



In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Toun

Last name (required) Osuntogun

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Federation of Calgary Communities

What do you wish to do? (required) Submit a comment



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



July 20, 2022

Mayor Gondek and Members of Council

Re: Established Area Growth and Change Strategy (EAGCS) 2022 – Phase 2 Recommendations

Dear Council Members:

The Federation of Calgary Communities (the Federation) is the support organization for over 240 community based non-profit organizations, including 152 community associations. Among other activities, we assist community volunteers in navigating Calgary's planning process and advocate for a community perspective throughout our work. The Federation has served as a key stakeholder on various EAGCS Advisory Committees, reflecting the voices of community members and associations across the City of Calgary. We are happy to support the EAGCS phase 2 recommendations, including the Transit Oriented Development investment request.

As we continue to encourage growth consistent with the Municipal Development Plan, we must continue to fund public realm improvements to support communities experiencing growth pressures. These investments have been identified by communities and other stakeholders as critical components that add more amenities, improve the public realm, and attract more private investment. It is crucial that a dedicated program like EAGCS is funded to support and align with new Local Area Plans so that communities can be supported as they experience growth and change because of redevelopment. In addition, it is important that The City consults with communities when identifying projects for future phases of EAGCS.

We agree with administration's recommendation that an Annual Investment Fund will be the most appropriate funding mechanism; this will ensure that there is a reliable and sustainable funding source for future projects. We strongly urge Council to support the established areas by replenishing the investment fund so all communities across Calgary can receive equitable funding to support growth and change.

We thank the team for all the essential work done thus far. We look forward to implementing phase 2 projects and collaborating with administration, community members, and industry stakeholders on future phases of the EAGCS project.

Sincerely,

Toun Osuntogun
Urban Planner



In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) David

Last name (required) White

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 26, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

IP2022-0545, Citywide Growth Strategy in the 2023-2026

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



July 20, 2022

Mayor Gondek and Members of Council

Re: Established Area Growth and Change Strategy (EAGCS) 2022 – Phase 2 Recommendations

Dear Council Members:

The Federation of Calgary Communities (the Federation) is the support organization for over 240 community based non-profit organizations, including 152 community associations. Among other activities, we assist community volunteers in navigating Calgary's planning process and advocate for a community perspective throughout our work. The Federation has served as a key stakeholder on various EAGCS Advisory Committees, reflecting the voices of community members and associations across the City of Calgary. We are happy to support the EAGCS phase 2 recommendations, including the Transit Oriented Development investment request.

As we continue to encourage growth consistent with the Municipal Development Plan, we must continue to fund public realm improvements to support communities experiencing growth pressures. These investments have been identified by communities and other stakeholders as critical components that add more amenities, improve the public realm, and attract more private investment. It is crucial that a dedicated program like EAGCS is funded to support and align with new Local Area Plans so that communities can be supported as they experience growth and change because of redevelopment. In addition, it is important that The City consults with communities when identifying projects for future phases of EAGCS.

We agree with administration's recommendation that an Annual Investment Fund will be the most appropriate funding mechanism; this will ensure that there is a reliable and sustainable funding source for future projects. We strongly urge Council to support the established areas by replenishing the investment fund so all communities across Calgary can receive equitable funding to support growth and change.

We thank the team for all the essential work done thus far. We look forward to implementing phase 2 projects and collaborating with administration, community members, and industry stakeholders on future phases of the EAGCS project.

Sincerely,

Toun Osuntogun
Urban Planner

18 July 2022

City of Calgary

ATTENTION: Mayor Jyoti Gondek

Councillor Gian-Carlo Carra

Councillor André Chabot

Councillor Sean Chu

Councillor Peter Demong

Councillor Raj Dhaliwal

Councillor Dan McLean

Councillor Jasmine Mian

Councillor Kourtney Penner

Councillor Richard Pootmans

Councillor Sonya Sharp

Councillor Evan Spencer

Councillor Courtney Walcott

Councillor Terry Wong

Councillor Jennifer Wyness

**RE: PL2022-0545 CITY GROWTH STRATEGY IN THE 2023-2026 SERVICE PLANS AND BUDGET CYCLE
BUSINESS CASE FOR GROWTH MANAGEMENT OVERLAY REMOVAL (Partners Development Group+Trico Homes)**

I am writing to you on behalf of my client, Sky Vision Development (Sky Vision), who has an offer-to-purchase agreement with Totem Developments Ltd, landowner of a portion of SE3-26-2-W5M. This property forms the east half of the above-captioned business case that was prepared and submitted in December 2021 for consideration in the next business cycle of Growth Management Overlay (GMO) removals in the Glacier Ridge Area Structure Plan (ASP) area. Please refer to the attached plan.

Sky Vision was not a participant in the business case submitted in December 2021 as it had only entered into an offer-to-purchase agreement with Totem Developments Ltd in early 2022 for the easterly portion of the business case. In May, we had a pre-application meeting with City Administration (PE-2022-00833), to discuss a joint Outline Plan and Land Use (OP/LU) Redesignation application. Presently, we are working on the application requirements to submit sometime in late Summer.

We feel the information submitted as part of the business case in December requires updating with greater details now available through the current, proposed OP/LU. We have been reviewing the business case's financial implications since we learned of the Infrastructure & Planning Committee (IPC) meeting in June. We have started dialogue with Fire and Water Resources. However, we are not there yet, in terms of understanding what components my client may be able to address for Council to consider in your final deliberations.

The attached plan illustrates my client's aspirations for the development potential of the subject property and its alignment (and exceeding expectations) with Calgary's Municipal Development Plan (MDP) and the Glacier Ridge ASP. A brief synopsis of the plan is as follows:

Proposed Outline Plan Area: 48 hectares / 119 acres

Public Open Space (Environmental and Municipal Reserves): 14 hectares / 35 acres or **30% of the total area**

Business Park/Mixed Use Site: 12 hectares / 30 acres (25% of the plan area) with an intensity figure of **331 people and jobs per hectare** (ASP guideline of a minimum of 50 people and jobs per hectare)

144th Avenue NW: is designated as a Primary Transit Network and the proposed, intensive Business Park/Mixed Use site is all located within **165 metres of this future transit route.**

Density: The anticipated or minimum density is **61.5 units per hectare** or 25 units per acre (ASP guideline is a minimum of 20 units per hectare or 8 units per acre).

Intensity: Sky Vision's vision is to strive toward creating as much of a complete neighbourhood as possible within the realm of 119 acres. The proposal will respect the existing coulee system running through the property, with an

abundance of greenways, and regional and local pathways. A strong employment base is anticipated in the Business Park/Mixed Use area, with over 800 anticipated jobs, 1,400 apartments, and 3,100 residents. The remaining lands will comprise a diverse mix of single detached homes and townhouse sites, adding another 700 residential units for a total population of 5,200+, resulting in **163 people and jobs/hectare** (Calgary MDP guideline of 60 to 70 people and jobs per hectare).

Climate Resilience: With over 30% of the land holding proposed as open space, and most of left in its natural state, we feel this goes a long way in greening the city. Naturalization of the municipal reserves will be favoured over manicured areas with pollination parks, and “guerilla gardening” opportunities such as seed bombsⁱ. Built Green and Leed certifications will be encouraged particularly for the business park/mixed use development. Furthermore, the building footprint on this site should be no more than 25% of the gross site, permitting further greening opportunities, albeit in private ownership. The proposed storm pond is intended to function as a “kidney”, an idea of which you are already familiar with, with Brookfield Residential in Livingston.

In conclusion, we are ultimately seeking Council’s consideration in removing the GMO on the subject property, based on the above planning and financial commitments. We are a bit late in the game but would ask for your indulgence to allow us further dialogue with Administration to complete our review of the financial components. To that end, we are suggesting Council to consider the following Motion Arising, crafted after one of the IPC’s motion of June 27th meeting (carried over to June 30th):

Direct Administration to work with the developer proponent in Glacier Ridge Community A (SE3-26-2-W5M) on the planning for future stages of infrastructure, including their optimal timing of funding and delivery, to ensure the ability for continuity of growth in the Area Structure Plan and report back with an updated, more comprehensive, recommendation to Council through the September 16, 2022 Infrastructure and Planning Committee.

Hopefully, you will see this proposal in a favourable light and offer your support.

Thank you for your consideration.

Respectfully Yours,



N. Darrell Grant

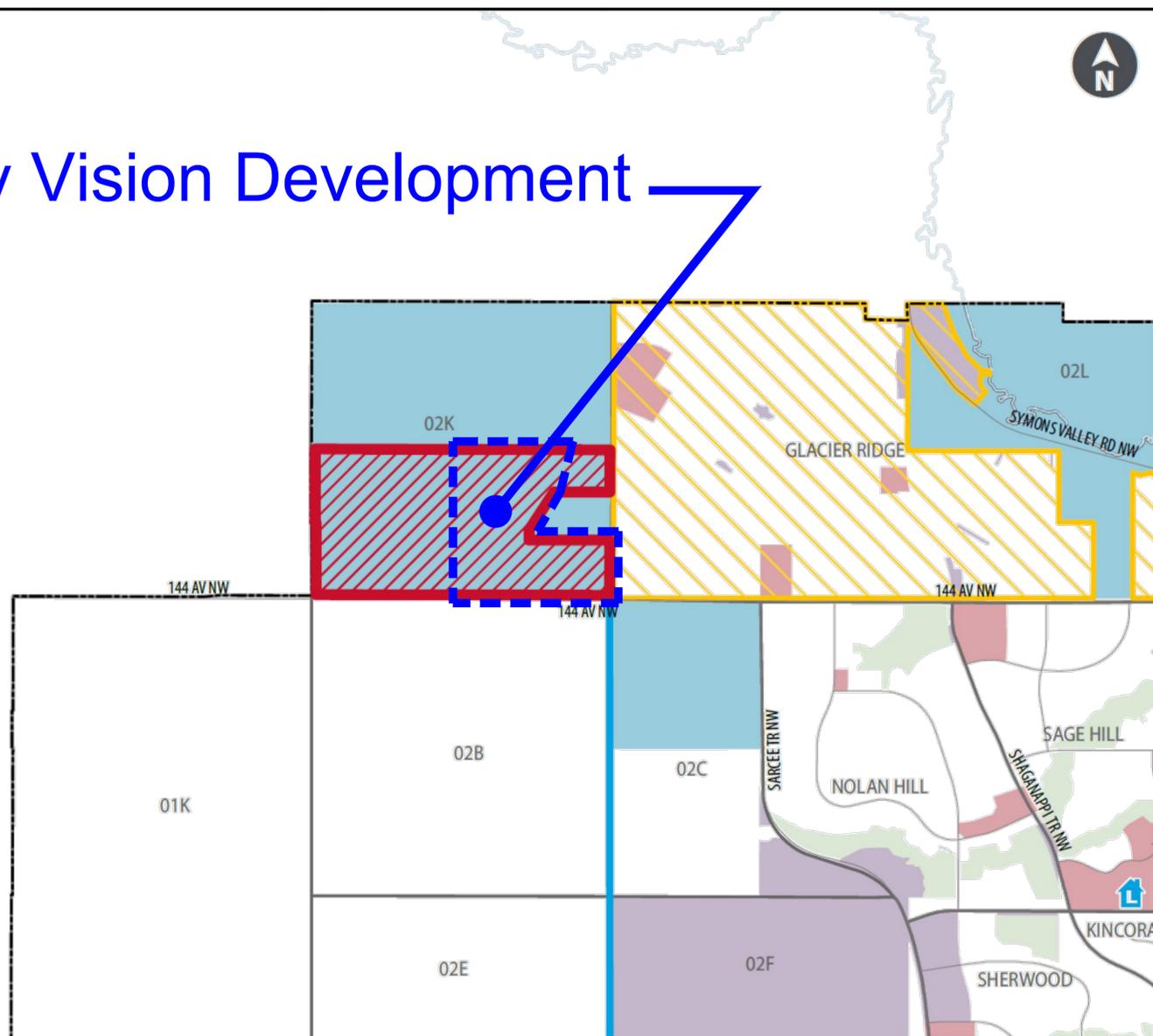
Box 285 Station Main
OKOTOKS AB T1S 1A5
403.397.9182
Planning Consultant

cc (email) Stuart Dalglish, General Manager, Planning and Development, City of Calgary
Desmond Bliet, Senior Growth Management Planner, City of Calgary
Rajesh Goyal, President, Sky Vision Development
Vikrant Khanna, Project Manager, Sky Vision Development
Robin Li, President, Richview Engineering Inc
Jason Dunn, Associate, Bunt & Associates Engineering Ltd

ⁱ using a mix of wildflower seeds, earth, and water, formed into balls and planted where vegetation is void.

Glacier Ridge South – Partners Development Group + Trico Homes

Sky Vision Development



Legend

- Library
- Natural Areas
- Existing Industrial / Employment Areas
- Growth Management Overlay
- Future Water Feedermain
- Existing Commercial Areas
- 2018 Approved Business Cases
- Glacier Ridge South

Market – North Sector (2022-2026)

Single/Semi Supply

Serviced capacity in 2022	5,090 units
Projected absorption 2022-2026	3,296 units
Estimated single/semi supply by 2026	1,794 units

This business case would add **595** units by 2026 and **1,766** total units

Multi-Residential Supply

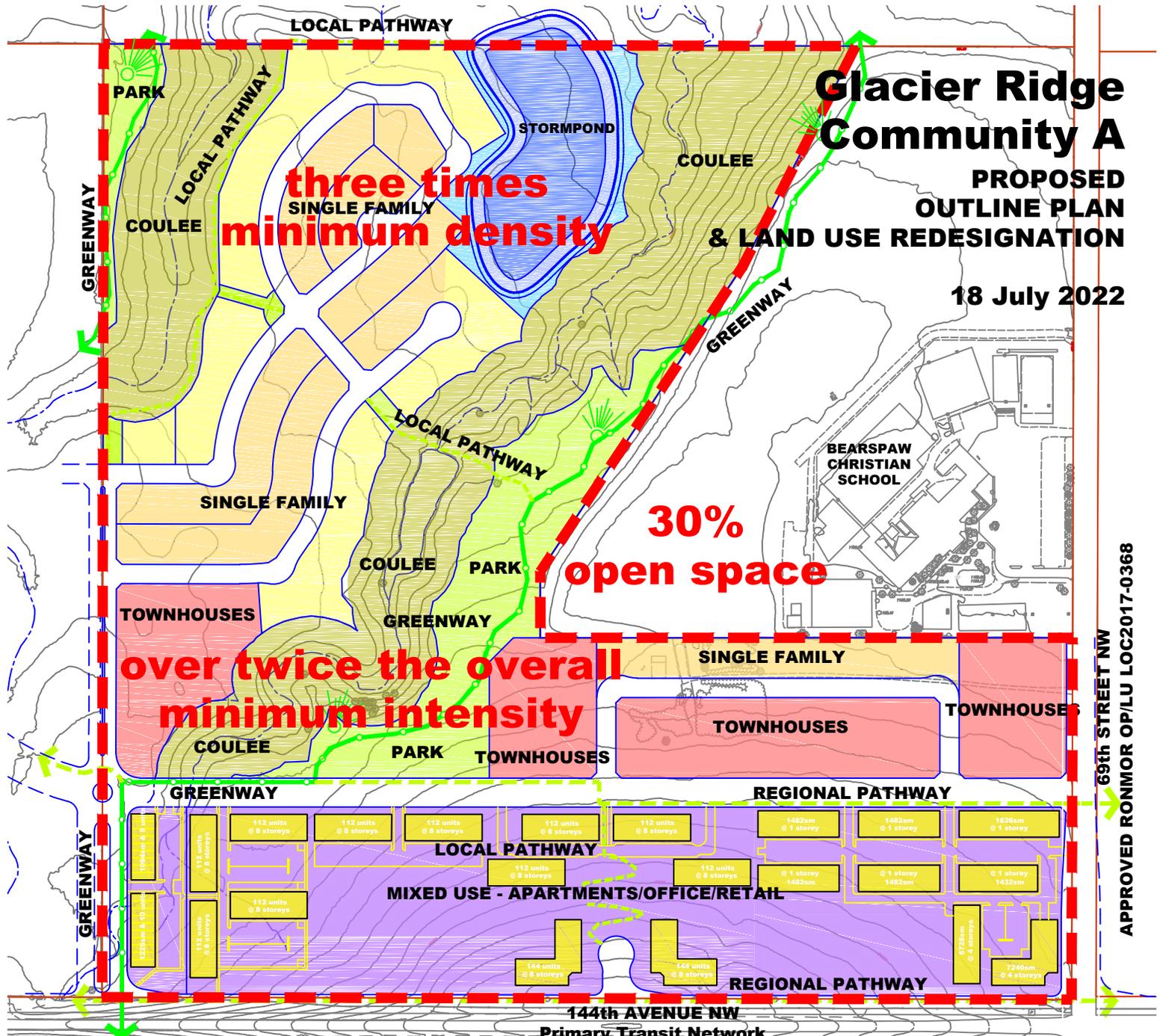
Serviced capacity in 2022	7,203 units
Projected absorption 2022-2026	2,382 units
Estimated multi-residential supply by 2026	4,819 units

This business case would add **150** units by 2026 and **196** total units

At-a-Glance

Area Structure Plan:	Glacier Ridge
Community:	ASP Community A
Gross Developable Hectares:	116
Proposed Jobs:	3,225 temporary 1,535 permanent
Expected Population:	6,259
Anticipated Timeline for Completion:	2023-2037

Map is for contextual purpose only – not all amenities or detailed infrastructure may be shown.



Glacier Ridge Community A

PROPOSED OUTLINE PLAN & LAND USE REDESIGNATION

18 July 2022

three times minimum density

30% open space

over twice the overall minimum intensity

**mixed use area
6 to 7 times greater intensity**

**SE3-26-2-W5M
47.97 ha or 118.54 acs**

APPROVED RONMOR OPI/LU LOC2017-0368



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

2022.07.21

ATTN:
The City of Calgary Council

—

The City of Calgary
PO Box 2100, Station M,
Calgary, AB
T2P 2M5

RE:
Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle, IP2022-0545,
Attachment 4 - Established Area Summary

Dear Mayor and Members of Council,

On the behalf of CivicWorks, I write to express our support for the active Established Area Growth and Change Strategy (EAGCS) and specifically the Established Area Summary (Attachment 4) of the Citywide Growth Strategy (IP2022-0545).

As a team of urban planners, CivicWorks collaborates with and supports Calgary's city building sector. The core focus of our work is growth and change in Calgary's Inner-City and Established Areas. Our practice is committed to realizing redevelopment and change that creates more complete, compact, and connected communities to help Calgary attract talent, diversify its economy, and be more affordable, prosperous and resilient.

As Principal of CivicWorks, I have been actively engaged with the Administration-led work of EAGCS for several years. I am a member of the multi-stakeholder Advisory Group comprised of industry, community and Business Improvement Area representatives. This Group has established a collaborative, trusting, and consensus-driven environment in which to engage with Administration to review the complex considerations of growth and change in Calgary's Established Area.

CivicWorks fully supports the proposed growth strategy and investment portfolio included in the Established Area Summary (Appendix 4, IP2022-0545). This is a metrics-based and results-focused strategy that both supports investment in communities and enables redevelopment to realize more balanced growth between the Established and Developing Areas.

We strongly encourage Council to support the proposed growth strategy and investment portfolio for Calgary's Established Area.

Sincerely,

A handwritten signature in black ink, appearing to read "David White", with a stylized flourish at the end.

David White | Principal
BA, MScPI, RPP, MCIP