



RECEIVED

2015 NOV 18 AM 10:39

THE CITY OF CALGARY
CITY CLERK'S

November 18, 2015

Office of the City Clerk
The City of Calgary
PO Box 2100, Station M
700 Macleod Trail S.E.
Calgary, Alberta T2P 2M5

Via email: cityclerk@calgary.ca

Re: Glacier Ridge Area Structure Plan | M-2015-026

To Whom It May Concern:

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

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 create great communities in the City of Calgary.

Sincerely,

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

Jay German
Vice President, Land Development



Bears paw Christian School

CPC2015-221
ATTACH 4
LETTER 2

RECEIVED

2015 OCT 19 AM 10:17

THE CITY OF CALGARY
CITY CLERK'S

15001 - 69 Street NW
Calgary, AB T3R 1C5
Tel: 403.295.2566
Fax: 403.275.8170
www.bears paw school.com

October 16, 2015

Legislative Services / City Clerk's Office
The City of Calgary
PO Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Dear City Clerk:

ATTN: Letter of Support – GLACIER RIDGE Proposed Area Structure Plan

Please find attached a copy of a letter of support for submission to Mayor and Council in order to be on record for the appropriate council agenda for the December 7, 2015 Area Structure Plan Review. Digital copies will be sent on October 15, 2015 with hard copies to follow.

Please ensure a copy of this letter is CC'd to the Planning Coordinator for the Glacier Ridge ASP.

Planning Coordinator
Mr. Jamal Ramjohn
City of Calgary

Sincerely,

Chris Anquist
Director of Business Development



15001 - 69 Street NW
Calgary, AB T3R 1C5
Tel: 403.295.2566
Fax: 403.275.8170
www.bears paw school.com

October 16, 2015

His Worship Naheed Nenshi
Mayor of Calgary
The City of Calgary
PO Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Dear Mr. Mayor and Council:

RE: Letter of Support – GLACIER RIDGE Proposed Area Structure Plan

On behalf of the Bears paw Christian School Society I want to provide this letter of support for the recently proposed Area Structure Plan for GLACIER RIDGE. As a key stakeholder for the area we are excited to see the City's plans for developing this new vibrant community in North West Calgary, and are committed to working with local developers to advocate for the development of a city that we can all be proud of.

As one of Calgary's top-performing private schools, Bears paw Christian School has a long history of being an asset for the local community, whether it's hosting community soccer leagues or elections polling stations in our highly-sought after Community Sports Centre, or BCS Students serving the broader community through local service projects – Bears paw Christian School continues to be a place where all Calgarians are warmly welcomed. We look forward to continuing to serve Glacier Ridge as it grows around us.

Our expectation is that as we implement our expansion plan for our 40-Acre Campus, that throughout each day members of the community will be using many of our facilities and services. Our belief is that the community of Glacier Ridge will live here with us as much as we live within the community. To this end, Bears paw Christian School is engaged with our fellow stakeholders in an ongoing discussion of the evolving community needs for this new development. Having existed for over 20 years in the Glacier Ridge area we have area experience and local knowledge of the needs that need to be met.

We look forward to working with the local developers as they grow around us. We are committed to being engaged with the City in this conversation as it continues to unfold.

Sincerely,

Kelly Blake
President

CC: Planning Coordinator – Mr. Jamal Ramjohn

RECEIVED



2015 NOV 25 PM 3:45

THE CITY OF CALGARY
CITY CLERK'S

November 24, 2015
File: 1165 00239.200.300

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100, Station M
Calgary, AB T2P 2M5

**Attention: Calgary City Council
City of Calgary**

Your Worship and Members of City Council,

Reference: Glacier Ridge ASP Landowner Group- Letter of Support

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. During the ASP process two (2) collaborative Charrettes as well as two (2) Urban Design Interface workshops were undertaken, which has allowed the Landowner Group and the City of Calgary Glacier Ridge ASP Team to come together and unite to create a single collective process, rather than simply representing individual interests. This collaborative approach to the ASP planning process has made for a higher standard product, of which we are all very proud.

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 proactive approach and strong support in early 2015, and throughout this process, has been instrumental in achieving the tight timelines in order to meet the December 07, 2015 Calgary City Council meeting. This, combined with his willingness to champion new processes, has been integral to the project's success.

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. This included regular engagement set up through bi-weekly meetings for City/Landowners, Open Houses, email updates, the City of Calgary website, etc.. City staff also made themselves available to attend meetings throughout the process as specialists in their respective fields to discuss specific topics such as geodemographics, Environmental Open Space or transportation. This greatly helped landowners and the team build a better understanding of the City's processes and approaches.



November 24, 2015
Calgary City Council – Glacier Ridge ASP
Page 2 of 2

Reference: Glacier Ridge ASP Landowner Group- Letter of Support

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 and creating great communities in the City of Calgary.

Regards,

Stantec Consulting Ltd.

A handwritten signature in black ink, appearing to read 'T. Goldstein'.

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
Jamal, Ramjohn, 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



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.

November 26, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

RECEIVED
2015 NOV 26 AM 9:33
THE CITY OF CALGARY
CITY CLERKS

Attention: His Worship Mayor Nenshi and Members of City Council

Re: Proposed Glacier Ridge Area Structure Plan (ASP)

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. Please accept these comments on the proposed Glacier Ridge Area Structure Plan that have been generated through discussions with our membership.

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.

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.

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

1. Of particular note is policy 5.3.8 that calls for the transformation of a major portion of Symons Valley Road to a regional pedestrian and cycle pathway offering protection of ecological function and wildlife corridor attributes of the West Nose Creek and surrounding lands. The policy that would result in the redirection of vehicular traffic and associated development to new streets away from the creek is critical to achieving important objectives of this ASP. There is concern that there may be significant pressure to abandon this proposal in favour of increased development along an existing road. Section 5.3.8.

President
Steve Meadows

Vice President
Michael Kenny

Secretary
Bill Morrison

Treasurer
Dave McIver

Director
Muhar Gura

Director
Terry Klasser

Director
Hugh Magill

Director
Mike Murray

Director
Sara Nevill

Advisor
Brian Fincott
{Calgary Councillor, Ward 11}

Advisor
Harpreet Sandhu
{Calgary Water Resources}

Advisor
Darrell Sargent
{Calgary City Vice Policy}

Advisor
Robin Sauvé
{Calgary Community Initiatives}

Advisor
George Stalker
{Calgary Parks}



identifies several criteria for the realization of this Plan objective. **Council and City Administration are strongly urged to work to meet the provisions of 5.3.8 in advance of land use amendments.**

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. The large study area will afford an opportunity to better assess this area at the Land Use Amendment/Outline Plan stage. It should determine appropriate management of these lands to ensure long term ecological function and 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 the EOS Study Area as proposed remains intact to ensure proper review before approval of a Land Use Amendment/Outline Plan.**
3. Several documents would have been referenced in determining the boundary of the EOS Study Area that has been applied to the Glacier Ridge ASP including *The Environmental Reserve Setback Guidelines*, *The Calgary Annexation Territory Study Phase 3 Open Space Study* and *The Nose Creek Watershed Water Management Plan*. 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.

Concerns were raised by those CRV members who reviewed the ASP 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 possible addition of uses such as pedestrian and/or cycle corridors which may necessitate a larger study area. This is a particular concern for narrow corridors and lower order streams. Recognizing this is a complex issue, Calgary River Valleys is hoping to provide input to the proposed Ecological Inventory Framework to better address this matter.

4. Appendix B Section B.2.3. of the North Regional Context (NRC) Study (adopted by City Council June 2010) refers to a Master Drainage Plan (MDP) that was being undertaken at the time and directed that each ASP within the NRC Study area must undertake "a more detailed, site specific stormwater report which must reference this Master Drainage Plan and adhere to the conceptual principles outlined within". To our knowledge, the NRC Master Drainage Plan has not been completed as it has not been referenced. Neither has the site specific stormwater report required by the NRC Study been completed. These are studies that should be informing an ASP. While section 6.3 of the Glacier Ridge ASP requires that a Master Drainage Plan be approved prior to the Outline Plan/Land Use amendment, the requirement for the site specific stormwater report called for by the NRC Study at the ASP stage has been overlooked. It is our position that an ASP process would benefit when informed by a comprehensive drainage study.

5. 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.

It is recommended that the introductory statement of section 4.1 be deleted and be replaced with the following:

“Symons Valley is home to the West Nose Creek. The Valley contributes to the larger natural area and wildlife corridor extending across north Calgary and also offers opportunities for recreational amenities and pathway connections within the Plan Area and to the south where West Nose Creek joins Nose Creek at the junction of Beddington Trail and Deerfoot Trail.

West Nose Creek and its tributaries are part of the Nose Creek Watershed and subject to the Nose Creek Watershed Water Management Plan.”

It is recommended that the Intent statement of Section 4.1 be deleted and replaced with the following:

“Provide for Symons Valley to become the signature feature of the Plan Area, supporting a wildlife corridor while offering recreation opportunities, and access to West Nose Creek and community connections.”

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

CPC2015-221
ATTACH 4
LETTER 5

November 26, 2015

Office of the City Clerk
The City of Calgary,
700 Macleod Trail SE
PO Box 2100,
Station M
Calgary, AB T2P 2M5

RECEIVED
2015 NOV 26 AM 9:50
THE CITY OF CALGARY
CITY CLERK'S

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

Dear Members of Council,

As a landowner within the plan area, Qualico Communities fully supports the proposed Glacier Ridge Area Structure Plan (ASP). We believe that it provides thorough policy direction that will guide logical, compatible and sustainable development in the growing north west part of our City.

Qualico Communities was an active participant in this developer funded ASP project. The process was fair and efficient, and we commend City of Calgary Administration for working collaboratively with the landowner group and all affected stakeholders. The proposed plan is the outcome of a successful community planning initiative that we are proud to have been involved in.

We respectfully encourage Calgary City Council to approve the Glacier Ridge ASP.

Sincerely,



Ben Mercer
Planning Manager, Qualico Communities