

**MISCELLANEOUS – GLACIER RIDGE AREA STRUCTURE PLAN
GLACIER RIDGE (WARD 2)
NORTH OF 144 AVENUE NW AND WEST OF 14 STREET NW
BYLAW 49P2015**

EXECUTIVE SUMMARY

The Glacier Ridge Area Structure Plan (ASP) is part of the Developer Funded ASP (DFA) program. Among other City of Calgary source documents, the ASP is to be read in conjunction with the New Community Planning Guidebook, contained within Volume 2 of the Municipal Development Plan (MDP). The Glacier Ridge ASP lands contain 1290 hectares (3187 acres) and are part of the North Regional Context Study. The core ideas of the Glacier Ridge ASP are:

- **Close the Road, Restore the Creek** – Transform Symons Valley Road into Symons Valley Pathway to enhance the riparian area of West Nose Creek.
- **Residential Complement** – Provide residential uses to complement nearby large-scale employment areas.
- **Transit Connects** – Transit service, supported by intensified development nodes, directly connects to existing and future LRT stations in Tuscany and Keystone.
- **Stitch together Communities** – Walkable Activity Centres and corridors stitch together the communities and provide green accesses into Symons Valley, the heart of the Plan Area.

PREVIOUS COUNCIL DIRECTION

The direction to commence this Area Structure Plan for the Glacier Ridge Plan Area responds to Council directing Administration to proceed with the Developer Funded ASPs. Specifically the following Council direction applies:

2013 May 27 Council Meeting, re: Fundamental Terms of Agreements for Developer Funded Area Structure Plan, C2013-0377

ADOPT, Moved by Alderman Keating, Seconded by Alderman Mar, that the Administration Recommendations contained in Report C2013-0377 be adopted, as follows:

That Council:

1. Approve fundamental terms and conditions set out in the Attachment to be included in the Funding Agreement;
2. Authorize execution of Funding Agreements containing those fundamental terms and conditions, with such agreements to be in content and form satisfactory to the General Manager, Planning, Development & Assessment and the City Solicitor respectively, prior to the commencement of work on the subject ASP;

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3. Direct Administration to negotiate and authorize the incorporation of the fundamental terms and conditions in all future Funding Agreements documenting any other developer funded ASPs.

2013 March 18 Council Meeting, re: New Area Structure Plan Process, C2013-0057

ADOPT, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 1 contained in Report C2013-0057 be adopted, as follows:

That Council:

1. Approve in principle Option 1 as the basis for a Pilot Project for developer-funded Area Structure Plans.

ADMINISTRATION RECOMMENDATION	2015 October 22
Recommend that Calgary Planning Commission recommend APPROVAL of the proposed Policy (Glacier Ridge Area Structure Plan)	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 49P2015; and	
<ol style="list-style-type: none">1. ADOPT the proposed Glacier Ridge Area Structure Plan, in accordance with Administration's recommendation, as amended; and2. Give three readings to the proposed Bylaw 49P2015.	

REASONS FOR RECOMMENDATION:

Administration recommends approval of the Glacier Ridge ASP since it principally responds to the direction from Council to create an Area Structure Plan for this Plan Area. The Plan Area represents Cells C and D of the North Regional Context Study.

The Glacier Ridge ASP advances the following MDP goals (from the Key Directions for Land Use and Mobility):

2. Provide more choice within complete communities
3. Direct land use change within a framework of nodes and corridors
4. Link land use decisions to transit

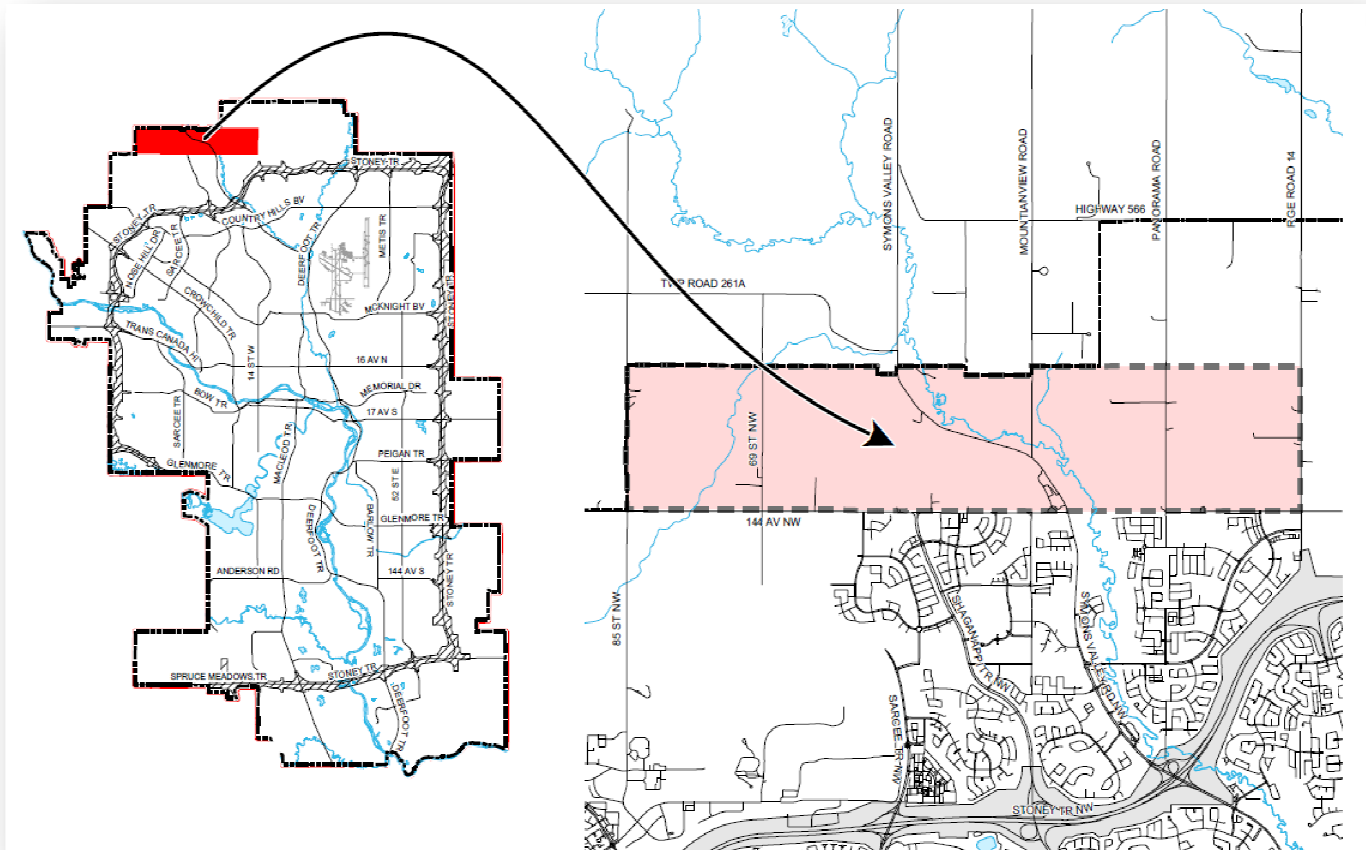
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5. Increase mobility choices
6. Develop a Primary Transit Network
7. Create complete streets
8. Optimize infrastructure

ATTACHMENTS

1. Proposed Bylaw 49P2015
2. Proposed Glacier Ridge Area Structure Plan Document
(Schedule A of Bylaw 49P2015)
3. Glacier Ridge ASP – CPC Amended Draft
4. Public Submissions

LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

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

Moved by: M. Wade

Carried: 7 – 0

Absent: Mr. Honsberger left the room
due to a pecuniary conflict of
interest and did not take part
in the discussion or voting.

Reasons for Approval from Ms. Wade:

- Excellent presentation and report.
- Appreciated the advanced draft ASP and consultation.
- Good consultation and collaboration with Lead Funder, Administration and Stakeholders.
- Pleased to see the evolution of environmental open spaces policy and application.

Reasons for Approval from Mr. Friesen:

- I supported the approval of this ASP because it was well written, well planned and well presented. Particularly the integration of Nose Creek and Symons Valley in the Plan and the closure of roads in this area were creative and well developed. I would prefer to see more done in planning areas like this to provide for storm water management and ensure that management measures compliment the planning. Rather than large scale ponds a finer grain approach to storm water at the street level should be encouraged.

2015 October 22

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Dunn Family Farm dated 2015 October 19; and
- Ronmor dated 2015 October 13;

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

Moved by: J. Gondek

Carried: 7 – 0

Absent: Mr. Honsberger left the
room due to a pecuniary
conflict of interest and
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AMENDMENT:

Insert new policy 4.3.2. as follows:

- “2. 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; and
 - ii. those Environmental Open Space Study Areas that are retained are still connected to the pathway network.”;
- and renumber the subsequent policies accordingly.

Moved by: J. Gondek

Carried: 7 – 0

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

AMENDMENT:

Amend Map 7 entitled “Street Network” to identify Shaganappi Trail NW as not only an arterial high occupancy vehicle corridor, but also as a primary goods movement corridor.

Moved by: W. Smithers

Carried: 7 – 0

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	No	-
Proposed Use of Land <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	6
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	No	8
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i>	Yes	8
Environmental Issues <i>Other considerations (e.g., sour gas or contaminated sites)?</i>	No	9
Growth Management <i>Does this site have the appropriate growth management direction?</i>	No	9
Public Engagement <i>Were major comments received from circulation (by time of CPC report deadline)?</i>	Yes	10

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PLANNING EVALUATION

SITE CONTEXT

The North Regional Context Study was adopted in June 2010. The Glacier Ride ASP includes Cells C and D within that policy document. The Plan Area is 1290 hectares (3187 acres) and is located along the north boundary of Calgary and the future 160 Ave NW. The south boundary is 144 Avenue NW. The west boundary is 85 Street NW and another Calgary boundary with Rocky View County. The east boundary is 14 Street NW adjacent the Keystone Hills Area ASP. Existing communities developing south of the Plan Area include Nolan Hill, Sage Hill and Evanston.

Adjacent the south and southwest Plan boundary are existing and future gravel extraction operations that will redevelop over time to employment uses but currently have several decades of supply remaining that will need to be trucked from the area to supply growth throughout Calgary.

LEGISLATION & POLICY

The hierarchy of plans that impact the Glacier Ridge ASP are as follows:	Adopted
• South Saskatchewan Regional Plan	(2014)
• Rocky View County / City of Calgary Intermunicipal Development Plan	(2012)
• Municipal Development Plan; including the:	(2009)
○ New Community Planning Guidebook	(2013)
• Calgary Transportation Plan	(2009)
• North Regional Context Study	(2010)

While all of the above Plans are important, the more recently developed New Community Planning Guidebook contains many policies that previously were only found in individual ASPs. Those policies are now consolidated in the NCPG and should be considered integral to interpreting the proposed Glacier Ridge ASP. The intent is for regular updates of the NCPG so that emerging development practices for suburban areas can be captured by modifying just one document instead of multiple ASPs at various stages of implementation.

Approving the Glacier Ridge ASP has capital budget impacts, with municipal infrastructure required to enable development to commence servicing of planned lands.

PROPOSED USE OF LAND

The Glacier Ridge Plan Area is bisected by Symons Valley and West Nose Creek. The west half, between 85 Street and West Nose Creek, contains lands that slope from the high point in the southwest corner southeast down into Symons Valley. The east half, between West Nose Creek and 14 Street NW, has relatively flatter lands, fewer coulees but headwaters of Beddington Creek. Current uses in the west half include Bearspaw Christian School, and

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Symons Valley Ranch, including a year round market, the Roadhouse Restaurant and RV Park. Currently, a small construction material waste and recycling facility operates in the east half.

The proposed use of land in the ASP includes:

Proposed Use of Land	Reason(s)
Neighbourhood Area	Provides a degree of flexibility for a variety of residential densities and non-residential support uses.
Community Activity Centre (CAC)	Provides convenient locations for a range of higher density housing types, local employment and retail services to the surrounding community.
Neighbourhood Activity Centre (NAC)	MDP prescribed – to have a NAC in each Neighbourhood with multi-residential, non-residential and open space components.
Neighbourhood Corridor (NC)	The “main street” 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 transit streets.
Community Retail Centre (CRC)	Provide local goods and services to serve the community and provide an area for future intensification.
Joint Use Sites and Joint Use Sites	Provide locations for an 1 or 2 elementary or junior/middle school(s) as well as public recreation and community uses.
High School Sites	Serve a larger region for the educational needs of senior public and catholic high school students and provides recreational space for residents.
Recreation Facility / Library	Serve the recreational, leisure, and cultural needs of residents in the surrounding areas.
Emergency Response Station	Provides for adequate fire and emergency response.
Community Association Sites	Provides a location for Community Association uses.
Environmental Open Space	Significant natural areas exist in Glacier Ridge and further study is required to determine which will be preserved at Outline Plan / Land Use Amendment stage.
Utilities	Providing sustainable, cost-effective services for water, sanitary and stormwater management.
Streets	Providing a grid network that improves public realm, enhances livable streets to accommodate all modes of transportation.

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TRANSPORTATION NETWORKS

The Plan Area benefits from multiple connections to the provincial highway network. To the south, there are five connections within 5 kilometres of Stoney Trail NW (14 Street NW, Symons Valley Road NW, Shaganappi Trail NW, Sarcee Trail NW, 85 Street NW via Country Hills Boulevard NW). To the north, existing and future connections to Highway 566 include Shaganappi Trail NW, Mountain View Road, Panorama Road NW and 14 Street NW). To the east, the future 160 Avenue NW will connect with Deerfoot Trail N. Although it doesn't connect directly to the provincial highway network, 144 Avenue NW along the south boundary will be a major east-west connection.

The new street network proposes closing a section of Symons Valley Road NW within the Plan Area, from Mountain View Road NW to the north Plan Area boundary where Symons Valley Road NW currently connects with Highway 772. In the future, Highway 772 will ultimately connect to Shaganappi Trail NW instead of Symons Valley Road NW.

There is a special policy area identified on the Land Use Concept and Street Network Maps in the ASP. This special policy area reflects a unique situation where the practical alignment for 160 Avenue NW along the north boundary of the Plan Area would be to exit both the Plan Area and the City of Calgary to connect with the existing Range Road 261A in Rocky View County. The alignment would avoid topographical constraints and make a more logical 4-legged intersection between 160 Avenue NW, Range Road 261 A and Symons Valley Road NW/Highway 772.

The policies of the ASP identify The City, Rocky View County and Alberta Transportation as primary stakeholders in resolving the final alignment of 160 Avenue NW at Outline Plan Stage/Land Use Amendment. The policies also direct that an agreement regarding design, construction, operation and maintenance of the relevant sections of 160 Avenue NW outside The City of Calgary boundaries would be in place to the satisfaction of the three aforementioned Governmental bodies.

UTILITIES & SERVICING

Potable water servicing will come from connections to one of four pressure zones that are required to service the Plan Area. Sanitary servicing will also need to consist of four catchment areas. Substantial capital infrastructure for water and sanitary is still required to achieve full build out of the Plan Area.

To meet the one year timeline for completing the ASP, the Master Drainage Plan is not able to be completed for inclusion of its recommendations in this ASP. Instead, ASP policy requires completion of the Master Drainage Plan prior to Outline Plan/Land Use Amendment submission. Therefore no capital budgeting estimates are available for stormwater drainage at this time.

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PUBLIC FACILITIES

The ASP continues Calgary's growth up the West Nose Creek corridor and provides for the area around the creek to become a focal point of the ASP well serviced by Regional Pathways and Green Corridors. Smaller Parks and open spaces will provide outdoor recreational opportunities. A small Recreation Facility/Library will be built along Panorama Road NW in the Plan's east half to serve recreational, leisure and cultural needs of residents in the area.

The ASP also proposes 19 schools including a Public and Catholic High School and two Francophone schools. In the west half, an Emergency Response Station will be required. There is a Community Association Site for each of the four communities.

ENVIRONMENTAL ISSUES

There are no environmental issues in the Plan Area that would prevent development. Section 1.4 of the Glacier Ridge ASP describes Plan Area Attributes.

ENVIRONMENTAL SUSTAINABILITY

The Environmental Open Space (EOS) Study Area shown in the proposed Glacier Ridge ASP identifies natural features for further study at the Outline Plan/Land Use Amendment stage. A Biophysical Impact Assessment was submitted for the Plan Area that contributed to delineation of the Environmental Open Space Study Area. Only portions of the EOS Study Area will be retained as open space in accordance with the Provincial and Municipal policies in place at the Outline Plan/Land Use Amendment stage.

The policies of the ASP and its guiding documents encourage environmentally sustainable development. This includes development of complete communities and preservation of key environmental features. In Glacier Ridge the ability to shift vehicle traffic away from West Nose Creek is a key element of the Plan's effort for better environmental sustainability.

GROWTH MANAGEMENT

The east half of cell C and cell D of the North Regional Context Study, which forms most of the Glacier Ridge ASP was ranked 23 out of 24 in the Growth Management Sequenced List, as of 2013 December (PUD2013-0770). This status was derived from relatively high scores on access to Transit and employment opportunities. The area scored lower on capacity of existing infrastructure and community services in place.

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Amendments to the Growth Management Overlay (Map 10) can occur when the required leading infrastructure is included in approved City budgets, or a Growth Management Analysis submission is received that addresses, to the satisfaction of The City, the means of coordinating development with the funding and financing of municipal services.

PUBLIC ENGAGEMENT

There were multiple and ongoing engagements with the Public over the duration of the ASP's development. Two public open houses were held in 2015 and a public information display was in place at the Symons Valley Market for three months from July to September 2015. APPENDIX III has a summary of the engagement process.

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APPENDIX I

PROPOSED GLACIER RIDGE AREA STRUCTURE PLAN

<http://www.calgary.ca/glacierridge>

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APPENDIX II
Infrastructure Costs

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***
Utility Servicing					
Water ¹	\$2.5	No	\$90.6 ²	in progress ³	Core
Sanitary ⁴	No	No	\$19.6		Core
Storm ⁵	N/A	N/A	N/A	N/A	Core
Transportation (Roads and Transit)⁶					
Transit ⁶	No	No	\$13.8	\$16.8	Complete
Transportation ⁷	\$69.0	No	\$119.0	\$0.0	Core
Pedestrian, Cycle, Streets ⁸	No	No	\$0.0	\$0.0	Complete
Community Services					
Emergency Response Station ⁹	No	No	\$17.9	\$4.6	Core
Police Service ¹⁰	No	No	N/A	N/A	Complete
Library	No	No	\$9.2	\$1.9	Complete
Operations Workplace Centre ¹¹	Yes ¹²	No	\$30.6	\$1.1	Complete
Waste & Recycling Services¹³					
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
Parks and Recreation					
Wetlands, Open Space Regional Pathways	N/A	N/A	N/A	N/A	Complete
Regional Recreation Centre	No	No	\$72.87	\$1.78	Complete

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All costs shown in Millions

* 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. Capital Plan includes 2.5 million for engineering and design of reservoirs and feeder mains.
2. Spy Hill East Pressure Zone (\$75.6 million) and Nose Hill East Pressure Zone (\$15 million)
 - The Spy Hill East PZ 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 is expected to be built in two phases.
 - If costs are shared in the Spy Hill East PZ with adjacent developing areas, 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 instead of \$75.6 million.
3. Estimates on operating costs are in progress and are anticipated to be available for Council's consideration at the Public Hearing for the ASP.
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. Local bus service and primary transit.
7. Transportation and Transit Capital Includes:
 - Stoney Trail and Shaganappi Trail interchange (\$15 million, in Capital Plan)
 - 14th Street and Stoney Trail Interchange (\$54 million, in Capital Plan)
 - two bridge crossings of West Nose Creek at 144 and 160 avenues (50 million, not in Capital Plan)
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 \$30 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.

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APPENDIX III

**PLANNING FOR SUSTAINABILITY WITHIN THE CITY OF CALGARY'S
NEW SUBURBAN COMMUNITIES:**

GLACIER RIDGE AREA STRUCTURE PLAN

The City of Calgary defines sustainability as making our community a better place for current and future generations. Calgary is committed to finding ways of building a great city for everyone, forever through its partnership on the long range urban sustainability plan called imagineCalgary. When it comes to expanding our urban footprint to accommodate growth; Calgary develops plans focused on community well-being, a sustainable environment, a prosperous economy, smart growth and mobility choices.

Area Structure Plans (ASP) for new communities incorporate regional, intermunicipal, and city wide plans that need to be reviewed in conjunction with the ASP. Calgary's New Community Planning Guidebook was adopted in 2014 and provides core policies necessary for new ASPs. New ASPs provide for supplemental policies required in a particular plan area.

The Glacier Ridge ASP area will be home to an estimated 58,800 people within a plan area of 1290 ha. Those statistics translate into 4,558 people per square kilometre, which compared to an existing community such as Bowness, is over 2.3 times higher in population density per square kilometre.¹ However, sustainable development in our new communities is more than just higher population densities, it's about establishing guiding principles for land use and mobility, developing policies to guide actions and defining successfully outcomes. Figure 1 below provides an overview of sustainable practices for the Glacier Ridge ASP:

<u>Guiding Sustainability Principles</u>	<u>Key Policies</u>	<u>Success Indicators</u>
Community Focus- Connect people, goods and services locally, regionally and globally	The New Community Planning Guidebook (NCPG) provides for housing choices through multi-residential requirements of activity centres, provisions for age, access, and affordable housing in the neighbourhood areas. Provide for pedestrian pathways, local transit routes, LRT connections, and truck routes.	58,800 residents housed in a variety of housing options connected to Activity Centres, Neighbourhood Corridors, Employment Areas and Retail Centres
Design with Nature - Preserve open space, agricultural land, natural beauty and critical environmental areas	Provide for closing a portion of Symons Valley Road to incorporate it into the pedestrian/cycling pathway system, thereby reducing environmental risks for West Nose Creek and provides opportunities to preserve one of the Plan Area's primary wildlife corridors. Encourage sensitive incorporation of natural areas into neighbourhood design.	The provision of public amenity space that incorporate views of Symons Valley and West Nose Creek. The eventual closure of Symons Valley Road will enhance the riparian area of West Nose Creek

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Movement – Providing for a variety of transportation options	Creation of a comprehensive pathway system that helps make walking and cycling an attractive and convenient option. Concentrate residential and commercial development intensity along higher frequency transit streets. Encourage a grid network to allow for more route options based on whichever mode of transportation is desired. Provide for High Occupancy Vehicle lanes on Shaganappi Trail to encourage transit and ride-sharing.	A Community Activity Centre or Neighbourhood Activity Centre within a 5 minute walk of residential areas and recreation facilities within 450 m of transit stop.
Neighbourhood Focal Points – Fostering distinctive, attractive communities with a strong sense of place	Suggest appropriate interfaces with natural areas (such as West Nose Creek and coulees). Supporting the creation of a neighbourhood corridor bordered by Community Retail Centres, Activity Centres, Joint Use Site, and Community Association Sites to create a strong sense of place for residents on the west side of the Plan Area.	Neighbourhood gateway entry areas using street facing commercial uses. Community Activity Centres with a minimum size of 8 ha (19.8 ac.).
Landscape Ecology – Preserve open space and key environmental areas; Utilize green infrastructure and buildings	Encourage green roofs on public buildings; Encourage Low Impact Development and green infrastructure in community design. Encourage community gardens, urban farming and local food production throughout the Plan Area. Provide for the retention of natural landscape features (coulees and erratic); Minimize public access into and around coulees, streams, escarpments and other natural features where appropriate to preserve environmentally sensitive areas.	Preservation of identified natural features and their incorporation into community spaces. Community (private or public) garden spaces are provided within the neighbourhoods.
Interface – Cultivate walkable mixed land uses so residents can live, learn, work, and play	Encourage a diversity of different land uses along streets to address transit nodes and to create opportunities for good urban design. Provide for a larger Community Activity Centres in the east portion of the Plan Area to provide local employment to encourage walking and cycling. Provide for an employment area in the west portion of the Plan Area to provide local employment and to provide a better interface with the future industrial/employment area to the south.	The creation of 10,900 jobs through the designation of employment centres achieving a minimum 50 jobs per gross developable hectare of employment lands. The preservation of lands with aboriginal significance.

Figure 1: Sustainability Initiatives in Glacier Ridge

- 1- In 2012 Bowness had a population of 11,012 people in 5.6 km², equalling a population density of 1,955 people/km²

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APPENDIX IV

GLACIER RIDGE ENGAGEMENT REPORT

Communications & Engagement Report



Glacier Ridge Developer-Funded Area Structure Plan

Communications and engagement goals and objectives

- Inform landowners and adjacent communities of the area structure plan and ensure they have accurate information about the planned new community, process and status.
- Enable stakeholders to provide informed input on the area structure plan being developed.
- Gather informed input from key stakeholders and the broader public about the planned new community.
- Set realistic expectations about how stakeholder input will be used and how the area structure plan will be created.
- Educate the public on larger planning principles that apply to planned new communities (i.e. complete streets, complete communities), the planning process and the Municipal Development Plan.
- 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:

A letter was sent to area landowners, residents, businesses, nearby community associations and other stakeholders at the launch of the project.

A project webpage (www.calgary.ca/glacierridge) was launched December 2014. There have been 1699 page views since January 1, 2015. 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 and feedback summaries.

An email list was created to notify those interested of project updates and engagement opportunities. Communications were regularly sent to 120 subscribers.

Engagement Opportunities:

An initial open house was held on March 16, 2015 to gather feedback on potential land use concepts. The information session was attended by 120 residents and interested parties. A survey was made available both online and at the event to gather feedback about the session and the land use concepts, and 33 were completed. The project team considered the findings and a summary report was posted online and sent via email.

A display (photo below) was located at the Symons Valley Ranch Market over the summer to educate the public, and encourage feedback and engagement. The Market, 3,000-5,000 customers each week, allowed the project to reach out to a significant number of people who live in the area.

A second open house was held on September 23, 2015 to gather feedback on the draft area structure plan and land use concept. The information session was attended by 200 residents and interested parties. A survey was made available both online and at the event to gather feedback about the session and the land use concepts, and 33 were completed. The project team considered the findings and a summary report was posted online and sent via email.

Over the course of the year, the team held 12 Landowner Group meetings and 13 Internal Stakeholder (Technical Advisory Committee) meetings with meeting minutes posted to the webpage. Additionally, over 115 meetings with individual stakeholders discussing development of the Glacier Ridge Area Structure Plan policy has taken place.

Promotion of Engagement Opportunities:

Engagement opportunities were promoted through the project webpage, news releases, the email newsletter service, temporary signs placed on the site and in nearby communities, social media, and mail outs to nearby residents and landowners.

Reporting Back on Engagement:

The webpage was the main method of reporting back through regular updates. These updates were also sent out by email newsletter. Every stakeholder meeting included some form of summary of what has been heard so far, how that input was used, or why it cannot be used. City management, City business units and the Ward Councillor were updated through regular briefings by the project manager.

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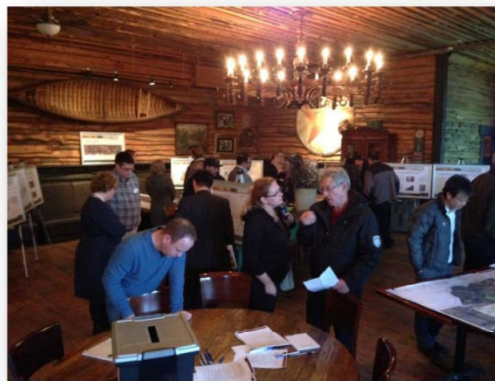
Communications & Engagement Report



Glacier Ridge Developer-Funded Area Structure Plan

Evaluation

- Webpage visits (1699 since January 1) and the number of email subscribers (120) are consistent with other new community planning projects.
- While this project did not gain media interest, that's not uncommon for new community planning. Through media releases, the media was made aware of this project.
- Survey response rates were low (33), but similar to other new community planning projects. The majority of survey respondents provided positive feedback about the engagement opportunities.
- Attendance at both open houses were strong (120 and 200) compared to open houses held for other new community planning projects.
- We did not hear any major stakeholders complain they were not aware of the project or consulted as part of it. Most of the stakeholder discussion included only accurate information about the area structure plan.
- Stakeholder concerns have been addressed, mitigated where possible, and explained where not possible, while still meeting the needs of the landowners, developers and requirements of The City.
- Participants in the engagement process understand how the final decision is made and how they could provide input into the project.



Photos from the March 16, 2015 public information session at Symons Valley Road House Restaurant

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Communications & Engagement Report



Glacier Ridge Developer-Funded Area Structure Plan



The display at left, created by the City of Calgary's Graphics Management Group, was on prominent display at the busy Symons Valley Market where 3,000-5,000 customers shop each weekend. The display was up for the months of July, August and September.

The display provided a visual context of the surrounding area, had site photos that were marked on the map and had handouts for adults and kids.



Photos from the September 23 public information session at Symons Valley Ranch Market

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APPENDIX V
LETTERS RECEIVED



October 13, 2015
File: 116500239.200.300

Attention: Calgary Planning Commission c/o Ian Cope
City of Calgary
Calgary Planning Commission

Dear Mr. Cope,

Reference: Glacier Ridge ASP Landowner Group- Letter for Calgary Planning Commission Report

On behalf of the Glacier Ridge Landowner Group consisting of Ronmor Developers Inc. (Primary Funder), Dream Development, Qualico Communities, Brookfield Residential, Wenzel Developments, Harmony Park Developments Corp. Mr. Jaymal Ruparell, and Mr. John Milino, Stantec Consulting is submitting this letter in support of the Glacier Ridge ASP as presented within the Developer Funded Area Structure Plan (ASP), pilot program.

Overall, the process with Mr. Jordan Furness (Project Manager), Ms. Coleen Auld (Project Planner) and other City of Calgary representatives has been very positive and collaborative. To date, two (2) collaborative Charrettes and two (2) Urban Design Interface workshops have been undertaken, which has allowed the Landowner Group and the City of Calgary Glacier Ridge ASP Team to come together and work as a single collective process, rather than simply representing individual interests. The collaborative approach to the land use planning process has made for a higher standard product.

The Landowner Group greatly appreciated the early official start date of December 3, 2014 ahead of the Council directed January 1, 2015 start date. Mr. Furness's support in early 2015 and throughout this process in achieving tight timelines and championing new processes for the scheduled October 22, 2015 Calgary Planning Commission meeting has been integral to the project's success.

Regular engagement set up through bi-weekly meetings for City/Landowners has been excellent. City staff made themselves available to attend meetings to discuss specific topics such as geodemographics, Environmental Open Space or transportation, which greatly helped landowners and the team build better understanding of the City's processes.

Throughout the engagement process, Mr. Furness and Ms. Auld have been very approachable in discussing the direction of policy and have been proactive in providing the landowners numerous opportunities for input and suggestions beyond that of the normal Calgary ASP process of the past.

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Calgary Planning Commission c/o Ian Cope
Page 2 of 2

Reference: Glacier Ridge ASP Landowner Group- Letter for Calgary Planning Commission Report

The Landowner Group is very pleased with the ASP. We are optimistic about the new approach to land use planning in the City of Calgary and thank you for the opportunity to provide feedback regarding the Developer Funded ASPs. We look forward to future collaborative partnerships that continue to cut the red tape and creating great communities in the City of Calgary.

Regards,

Stantec Consulting Ltd.

Teresa Goldstein, M.Pl., MCIP, RPP
Associate, Senior Planner
Phone: (403) 716-8193
Fax: (403) 716-8099
teresa.goldstein@stantec.com

c. Jordan Furness, City of Calgary
Coleen Auld, City of Calgary
Jay German, Ronmor Developers Inc.
Harrison Zivot, Ronmor Developers Inc.
Trevor Dickie, Dream Development
Josh White, Dream Development
Garett Wohlberg, Qualico Communities
Ben Mercer, Qualico Communities
Leah Sorensen, Brookfield Residential
Charles Boechler, Harmony Park
Chuck Stepper, Harmony Park
Jeremy Stepper, Harmony Park
Rhonda Halyn, Shane Homes
Brenden Montgomery, Wenzel Developments
Jaymal Ruparell
John Milino
Mr. Darrell Grant, Brown & Associates Planning Group
Ms. Kathy Oberg, Brown & Associates Planning Group

wc

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\13oct2015_glacier_ridge_cpc_support_letter.pdf

Design with community in mind

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100, 5709 - 2nd Street SE Calgary, AB T2H 2W4
QUALICOCOMMUNITIES.COM

QUALICO
communities

October 13, 2015

Secretary, Calgary Planning Commission
Development & Building Approvals
Box 2100, Station M #8073
Calgary AB T2P 2M5

RE: Glacier Ridge Area Structure Plan (M-2015-027)

Dear Members of the Commission,

The Draft Glacier Ridge Area Structure Plan will be presented to the Calgary Planning Commission on October 22, 2015. Qualico Communities supports the recommendation for approval of the proposed ASP. We believe it provides thorough policy direction that will guide logical, compatible and sustainable development in this growing part of our City.

As a landowner within the Glacier Ridge plan area, Qualico Communities was an active participant in this developer funded ASP project. The process was efficient and fair, and we'd like to commend the City of Calgary Administration for working collaboratively with the landowner group and with all the affected stakeholders. The proposed plan represents the outcome of a successful community planning initiative which Qualico Communities has been proud to have been involved in.

We respectfully encourage Calgary Planning Commission to recommend approval of the Glacier Ridge Area Structure Plan to City Council.

Sincerely yours,



Garrett Wohlberg

Director, Planning & Communication, Qualico Communities

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Calgary River Valleys champions and engages the public in the protection, appreciation and stewardship of Calgary's rivers, creeks, wetlands and watershed resources.

We are the voice of our rivers.

October 14, 2015

President
Steve Meadows

Vice President
Michael Kenny

Secretary
Bill Morrison

Treasurer
Dave McIver

Director
Muhan Guna

Director
Terry Klassen

Director
Hugh Magill

Director
Mike Murray

Director
Sarah Nevill

Advisor
Brian Pincott
(Calgary Councillor, Ward 11)

Advisor
Harpreet Sandhu
(Calgary Water Resources)

Advisor
Darrell Sargent
(Calgary City Wide Policy)

Advisor
Robin Sauvé
(Calgary Community Initiatives)

Advisor
George Stalker
(Calgary Parks)

Attention: Calgary Planning Commission

Re: Draft Glacier Ridge Area Structure Plan (ASP)

Calgary River Valleys is pleased to have been provided the opportunity to meet with City staff to review the background materials and to have been circulated the final draft ASP for comment. Calgary River Valleys (CRV) as part of its mandate provides a platform for our members and partners to provide comments on development in the Calgary area.

While the Glacier Ridge area has been largely under agricultural use for a number of years, these lands offer a number of important ecological functions and unique landform features that demand thoughtful treatment. These include numerous streams and wetlands, and various groundwater seeps, six coulees, several bedrock outcrops and glacial erratic, and a variety of Species of Management Concern. The *Phase 3 Open Space Study: North Stoney Annexation Lands* and the *Nose Creek Watershed Water Management Plan* both highlight the sensitivity of the area and the ecological, social and economic impact of future development on downstream conditions. The incorporation of the principle of *Design with Nature* into the Glacier Ridge ASP is strongly supported. This site offers many natural attributes that can be a significant asset to the overall development if they are protected and even enhanced as appropriate.

The following comments have been generated through discussions with our membership and staff.

1. Of particular note is the proposal to transform a major portion of Symons Valley Road that currently runs very close to West Nose Creek to a regional pedestrian and cycle pathway offering protection of ecological function and wildlife corridor attributes of the creek and surrounding lands. This proposal that calls for the redirection of vehicular traffic and associated development to new streets away from the creek is critical to achieving the objectives of this plan. There is concern that there may be significant pressure to abandon this proposal in favour of increased development along an existing road. Section 5.3.6. identifies several criteria for the realization of this Plan objective. Council and City Administration are strongly urged to work to meet these provisions in advance of land use amendments.



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2. In addition to and in support of this major feature of the ASP, is the inclusion of lands between the main branch of West Nose Creek to a tributary from the northeast in the Environmental Open Space (EOS) Study Area. This large study area will afford an opportunity to better assess this area at the Land Use Amendment/Outline Plan stage to determine the appropriate management of these lands ensuring long term ecological function as well as the accommodation of passive recreation opportunities and corridors. Once again, it is anticipated that there may be pressure to reduce this portion of the EOS study area in favour of development but Council is urged to ensure that it remains intact to ensure proper review.
3. Several documents would have been referenced in determining the boundary of the EOS Study Area that has been applied across the entire Glacier Ridge ASP. The *Environmental Reserve Setback Guidelines* call for a minimum of 30 metre setback along West Nose Creek depending on elements such as creek connected aquifers and riparian zones. The *Calgary Annexation Territory Study Phase 3 Open Space Study* (Section 7.4.1) suggests that in order to protect ecological function, including water quality and hydrology, that a protection corridor should encompass the entire floodplain and meander belt width of West Nose Creek, including oxbows and abandoned channels as well as the entire coulee system, riparian vegetation and steep slopes. The Glacier Ridge ASP also calls for compliance with *The Nose Creek Watershed Water Management Plan* (Section 8.5.2) that suggests that the riparian setback should be based on the greater of three criteria; the 1:100 floodplain, the meander belt (20X the bank) and the width of escarpments (lands having >15% slope) that lie adjacent to the meander belt and/or floodplain. The *Nose Creek/West Nose Creek Riparian Areas Mapping* illustrates several of these elements. The *Glacier Ridge ASP Biophysical Inventory* also ranks and identifies lands, coulees and watercourses with regard to their environmental sensitivity. While the scale and graphic nature of the Glacier Ridge Concept Map in the proposed ASP does not lend itself to accurate measurements, Calgary River Valleys members who reviewed the draft ASP are generally satisfied that the findings and recommendations of these various studies are reflected within the proposed EOS Study Area in the Glacier Ridge ASP.

It is suggested that while the above noted studies address environmentally significant features and the identification of appropriate setbacks to offer protection of ecological function, they do not address the addition of pedestrian and/or cycle corridors. This is a particular concern for the lower order streams including the unnamed streams in the more eastern and western extremes of the ASP lands. It is therefore suggested a policy be added to section 4.2 of the Glacier Ridge ASP requiring that where the results of these various studies would suggest a setback of 40 metres or less, that an additional 10 metres be added to the Study area. This addition will ensure that further study can determine whether/how the pedestrian/cycle corridor can be accommodated while the ecological function of the feature is protected if not enhanced.

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4. Proposed policy in Section 4.2 of the ASP calls for further study of street crossings of Green Corridors or natural areas at the Land Use Amendment/Outline Plan stage to minimize any change to natural conditions and ensure the use of the most appropriate techniques to maintain ecological quality. When the open fields are developed, wildlife corridors and biodiversity contribution for this district will be much more concentrated in the creek valleys. Therefore, this policy could be strengthened with inclusion of a requirement that in the case of creek crossings that the continuity of the watercourse and surrounding habitat be maintained and accommodation be made for wildlife friendly passage.
5. Proposed ASP policies also encourage land owners and the City to restore the native habitat of EOS Study Area to lands that were disturbed prior to the Outline Plan/Land Use Amendment stage. The *Nose Creek Watershed and Water Management Plan* (Section 8.7) notes that, "Restoration of Nose Creek and West Nose Creek should be a priority as future land use decisions are being made and further alteration of the creek is anticipated." The *Biophysical Inventory* (Section 10.2) also points out that High ESAs will require special management practices to ensure negative impacts of urban development are reduced as much as possible. It would be advisable to augment the policies of section 4.2 to encourage the restoration and enhancement of ecological quality at every appropriate opportunity.
6. Calgary River Valleys members have been part of past planning and policy processes which have recommended and identified the importance of the West Nose Creek valley as a significant urban wildlife corridor. Despite some planning defaults and lost opportunities in past years, this corridor should provide support and critical mass for the natural areas in North Calgary such as Nose Hill Park and Nose Creek Parks. We note and support the signature statement of Section 4.1 stating that the valley provides opportunities for recreational amenities and pathway opportunities within the plan area and across North Calgary to Nose Creek. We recommend that section 4.1 of the ASP be amended to recognize the wildlife corridor contribution of this reach of West Nose Creek as part of the larger natural area corridor across North Calgary.
7. Reference to the use of *natural* stormwater management strategies in the Guiding Principles of the Plan should be reiterated in the implementing policies of Section 6.3. Where applicable and appropriate, design and development standards within developing areas should allow for maximization of opportunities for infiltration and natural overland flows to minimize runoff that otherwise have to be managed. This would also accommodate downstream land stability, vegetation and habitat that depend on *natural* groundwaters.
8. Appendix B Section B.2.3. of the North Regional Context (NRC) Study refers to a Master Drainage Plan that was being undertaken at the time and directed that each ASP within the

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NRC Study Area must undertake a more detailed study that must reference the Master Drainage Plan. Some members of Calgary River Valleys are concerned that while 6.3 of the Glacier Ridge ASP does require that a Master Drainage Plan must be approved prior the Outline Plan and Land Use Amendment stage, the ASP is now informing the Outline Plan without benefit of the Master Drainage Plan. It is further noted that Section 6.3 should be clarified to ensure that the reference to loading of the stream includes both water quantity and quality.

9. Those members of Calgary River Valleys who reviewed the Plan do note many positive aspects of the Glacier Ridge ASP that should be acknowledged and supported in future documents including but not limited to the protection of existing landscapes and views, use of adaptive grid street pattern, support of urban agriculture, and provisions for interface with natural areas.

Overall, Calgary River Valley members who reviewed this Plan are impressed by the way the Glacier Ridge ASP addressed a significant and challenging landscape and sought to retain and sensitively integrate natural attributes while striving to protect ecological function. We appreciate your consideration of these comments.

Sincerely,

Steve Meadows,
President, Calgary River Valleys

Bill Morrison,
Chair, Watershed Policy and Planning
Committee, Calgary River Valleys

cc: Jordan Furness, Glacier Ridge ASP Project Manager
CRV circulation

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Members of the Calgary Planning Commission

c/o I. Cope Secretary

October 19, 2015

Dear Members:

Re: Glacier Ridge ASP Item 5.04 M 2015 – 027 October 22 2015
Dunn Family Farm - Community D, Neighbourhood 1

We are writing you on behalf of our family, the Dunn's, who own the NW 5 26 1 W5 quarter of land in the easterly portion of the Glacier Ridge ASP. This parcel has been in our family and farmed by our family for over 100 years. And right to this day, it is being actively farmed by our parents, who have been farming it for over the past 50 years.

We are a farm family, not developers and so our involvement in the ASP process has been one of observation and attendance at as many meetings and open houses as we could. We don't have the resources of our neighbouring landowners, Qualico, Brookfield, and Dream and so we have not financially participated in the developer funded aspects of the ASP and various studies. As a result of our non-financial participation, we have not had access to the developer meetings nor developer funded studies even though we, in the case of the BIA, gave access to the Stantec to enter our lands. (*We have been offered the opportunity to meet with Stantec, the BIA consultant, to have them go through their work, and we have been offered a copy of the BIA overview, however these offers only came to us on Friday October 16th*). Both the meeting and the overview were offered after the draft was finalized and in the case of the overview copy, after the proposed ASP was on CPC's agenda. We don't think either approach would have given us an opportunity to change anything in the proposed ASP.

Consequently we are writing you to request two changes to the draft ASP as it effects our land. **The first request is to delete the Green Corridor (Map 3 Land Use Concept) on our parcel at Panorama Rd NW and 160 Avenue NW.** In the proposed ASP, Table 1: Land Use Concept Elements (Pg 16) defines (?) a green corridor as; *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.*

Our reason for our request is that this land has been farmed as crop land over the entire quarter for over 100 years, hardly the natural area a green corridor is claimed to be. Certainly there are some low lying areas, but not wet enough, and certainly not permanently wet to deter farming. We have been told that the reason for the green corridor location is so that a pathway or corridor can link the lands to the south and east of us to the Community Center, Rec and Library site to the west of our lands. We wonder why, when there is a Regional Pathway shown along our southerly boundary and then north along Panorama Rd NW, the Parks Department feels it necessary to provide a duplicate and redundant connection to the detriment of our lands.

The one thing that keeps going through our minds is the lack of knowledge that the consultant, Stantec has on the history of the area on this land that they call a permanent stream. This land has been in our family for 100 years or more and there has never been a permanent stream on it - we know that. Dad confirmed it with his comment - it has been wet in some areas during spring seeding for the past few

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years, but it has not had a permanent stream flowing through it. We walked across it last week and could see that the only area that stays wet year round is that few acres close to Evans' land, which is now owned by Qualico. Even in our history of 50 years, we know there has never been a permanent stream through it. Yes there is a small draw going through it that catches run off - that is typical of most pieces of land. As said before, in the end, the City can make it out to be what they want it to be - but we find they are not respecting the amount of knowledge that we absolutely know to be true. Every farmer knows every inch of the land they farm, and in Dad's case that knowledge spans over years of farming it and living on it since 1945. Mom and Dad have an aerial photo from 1990 that clearly shows the entire land being farmed.

Our second request is for an adjustment to the easterly collector on our lands. Simply put, we feel that we are at a disadvantage due to our lack of knowledge of the process. We have met with administration, including transportation, to request that the easterly collector on our lands be shifted to the quarter section line to the east, so that it is shared between our lands and the land to the east. We are not suggesting getting rid of it, but that we be treated equitably and not bear 100% of the burden of an additional collector road on our lands.

We would ask that CPC direct administration to amend all Maps and other references in the ASP to shift the easterly collector road to the shared property line to the east of its proposed alignment. We understand that there are spacing requirements where a road like this collector meets a bigger road (160th Ave NW) but think the collector can curve off the property line, either east or west of it, to meet the spacing requirements. We also note that this collector does not provide a continuous link to the south but ends (or begins) at another east west collector south of our lands, so it is not providing a continuous link to lands and communities south of 144th Ave NW.

Administration told us that the collector couldn't be curved, yet there are other curved collectors shown in the ASP. We were also told it couldn't curve around the proposed Joint Joint School Site, but we don't know why it couldn't. In fact, if the Joint joint School site shared on our boundary with the lands to the east is a bona fide reason, we'd be willing to accept a stand-alone school site on our lands. It comes out of our 10% reserved dedication we understand, so we would not be giving any more reserve land up, just a different type of reserve land. In that event, then the collector could remain straight and be shared on the common property line.

We have watched the city approach our lands for decades now. We understand that we are likely the last family to farm these lands and as it is our legacy, we need to ensure the lands when sold provide as much benefit to us as they have to our family for the past 100 years.

Thank you for your consideration. I will be in attendance or can be reached by email or phone below if you have any questions.

Sincerely

Janet Dunn and Lynn Preston, on behalf of the Dunn Family

jrdunn@shaw.ca

403.862.5785

Cc J. Furness, City of Calgary Jordan.furness@calgary.ca

R. Honsberger, Demesne Management rhonsberger@shaw.ca

Ian Cope, Secretary CPC ian.cope@calgary.ca

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October 13, 2015

Mr. Ian Cope
Planner, City of Calgary
P.O. Box 2100, Station 'M'
Calgary, Alberta T2P 2M5

Re: Glacier Ridge Area Structure Plan

Dear Ian:

As the lead funder of the Developer Funded Glacier Ridge Area Structure Plan (ASP), Ronmor Developers Inc. fully supports the ASP before Calgary Planning Commission.

Throughout the ASP process, Mr. Jordan Furness (Project Manager) and Mrs. Coleen Auld (Project Planner) have made themselves available for discussing the direction of the ASP and the specific policies. They have also been instrumental in bringing together the City departments to discuss policy direction and City processes.

The collaborative approach between City staff and landowners has not only aided in developing a stronger process for the ASP, but it has also led to a better end product with policies that are meaningful and implementable. For such a large ASP, we believe that this is a real achievement for both the landowners and City staff. Glacier Ridge has been designed with a focus on the preservation of the West Nose Creek Valley which will provide contiguous natural corridors that will create connected and balanced communities that are walkable, accessible to transit, and sustainable.

Ronmor Developers Inc. is very pleased with the ASP. We are enthusiastic about this approach to planning and collaboration in the City of Calgary and thank you for the opportunity to provide feedback throughout the ASP process. We look forward to future collaborative partnerships that continue to cut the red tape and creating great communities in the City of Calgary.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay German", with a long horizontal flourish extending to the right.

Jay German
Vice President, Land Development