

**Hectares
of Gross
Area**



**Housing
Units**



**Direct +
Indirect
Jobs**



**Annual
Property
Tax**



**in
Levies**



**in Total
Project
Value**

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 27 2022
ITEM: F.I. IP2022-0545
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Qualico would like Glacier Ridge North considered as a Partial Approval, and requests Council consider this request.





Context & Concept Plan



- A quick drive to regional amenities.**
- 05 min. Rocky Ridge YMCA
 - 10 min. Tuscany LRT Station
 - 05 min. Royal Oak Commercial Centre
 - 05 min. Royal Oak Employment Centre
 - 02 min. U of C Spy Hill Campus
 - 05 min. Beacon Hill Commercial Centre
 - 06 min. Sage Hill Crossing Commercial
 - 06 min. Sage Hill Public Library

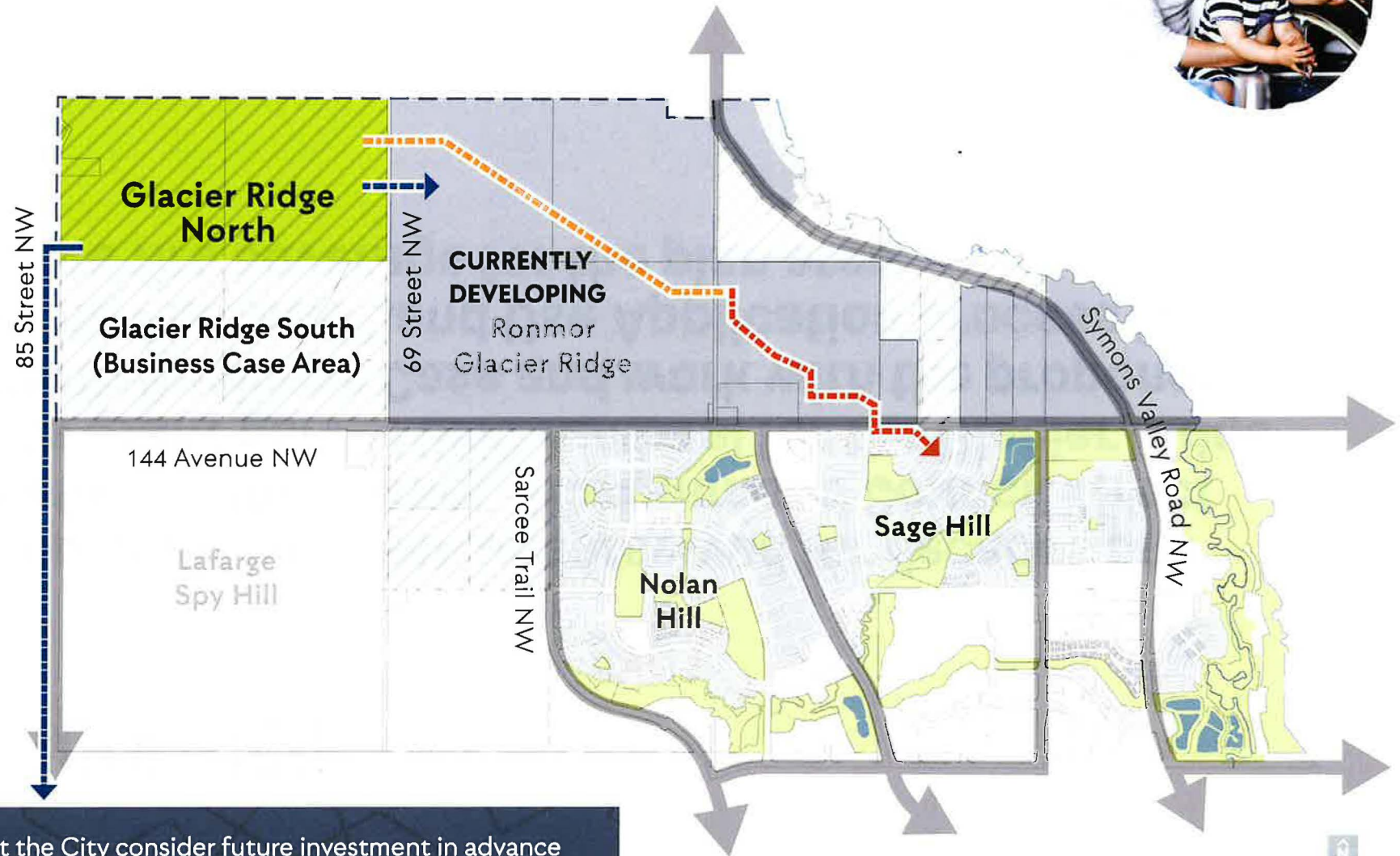


- Business Case Area
- Growth Management Overlay (GMO)
- GMO Removed in 2018
- Transit Centre
- Potential Primary Transit Stop
- Primary Transit Network



Leveraging Leading Infrastructure

The Glacier Ridge North Business Case Area leverages leading infrastructure from the Glacier Ridge ASP area. Any additional infrastructure required to service the proposed will be developer funded. Administration has identified that a New Fire Hall is required for the area.



It is important that the City consider future investment in advance of development of an area. Qualico would like this area to remain as a focus over the next few years because homes in the Northwest Quadrant are few and far between and there exists a desire for the Market.

The Northwest Quadrant remains underserved and under-allocated from a City supply perspective, especially for those seeking to stay in the Northwest quadrant of the City.



- Business Case Area
- Growth Management Overlay (GMO)
- GMO Removed in 2018 (area is under development)
- Proposed Water Distribution Mains
- Existing Sanitary Trunk
- Proposed Sanitary Trunk (approved, designed and to be constructed in 2022)

REQUEST OF COUNCIL

The Northwest Quadrant has been underserved for decades and remains sought after by the Market. **Recommend Council direct Administration to grant partial GMO removal for the Glacier Ridge Community A North Business Case and work with the proponent through the Outline Plan and Land Use Application process to ensure appropriate fire coverage for the plan area.**

