

Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 3810 and 4040 – 144 Avenue NW, LOC2022-0075

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) to subdivide 2.42 hectares \pm (6.00 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council

2. Give three readings to the proposed bylaw for the redesignation of 1.76 hectares \pm (4.35 acres \pm) located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District to Commercial – Community 1 (C-C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JANUARY 26:

That Council give three readings to **Proposed Bylaw 27D2023** for the redesignation of 1.76 hectares \pm (4.35 acres \pm) located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District to Commercial – Community 1 (C-C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2023 January 26:

“Moved by Councillor Chabot

That with respect to Report CPC2023-0034, the following be approved:
 That the Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) to subdivide 2.42 hectares \pm (6.00 acres \pm) with conditions (Attachment 2); and

...

For: (8) Director Fromherz, Commissioner Mortezaee, Commissioner Pollen, Councillor Mian, Councillor Chabot, Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner Small

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MOTION CARRIED”

HIGHLIGHTS

- This application seeks to amend a portion of an approved outline plan (LOC2017-0368) to maintain the approved subdivision framework and redesignate the subject sites to allow for multi-residential and commercial development within the community of Glacier Ridge.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for diversity in housing opportunities and a commercial amenity in a greenfield setting.
- Why does this matter? This will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits and providing local commercial uses to nearby residents.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application was submitted on 2022 May 3 by Stantec Consulting Ltd. on behalf of the landowner, 1286409 Alberta Ltd. (Shane Communities). The approximately 1.36 hectare (3.37 acre) and 1.06 hectare (2.63 acre) sites are located in the northwest developing community of Glacier Ridge, north of 144 Avenue NW and southwest of Symons Valley Road NW. The sites are mostly surrounded by undeveloped land with low density residential development across 144 Avenue to the south.

As referenced in the Applicant Submission (Attachment 3), the proposal is to facilitate a more comprehensively planned multi-residential development on the northern site and provide additional commercially designated land on the southern site.

The proposed Outline Plan (Attachment 4) and the associated proposed Land Use District Map (Attachment 5) are anticipated to result in 61 units, as shown in the proposed Outline Plan Data Sheet (Attachment 6), which will achieve a density of 25.2 units per hectare (10.16 units per acre). This aligns with the overall anticipated density of the approved outline plan application.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with affected parties was appropriate. The applicant has indicated that the following community outreach activities were conducted:

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- meetings with landowners to the east and west sides of the affected lands; and
- meetings with larger developers in the area

Further details can be found in the Applicant Outreach Summary (Attachment 7).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. There is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Glacier Ridge and provides a future framework for a mixture of various residential housing choices and commercial development.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

This application would increase the commercial land that is available for development in the area, without significantly impacting the commercial lands already planned for in the area. The proposal also allows for a more efficient development of the subject land.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved Outline Plan Conditions of Approval**
3. Applicant Submission
4. **Approved Outline Plan**

**Planning & Development Services Report to
Calgary Planning Commission
2023 January 26**

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- 5. Proposed Land Use District Map
- 6. **Approved Outline Plan Data Sheet**
- 7. Applicant Outreach Summary
- 8. **Proposed Bylaw 27D2023**
- 9. **CPC Member Comments**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |