

Glacier Ridge South

Business Case

CITY OF CALGARY
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IN COUNCIL CHAMBER
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CITY CLERK'S DEPARTMENT



116 ha
Gross Area

1962 units
Residential Units

+1549 jobs
Permanent Jobs

370,000 sq ft
Employment uses

\$6.8M
Annual Taxes

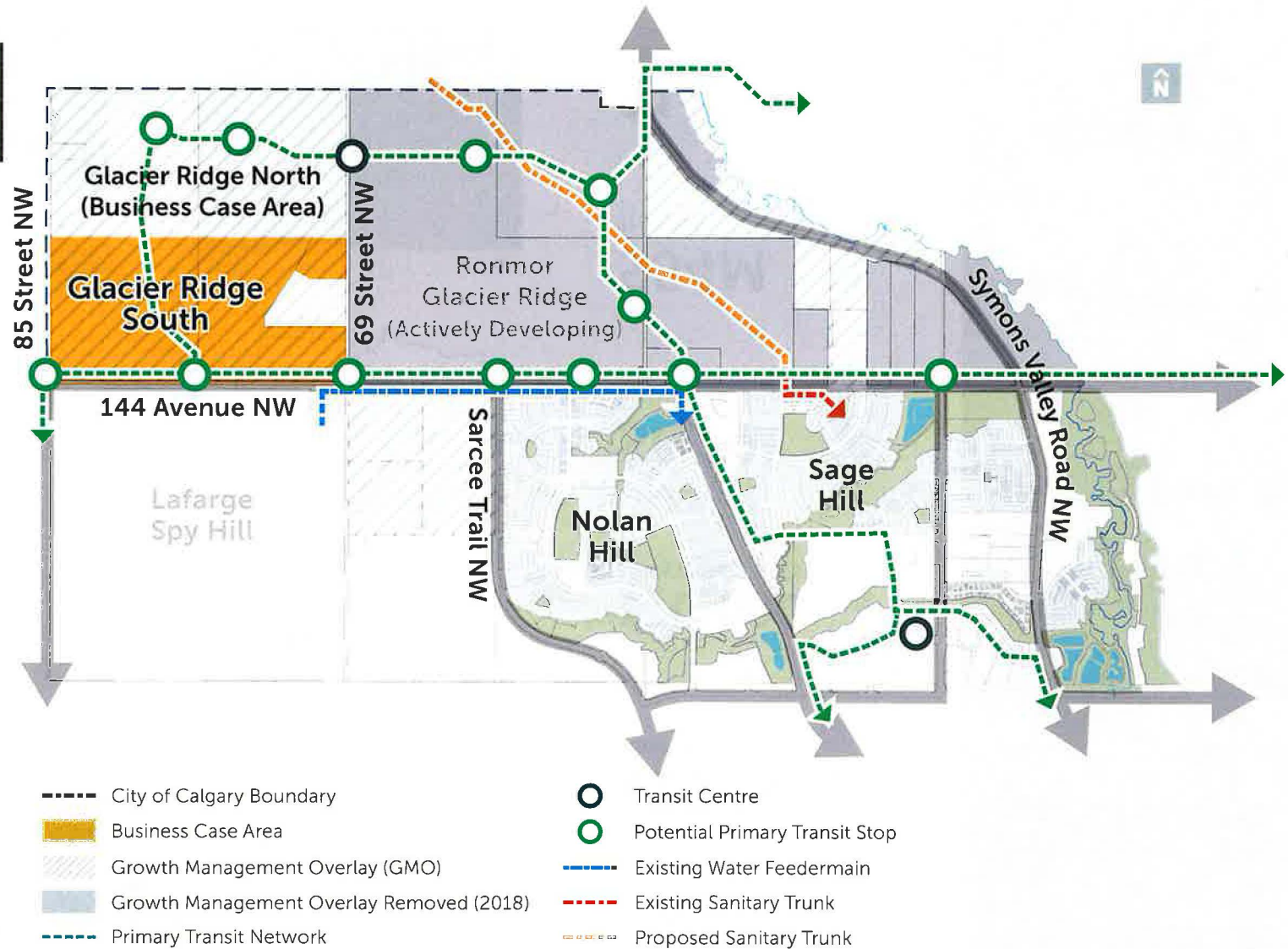
\$54M
in Levies

\$1.2B
Total Investment at Buildout



Why Glacier Ridge South?

- 1 Employment for the North
- 2 Climate Resiliency
- 3 A Focus on Wellness
- 4 Leveraging the Landscape
- 5 Northwest Demand
- 6 Leading Infrastructure
- 7 Efficient Operations
- 8 Activating the Neighbourhood



GLACIER RIDGE SOUTH

A Complete Community

Walkable Activity Centres

Glacier Ridge South contains a large Business Park in the southeast quadrant of the plan area that will provide local and regional jobs within walking distance.



Leveraging Natural Assets

Preservation of significant environmental lands that will benefit the residents of this community, maintaining viewsheds and providing endless recreational opportunities.



Housing Diversity

At its core, Glacier Ridge south provides a mix of low-density and multi-residential housing forms located around key natural features and park spaces.



- | | |
|---|-----------------------|
| Single Detached (laneless) | Commercial |
| Semis, Street Townhouses | Business |
| Multi-Residential - Medium Profile District | Environmental Reserve |
| S-SPR Special Purpose - School, Park & Community Reserve District | Stormpond |

Glacier Ridge South is a self-sustaining, complete community, providing jobs and amenities for residents within walking distance, while sensitively integrating the unique natural features.