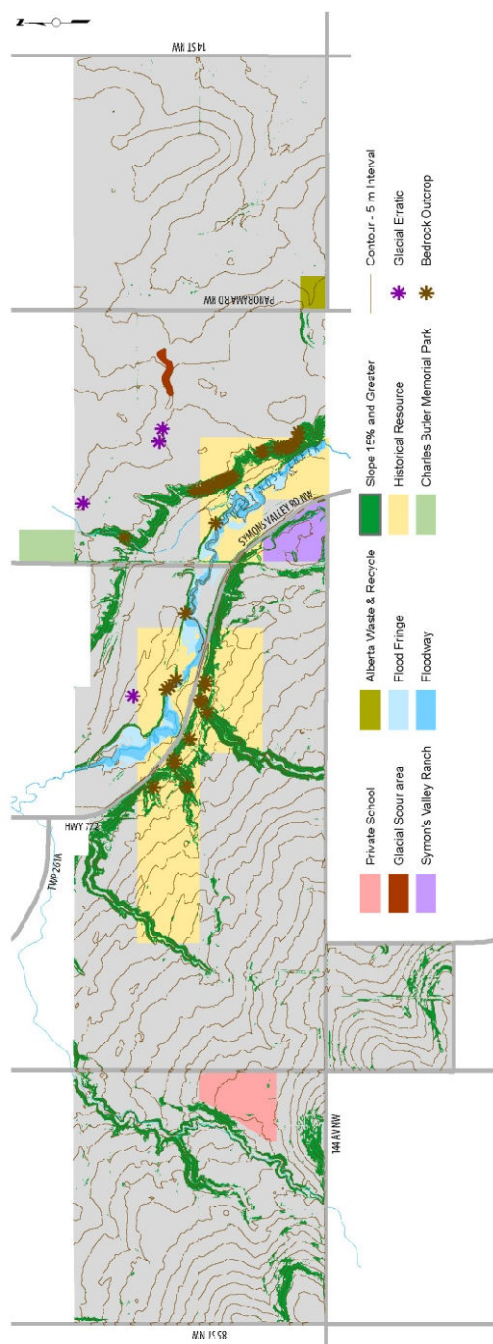


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX V

MAP 2: PLAN AREA ATTRIBUTES

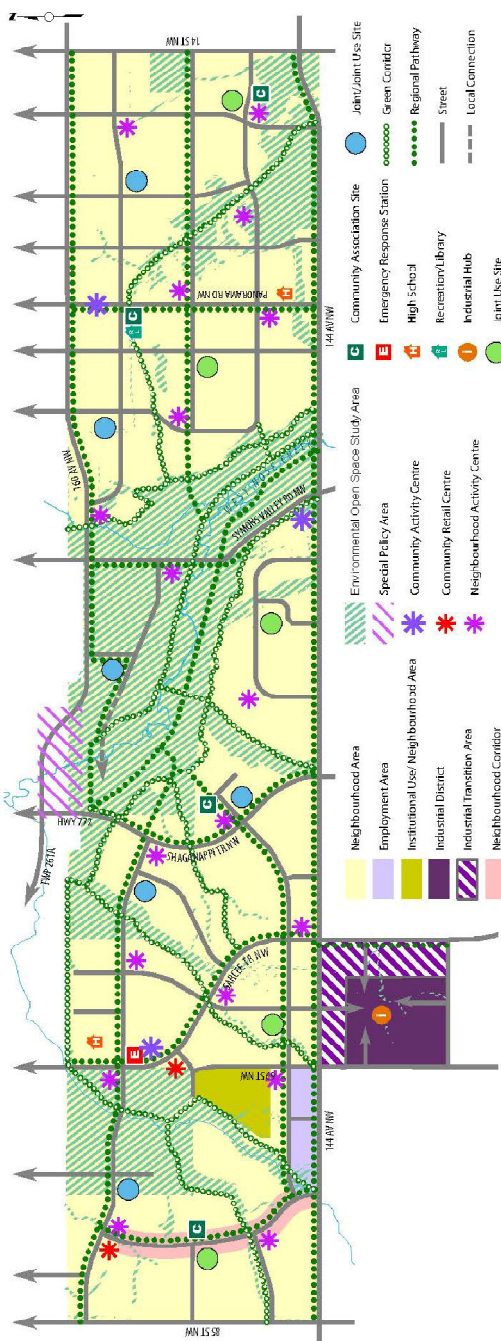


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX VI

MAP 3: LAND USE CONCEPT



POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX VII

TABLE 1: LAND USE CONCEPT ELEMENTS

 <p><b>Neighbourhood Area</b></p> <p>Surrounding the activity centres, Neighbourhood Areas allow for an appropriate mix of residential and non-residential uses.</p> 	 <p><b>Environmental Open Space Study Area</b></p> <p>The Environmental Open Space (EOS) Study Area identifies environmentally significant areas. Where lands do not qualify as Environmental Reserve, development may occur. Refer to Appendix A for more information.</p> 	 <p><b>Community Activity Centre</b></p> <p>Community Activity Centres (CAC) provide convenient locations for a range of higher density housing types, local employment and retail services to the surrounding community.</p> 	 <p><b>Community Association Site</b></p> <p>A Community Association Site provides a location for Community Association uses.</p> 	 <p><b>Emergency Response Station</b></p> <p>An Emergency Response Station provides for adequate fire and emergency response.</p> 
 <p><b>Employment Area</b></p> <p>Employment Areas consist mainly of non-retail employment uses that provide local job opportunities for community residents.</p> 	 <p><b>Community Retail Centre</b></p> <p>Community Retail Centres provide local goods and services to serve the community and provide an area for future intensification.</p> 	 <p><b>Neighbourhood Activity Centre</b></p> <p>Neighbourhood Activity Centres (NAC) are located in each Neighbourhood. They are the focal points of Neighbourhoods and will feature higher density multi-residential housing, a central amenity area, a transit stop and non-residential use(s).</p> 		
 <p><b>Neighbourhood Corridor</b></p> <p>Neighbourhood Corridors (NC) are "main streets" for one or more communities. They are places to focus a mix of uses and housing densities within a pedestrian friendly environment to create local destinations adjacent to streets with transit service.</p> 				

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**Joint Use Site**  
Joint Use Sites (JUS) provide locations for an elementary or junior/middle school as well as public recreation and community uses.



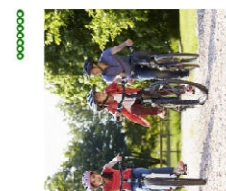
**Regional Pathway**  
The Regional Pathway system provides cycling and walking connections within the Plan Area and to surrounding communities.



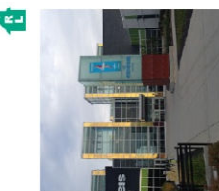
**Industrial Hub**  
The Industrial Hub acts as the social gathering place of the industrial area and will be a destination for District employees.



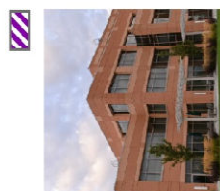
**Green Corridor**  
Green Corridors connect natural areas through a variety of ecological corridors and also provide places for people to walk and cycle in a natural environment.



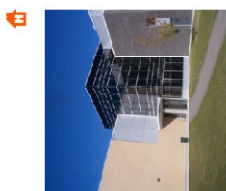
**Recreation Facility/Library**  
The Recreation Facility/library will serve the recreational, leisure, and cultural needs of residents in the surrounding areas.



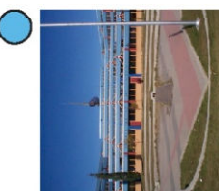
**Industrial Transition Area**  
The Industrial Transition Area will provide an appropriate buffer between residential development to the north and east and the range of industrial uses within the District. It encourages compatible uses and a focus on building design and site orientation within this area.



**High School Site**  
High School Sites serve a larger region for the educational needs of public and Catholic high school students and provides recreational space for residents.



**Joint Joint Use Site**  
Joint Joint Use Sites provide combined locations for elementary and junior/middle schools, which share playing fields, as well as public recreation and community uses.



**Industrial District**  
The Industrial District will accommodate light and business industrial uses with some supportive commercial uses.

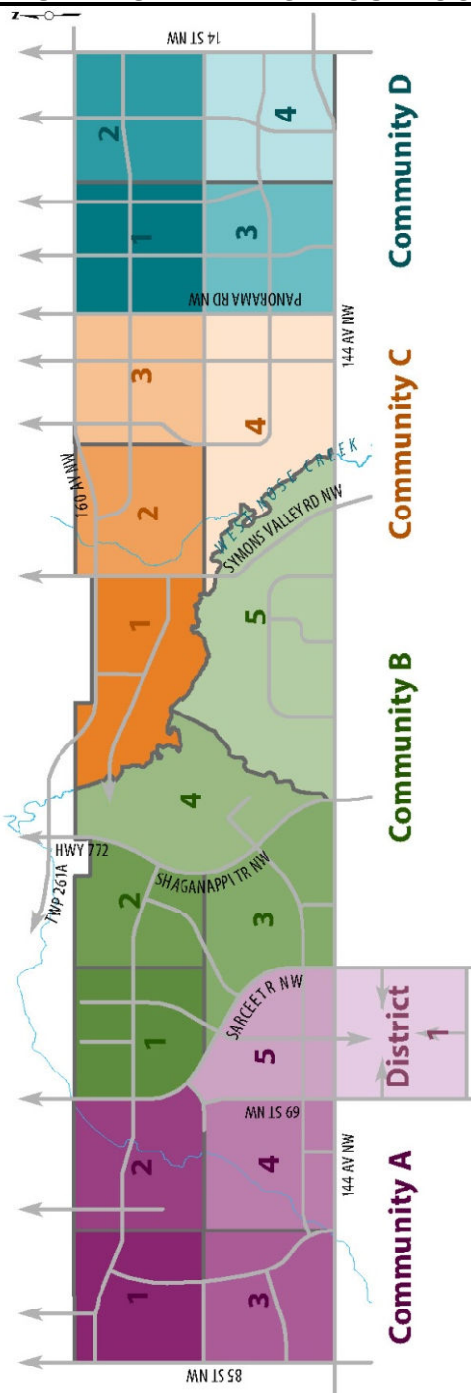


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX VIII

MAP 4: COMMUNITIES AND NEIGHBOURHOODS



POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**APPENDIX IX**

**Graphic 2**



POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX X

Graphic 3

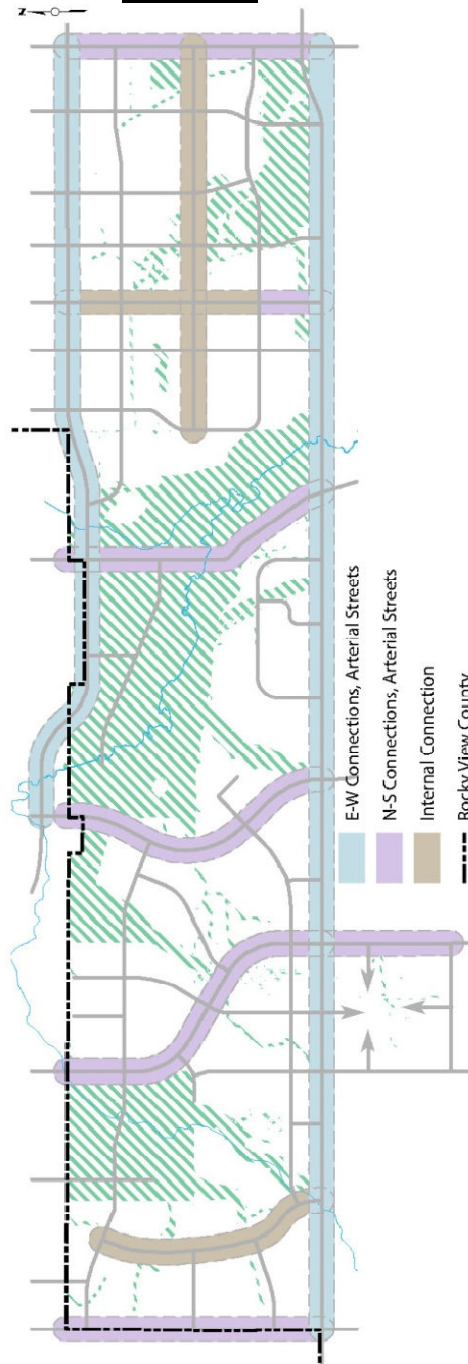


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX XI

FIGURE 1

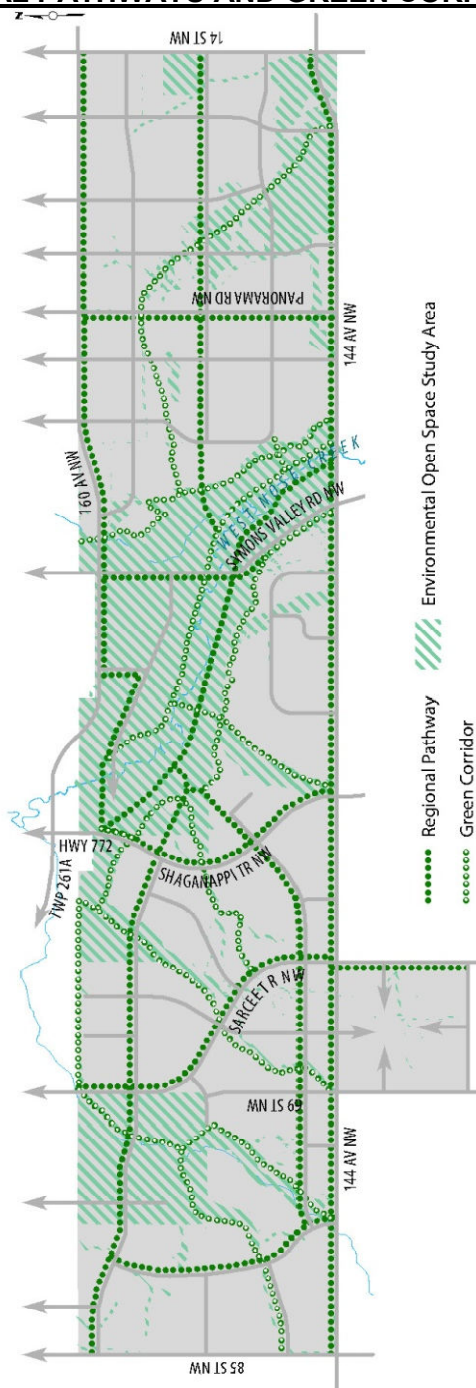


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

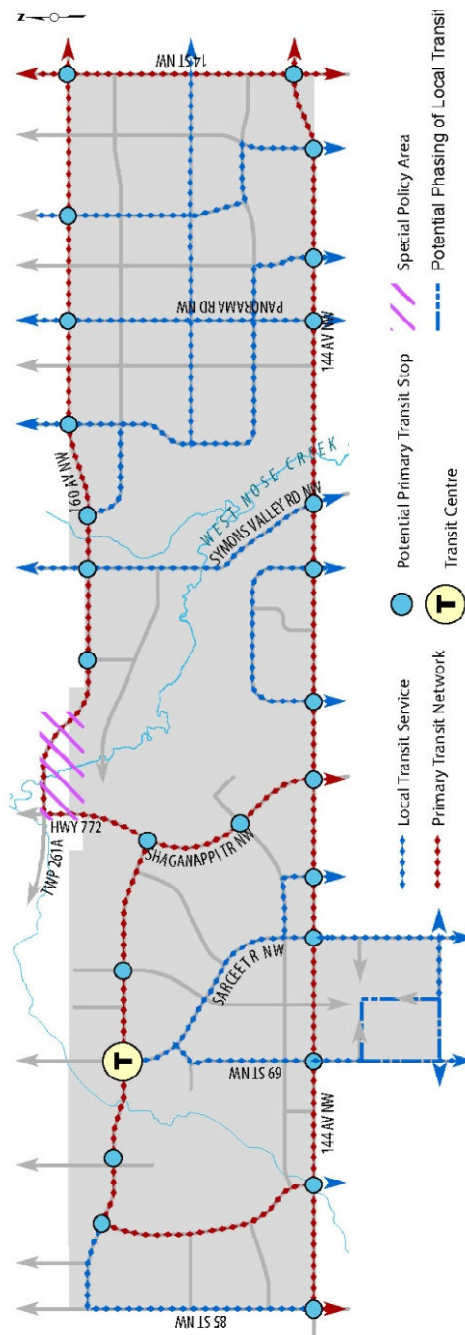
**APPENDIX XII**

**MAP 5: REGIONAL PATHWAYS AND GREEN CORRIDORS**



**MAP 35NW**

## **MAP 6: TRANSIT NETWORK**

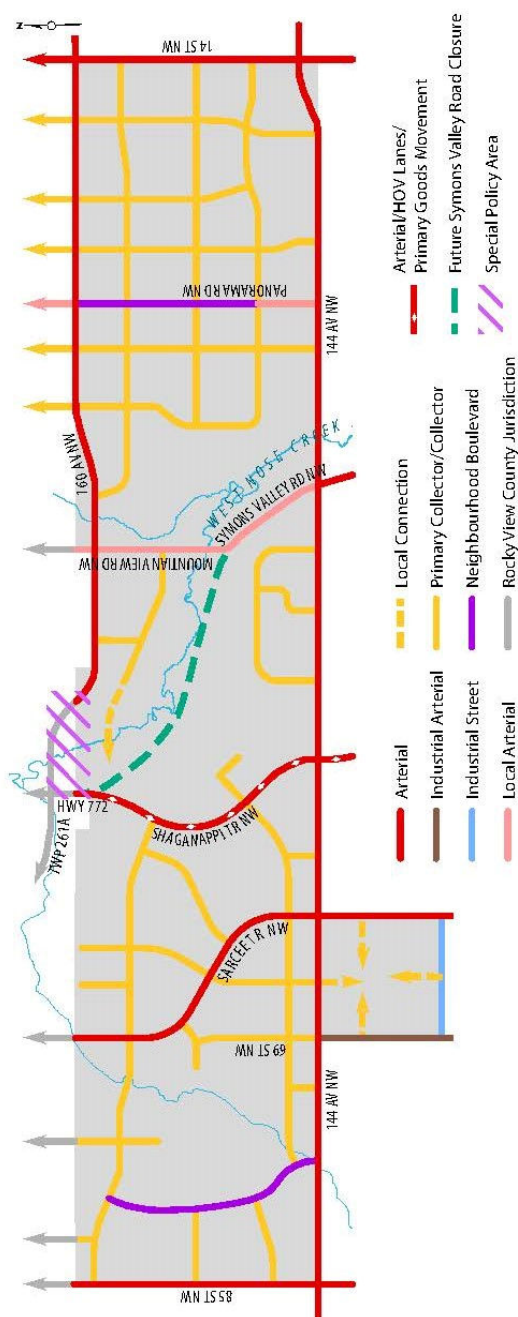


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX XIV

MAP 7: STREET NETWORK

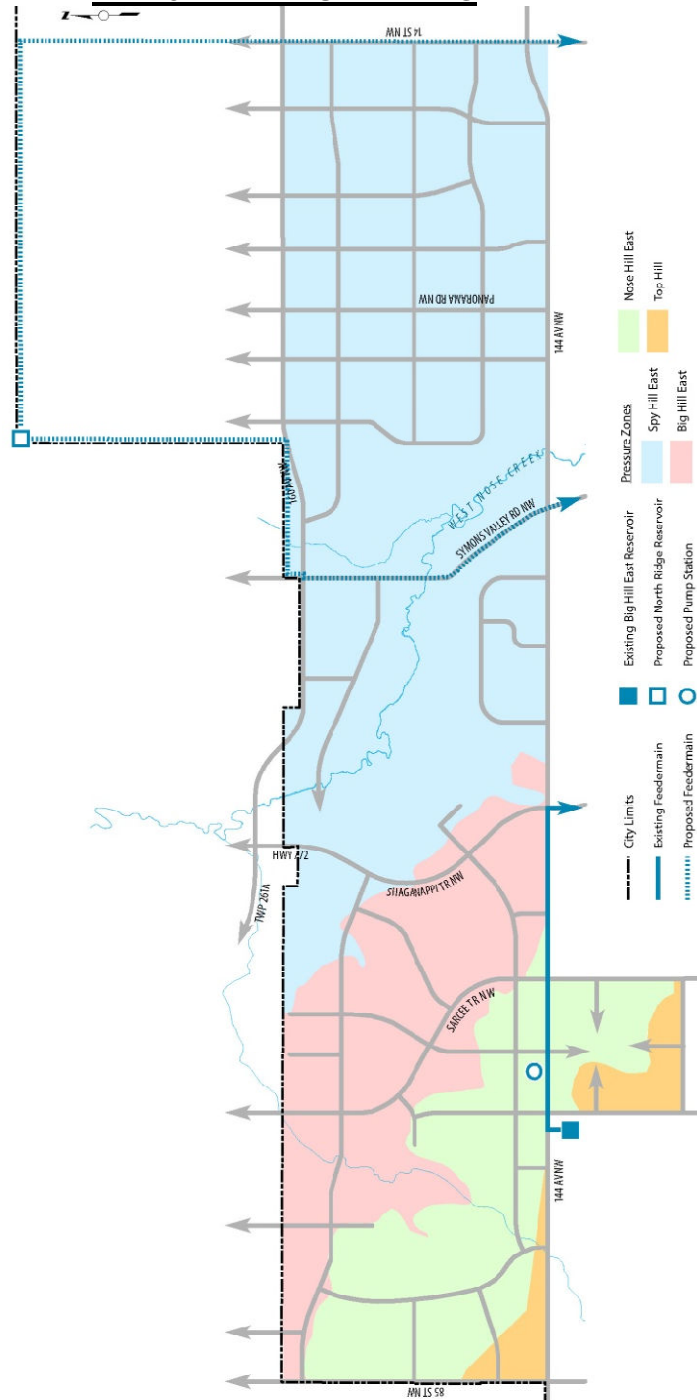


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**APPENDIX XV**

**MAP 8: WATER SERVICING**

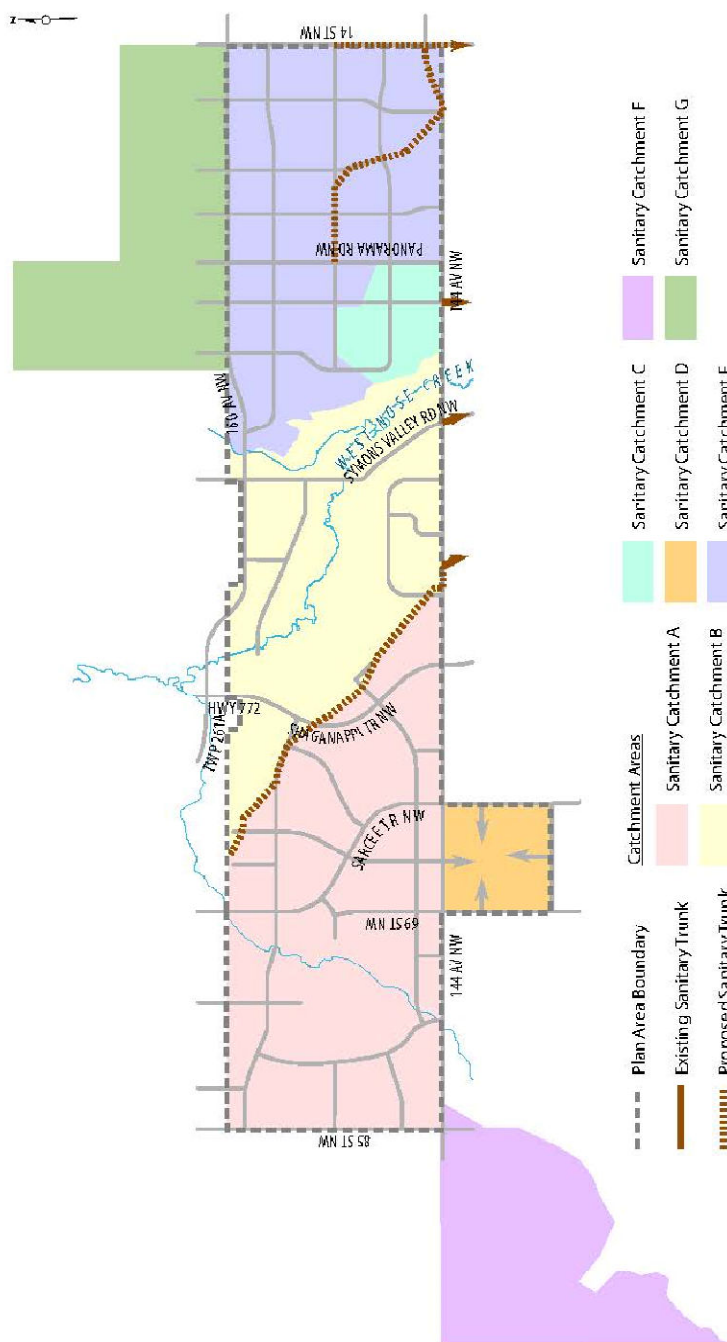


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**APPENDIX XVI**

**MAP 9: SANITARY SERVICING**

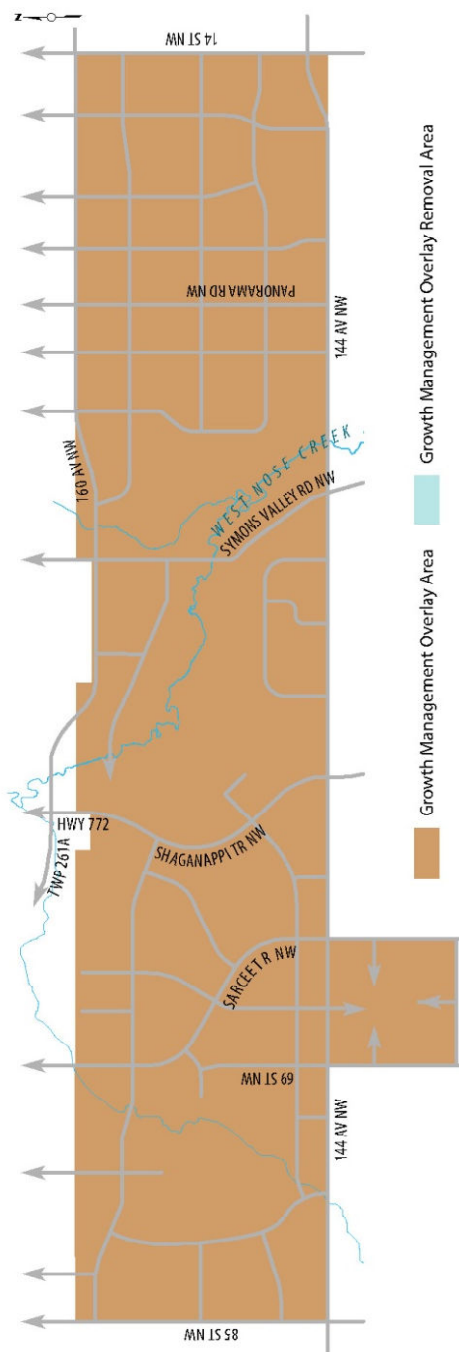


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX XVII

MAP 10: GROWTH MANAGEMENT OVERLAY

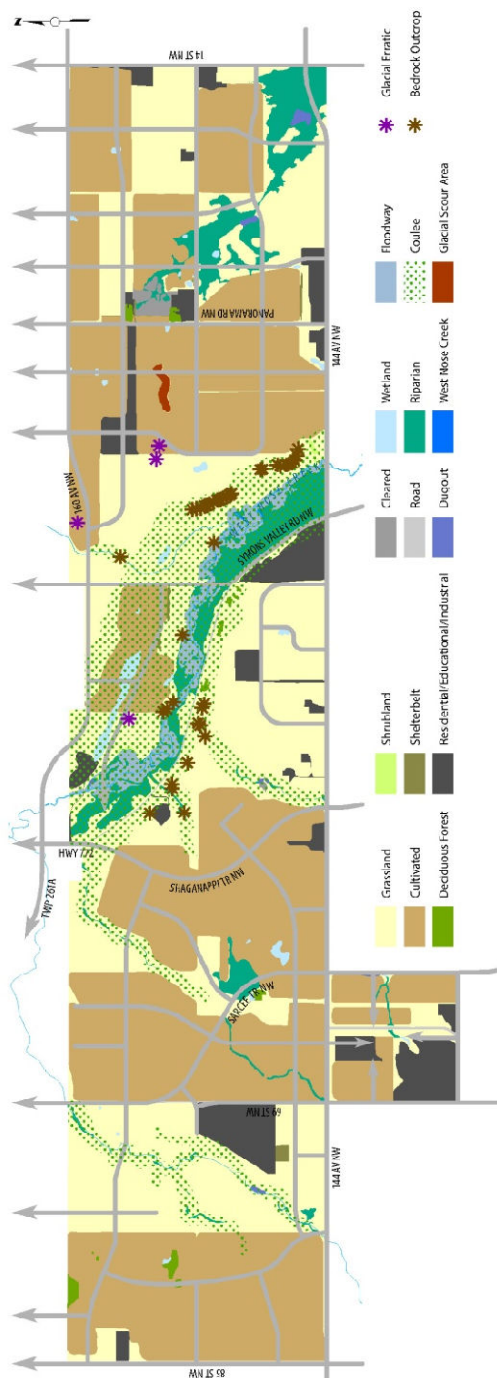


POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

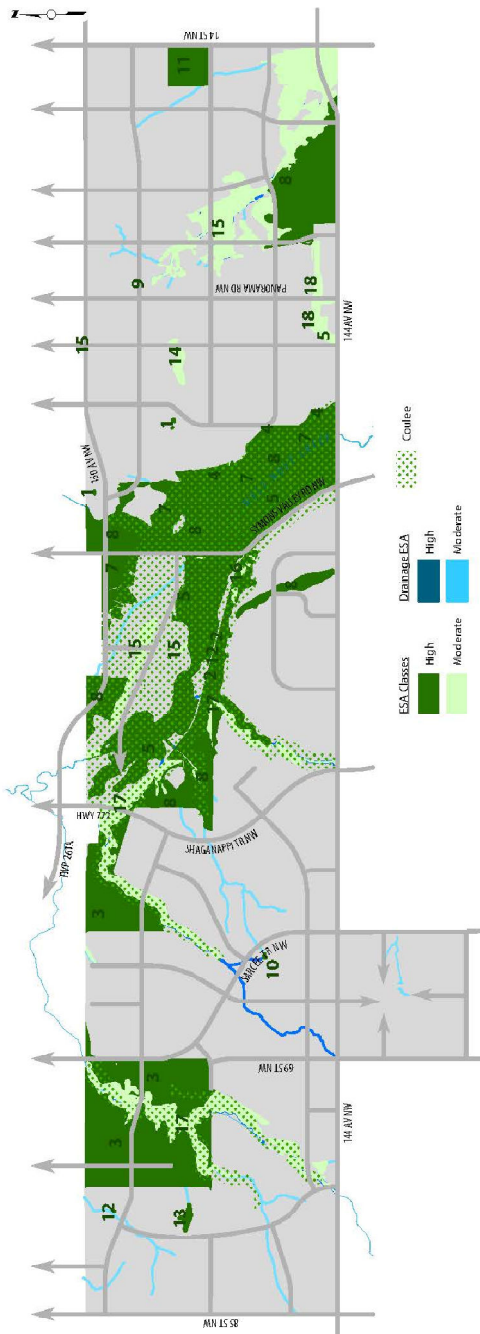
MAP 35NW

APPENDIX XVIII

MAP A1: BIOPHYSICAL FEATURES



## **MAP A2: ENVIRONMENTALLY SIGNIFICANT AREAS**



**MAP 35NW**

### **MAP A3: JOINT USE SITES**



POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**APPENDIX XXI**

**Engagement Report**



**Communications & Engagement Report**  
Glacier Ridge Fairweather Lands Amendment

**Communications and engagement goals and objectives**

- Inform landowners and adjacent communities of the proposed industrial/employment area and ensure they have accurate information about the planning process and status.
- Enable stakeholders to provide informed input on Fairweather Lands Amendment.
- Gather informed input from key stakeholders and the broader public about the planned new development.
- Set realistic expectations about how stakeholder input will be considered.
- Educate the public on some of the larger planning principles that apply to this site.
- Gather input from stakeholders and respond to concerns or questions.

**Communication and engagement activities and results**

***Public/Stakeholder Education:***

An email was sent to area landowners, residents, businesses, nearby community associations and other stakeholders at the launch of the project by the project manager.

A project webpage ([www.calgary.ca/fairweather](http://www.calgary.ca/fairweather)) was launched in February 2016. There have been 654 page views since February 1, 2016. The webpage was used to explain the process, timelines and engagement opportunities available for this project. It also served as a hub for supporting information, resource links, meeting minutes, presentation materials, engagement summaries and to address frequently asked questions.

An email list was created to notify those interested of project updates and engagement opportunities. Communications were regularly sent at each milestone of the project.

***Engagement Opportunities:***

After consulting with the Engage Resource Unit (ERU), it was determined that the level of engagement required for this project was minimal—the public had the opportunity to provide feedback on how this proposed development could best integrate with the surrounding communities but not on the feasibility of the development itself. Additionally, the same stakeholder group had recently undergone extensive engagement for the Glacier Ridge Area Structure Plan, so to prevent engagement fatigue, we held an online open house for the public to review the information and comment at their convenience.

The online open house was held **May 11 to 25, 2016** to gather feedback on potential land use concepts. A spike in web views during this period suggests that people were being driven to the website to learn more about this project. A survey was posted online to gather feedback about the session and the land use concepts, and 15 were completed. The project team reviewed public feedback and a summary report was posted online and via email. We also posted a 'Frequently Asked Questions' document to address the common concerns we heard.

The draft policy was posted online and via email at the beginning of July accompanied by an online survey offering one last opportunity for the public to provide feedback. A total of 4 people filled out the survey and the overall sentiment was that there were no additional concerns about the amendment and that the policy is considerate of existing land uses in the area.

***Promotion of Engagement Opportunities:***

Bold signs advertising the online open house and survey were placed at high traffic areas in the surrounding communities both during and after the event. Project milestones were promoted through the project webpage,

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW



Communications & Engagement Report  
Glacier Ridge Fairweather Lands Amendment

emails to stakeholders, and across social media both on the corporate twitter account and Planning & Development's twitter account.

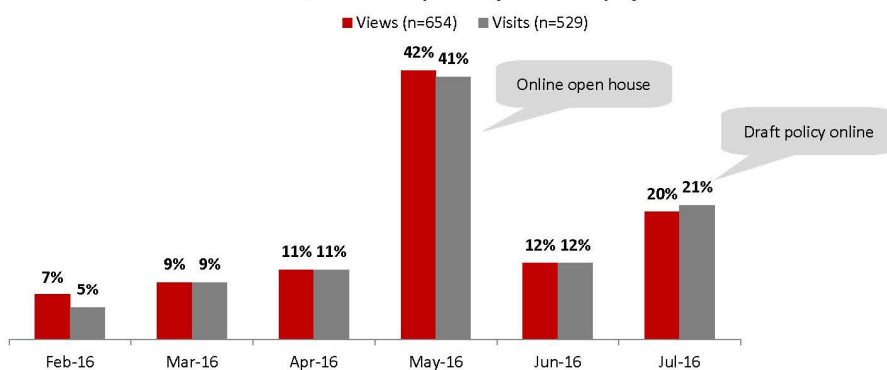
**Reporting Back on Engagement:**

The webpage was the main method of reporting back through regular updates. These updates were also sent out by email to stakeholders. Public feedback was captured in an engagement summary of what we heard so far and how that input is being considered.

**Evaluation**

- Webpage views (654 since February 1, 2016) are consistent with other community planning projects of this size.
- The scope of this project was small and media interest was not anticipated.
- Survey response rates were low (15), but similar to other community planning projects of this size. The majority of survey respondents provided positive feedback about the engagement opportunities.
- Attendance at the online open house is hard to measure but total web views during this time range went up by 273.97% as compared to the previous month, indicating a spike in online traffic.
- Stakeholder concerns were addressed via a 'Frequently Asked Questions' document which was posted after the online open house and as a follow up to the engagement summary.
- Participants in the engagement process understood how they could provide input into the project.

Number of views and visits (desktop + mobile) by month



- A view is anytime someone reaches a website directly
- A visit is anytime someone reaches a website through an external referrer (e.g. Google)

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

**APPENDIX XXII**

**Infrastructure Costs (in millions)**

Infrastructure Facilities	In 10-year Capital Plan*	In 4-year Capital Budget*	Estimated Capital Costs**	Estimated Annual Operating Costs**	Complete Community Infrastructure vs. Core Infrastructure* **
<b>Utility Servicing</b>					
Water <sup>1</sup>	\$2.5	No	\$84.8 <sup>2</sup>	\$3.4	Core
Sanitary <sup>4</sup>	No	No	\$13.5	\$3.5	Core
Storm <sup>5</sup>	N/A	N/A	N/A	N/A	Core
<b>Transportation (Roads and Transit)<sup>6</sup></b>					
Transit <sup>7</sup>	No	No	\$13.8	\$16.8	Complete
Transportation	\$69.0	No	\$119.0	\$0.0	Core
Pedestrian, Cycle, Streets <sup>8</sup>	No	No	\$0.0	\$0.0	Complete
<b>Community Services</b>					
Emergency Response Station <sup>9</sup>	No	No	\$17.9	\$4.6	Core
Police Service <sup>10</sup>	No	No	N/A	N/A	Complete
Library	No	No	\$9.2	\$1.9	Complete
Operations Workplace Centre <sup>11</sup>	Yes <sup>12</sup>	No	\$32.1	\$1.2	Complete
<b>Waste &amp; Recycling Services<sup>13</sup></b>					
Residential Waste Collection	No	No	\$0.73	\$1.30	Complete
Blue Cart Recycling Fee	No	No	\$0.73	\$1.50	Complete
Waste Management Charge	No	No	\$0.00	\$0.85	Complete
Green Cart Organics Fee *To start in 2017	No	No	\$0.73	\$1.60	Complete
<b>Parks and Recreation</b>					
Wetlands, Open Space Regional Pathways	N/A	N/A	N/A	N/A	Complete
Regional Recreation Centre	No	No	\$72.87	\$1.78	Complete

All costs shown in Millions

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

- \* 2015-2024 Capital Plan and 2015-2018 Capital Budget
  - \*\* Costs shown in 2015 dollars. Operating cost estimates include operation and maintenance staff only.
  - \*\*\* Core infrastructure is considered necessary to allow occupancy. Complete Community infrastructure is considered necessary to bring full City services to citizens and realize the vision of the Plan.
1. Capitol Plan includes 2.5 million for engineering and design of reservoirs and feeder mains.
  2. Spy Hill East Pressure Zone (69.8 million) and Nose Hill East Pressure Zone (15 million); Spy Hill East Pressure Zone water infrastructure will service both Glacier Ridge ASP area and other development areas.
    - This cost includes the Northridge Feeder main, the Spy Hill East Feeder main west leg, and the Northridge Reservoir. Costs can be shared with other developments, such as with the Keystone ASP. The reservoir can be built in two phases.
    - If costs are shared, and the assumption is made of 50% cost sharing of the Northridge Reservoir and feeder mains listed above, a high level cost estimate for just the Glacier Ridge ASP area in this Pressure Zone would be 40.6 million.
  4. Includes 3 city-funded sewer trunks. Local pipe costs will be responsibility of the developers.
  5. Estimated drainage capital costs to be determined upon completion of an approved Master Drainage Plan.
  6. Transportation and Transit Capital Includes:
    - Stoney Trail and Shaganappi Trail interchange (54 million, in Capitol Plan)
    - 14th Street and Stoney Trail Interchange (15 million, in Capitol Plan)
    - two bridge crossings of West Nose Creek at 144 and 160 avenues (50 million, not in Capitol Plan)
  7. Local bus service and primary transit.
  8. These costs are typically borne by the developer.
  9. Areas outside 10 year plan are based on most recent capital cost, and estimates may change at the time of facility design and potential partnerships for multi-use facilities.
  10. A future regional facility located outside the plan area will provide service to these lands. The proportionate costs of this facility and land costs is not yet determined.
  11. Glacier Ridge ASP area will create additional demand on the infrastructure maintenance services (i.e. roads and parks maintenance, snow removal etc.) provided from a new future North West Operation Workplace Centre located in cell A or B southwest of the ASP area, and is therefore assigned proportionately \$32 million of the overall \$120 million facility.
  12. Land acquisition only, 2019-2024.
  13. No additional infrastructure is required to service this area. Providing Blue Cart recycling, Waste Management, Residential waste collection and Green Cart organics service will require an increase in Waste & Recycling Services operating and capital budgets. Estimating new homes and year of occupancy is critical for budgeting and the successful funding of these services. Currently these services are funded through a mix of taxes and self-supported user fees.

POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016

MAP 35NW

APPENDIX XXIII

**From:** [Brady Morrice](#)  
**Cc:** [Brady Morrice](#)  
**Subject:** Calgary Planning Commission - August 11th Agenda - Item 5.02: Glacier Ridge ASP Amendment  
**Date:** August 8, 2016 11:03:27 AM

---

Good morning Calgary Planning Commission Members,

On Thursday, August 11<sup>th</sup>, for your consideration and recommendation to Council, amendment file M-2016-016 will be presented to Calgary Planning Commission. This amendment proposes to add 65 hectares (160 acres) of employment lands, known as Fairweather Heights, to the Glacier Ridge Area Structure Plan in Northwest Calgary.

This ASP amendment has followed the City of Calgary's successful developer-funded ASP model and represents 8 months of hard work and collaboration between a large, diverse project team, including: Walton Development and Management; Stantec Consulting; our neighbor and second landowner, Dr. Gurdit Bhullar; Brown and Associates Planning Group; City of Calgary Planning staff (most notably Coleen Auld (Project Manager) and Brad Beville (Project Planner)); along with numerous other City department representatives.

We would like to acknowledge and thank City of Calgary staff for providing an open, transparent and collaborative approach to this planning process. We at Walton believe this planning process has created an excellent framework that will guide the creation of a much-needed, mixed-use employment campus for the northwest quadrant of the city.

We are proud to have worked on this ASP amendment with City Administration, our consultants, and our neighbor, Dr. Bhullar. On behalf of Walton, we would like to thank you for your attention to this. Should you have any questions, we are available to meet or provide further information as requested and will be in attendance at CPC on August 11 and able to answer any inquiries.

Regards,  
Brady

**BRADY MORRICE**  
*General Manager, Calgary*

**Walton Development and Management** | Canada  
25<sup>th</sup> Floor, 215 – 2<sup>nd</sup> Street SW | Calgary, Alberta T2P 1M4  
Main: +1.403.750.5500 | Toll Free: +1.844.925.8661

Direct: +1.403.750.3345  
[bmorrice@Walton.com](mailto:bmorrice@Walton.com) | [Walton.com](http://Walton.com)

This e-mail message and any attachments may contain confidential and/or privileged information intended only for the addressee. In the event this e-mail is sent to you in error, sender and sender's company do not waive confidentiality or privilege, and waiver may not be assumed. Any dissemination, distribution or copying of, or action taken in reliance on, the contents of this e-mail by anyone other than the intended recipient is prohibited. If you have been sent this e-mail in error, please destroy all copies and notify sender at the above e-mail address.

Computer viruses can be transmitted by e-mail. You should check this e-mail message and any attachments for viruses. Sender and sender's company accept no

**POLICY AMENDMENT  
GLACIER RIDGE ASP (WARD 2)  
SOUTH OF 144 AVENUE NW AND WEST OF SARCEE TRAIL NW  
BYLAW 37P2016**

**MAP 35NW**

---

liability for any damage caused by any virus transmitted by this e-mail. Like other forms of communication, e-mail communications may be vulnerable to interception by unauthorized parties. If you do not wish to communicate by e-mail, please notify sender. Sender will not take any additional security measures (such as encryption) unless specifically requested.

If you wish to unsubscribe from future Walton communications please contact us here: [unsubscribe@walton.com](mailto:unsubscribe@walton.com)

To view Walton's Privacy Policy please click [http://www.walton.com/privacy\\_policy](http://www.walton.com/privacy_policy)