

Background and Planning Evaluation

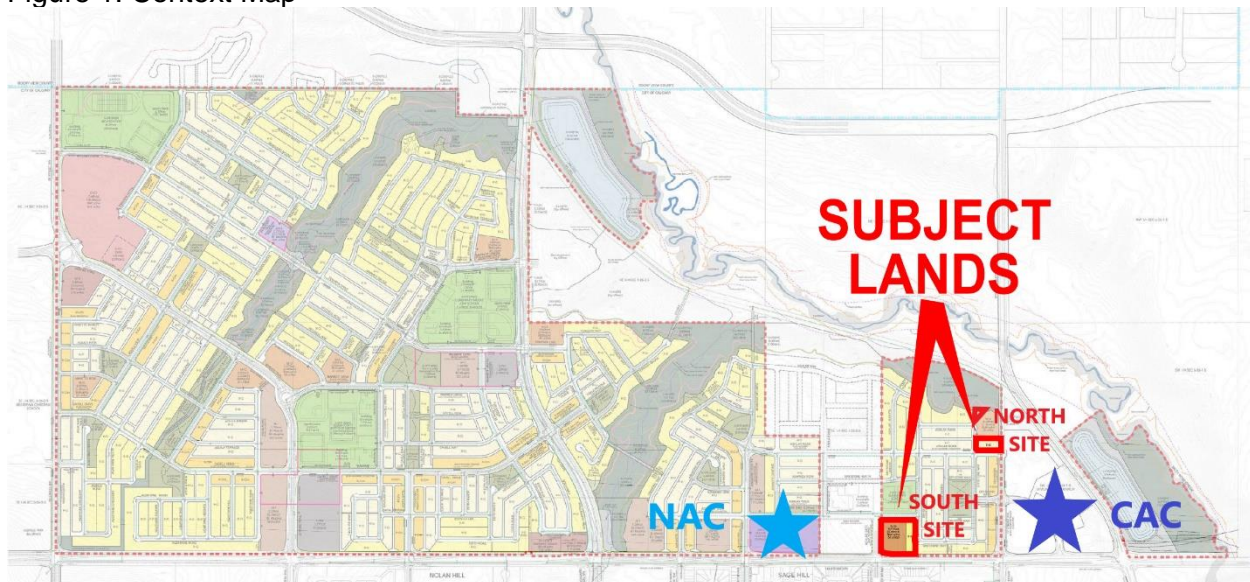
Background and Site Context

The two subject sites are located in the developing northwest community of Glacier Ridge, north of 144 Avenue NW and southwest of Symons Valley Road NW. The sites have areas of approximately 1.36 hectares (3.37 acres) (south site) and 1.06 hectares (2.63 acres) (north site) and are approximately 118 metres wide by 118 metres deep and 76 metres wide by 132 metres deep respectively. The original outline plan and land use amendment applications for the community of Glacier Ridge were approved in 2020 (LOC2017-0368). The subject sites have not yet been subdivided and are located in the southeast portion of this plan, as shown on the Context Map below.

The north site is surrounded by future Residential – Low Density Mixed Housing (R-G) District to the west and south, Special Purpose – Urban Nature (S-UN) District to the north and Special Purpose – School, Park and Community (S-SPR) District to the east. The Symons Valley Ranch site designated Direct Control (DC) District is located southeast of this site and is intended to accommodate commercial and mixed-use development. The Glacier Ridge Area Structure Plan (ASP) identifies these lands as a future Community Activity Centre (CAC).

The south site is surrounded by existing developed Residential – One Dwelling (R-1) District to the south across 144 Avenue NW, future R-G District to the east, a future S-SPR District site to the north and Special Purpose – Future Urban Development (S-FUD) District to the west. The lands designated S-FUD District did not participate in the original outline plan for the neighbourhood and are a gap that separate the neighbourhood cell containing the subject lands. These lands have been shadow planned to ensure future integration with adjacent lands. West of the S-FUD District parcel are lands designated Mixed Use – General (MU-1) District which have been identified as a Neighbourhood Activity Centre (NAC) in the ASP.

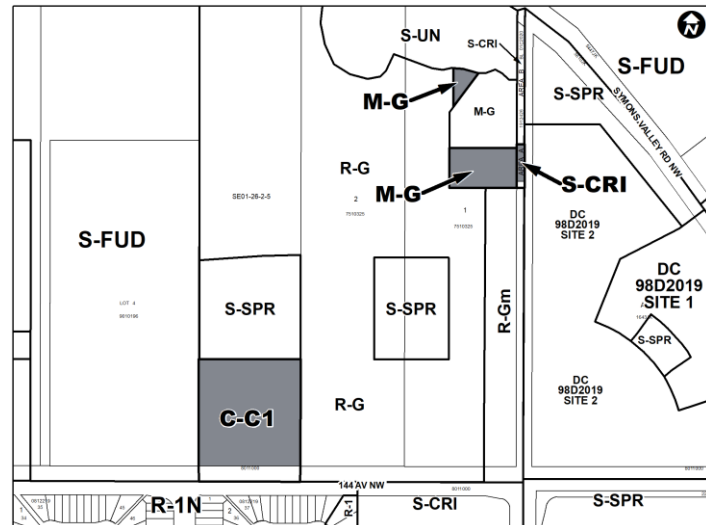
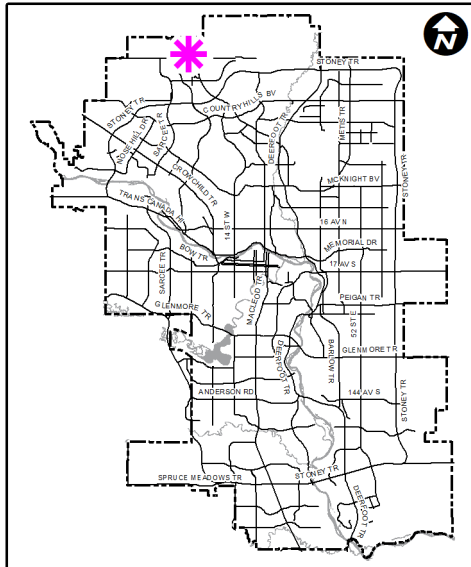
Figure 1: Context Map

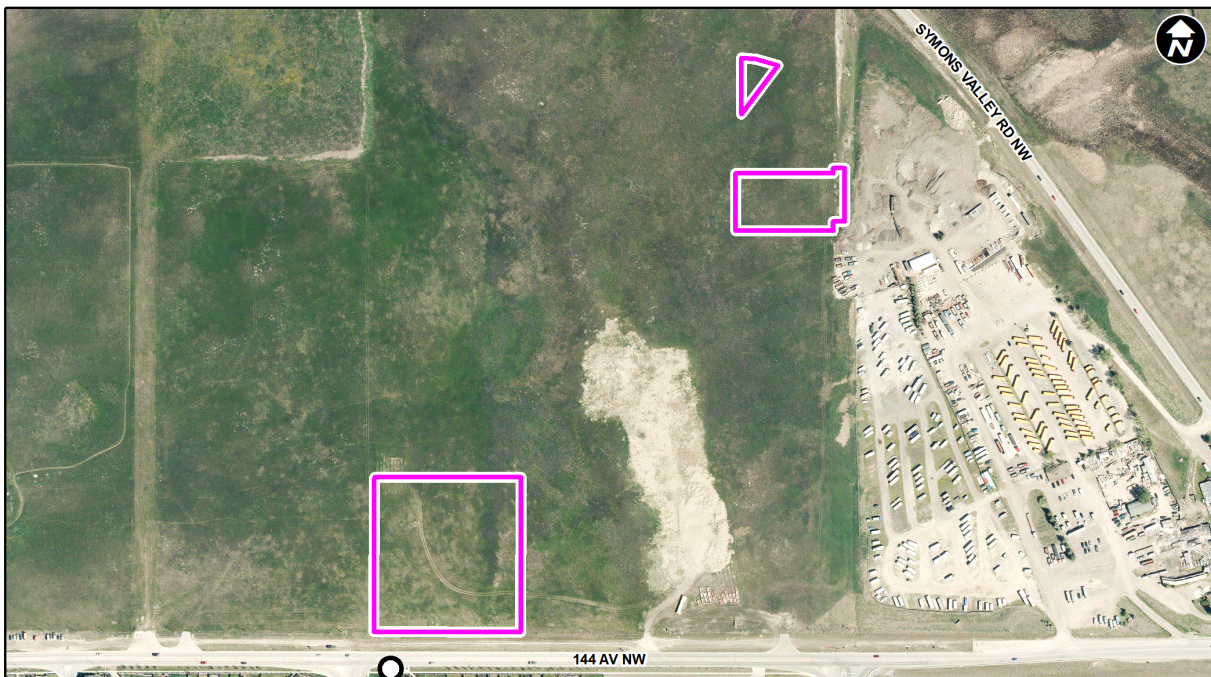
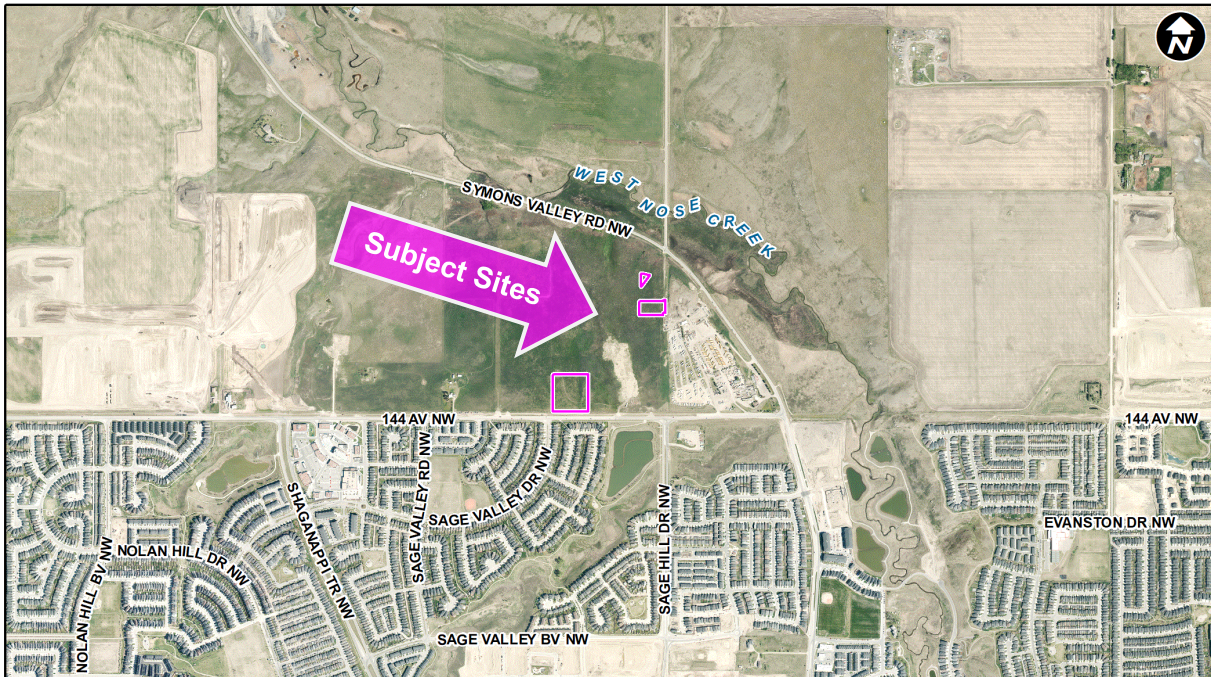


Community Peak Population Table

There is no existing demographic information available for Glacier Ridge as this is a newly developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The north site is currently designated M-G and R-G. This provides for a grade-oriented multi-residential development and low-density residential development. This application proposes to expand the M-G site by redesignating a portion of the surrounding R-G lands to allow for a more comprehensively built multi-residential site. A small portion of the R-G land is also proposed to be redesignated to Special Purpose – City and Regional Infrastructure (S-CRI) to allow for a continuation of the S-CRI land directly to the north.

The south site is currently designated M-G and R-G. This provides for a grade-oriented multi-residential development on the west portion of the site, and low-density residential development on the east portion of the site. The proposed Commercial – Community 1 (C-C1) District is intended to accommodate small to mid-scale commercial developments and would allow for a variety of commercial uses that would be easily accessible by surrounding residents. Administration considered the Commercial – Neighbourhood 1 (C-N1) District and the Commercial – Neighbourhood 2 (C-N2) District as potential alternative commercial land uses for this site, given its context and location near a future NAC and a future CAC. Upon further review, it was determined that both the C-N1 and C-N2 land use districts are intended to be used on sites with a maximum area of 1.2 hectares. The C-C1 district is intended to accommodate developments with similar characteristics but on larger sites which was deemed to be a more appropriate land use that would achieve a similar outcome to a C-N1 or C-N2 land use on a similarly sized site.

Subdivision Design

The proposed outline plan area consists of approximately 2.42 hectares (6.00 acres) of land and is consistent with the subdivision design in the original approved outline plan.

Density

The north site, subject to the proposed outline plan and land use amendment applications, is anticipated to have 61 units. This will result in an overall combined density of 25.2 units per hectare (10.16 units per acre) for the sites. This aligns with the overall anticipated density of the original approved outline plan of 24.88 units per hectare (10.07 units per acre).

Transportation

Neither a transportation impact assessment nor parking study were required as part of the land use amendment application. The street and mobility networks were previously planned with the original approved outline plan. The proposed amendments do not significantly impact the proposed street and mobility networks.

Transit

144 Avenue NW is part of the primary transit network and will provide a connection from the commercial site to the future green line LRT.

Utilities and Servicing

The overall utilities and servicing for this development area were previously planned with the original approved outline plan. The proposed amendments do not significantly impact the proposed services for the area.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The recommendation aligns with the policy direction of [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) and the general policies of interface planning.

Municipal Development Plan (Statutory – 2009)

The subject sites are located within the Future Greenfield area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The subject lands have since been included within the ASP and would now be categorized as part of the Planned Greenfield Area. The MDP refers to the applicable ASP as the guiding document for development in these areas.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The subject sites are identified as Neighbourhood Area in the [Glacier Ridge Area Structure Plan](#) (ASP) on Map 3: Land Use Concept. Surrounding the activity centres, Neighbourhood Areas allow for an appropriate mix of residential and non-residential uses. This application generally aligns with the policies in the ASP.

Policy 2.3 in the New Community Planning Guidebook, Volume 2 of the MDP, states that Neighbourhood Areas should provide opportunities for a variety of compatible uses only if such development does not compromise the viability of similar development in a nearby Activity Centre or Main Street. The commercial site is located between the future CAC on the Symons Valley Ranch site to the east, and a future NAC site to the west, as identified in the ASP and shown on the Context Map (Figure 1) above. Administration considered whether this proposal would undermine the viability of commercial on those two sites and initially requested a market study from the applicant. The applicant responded to the request with planning rationale for the proposed commercial site to provide for a small-scale commercial development to support the surrounding residential area which would be of a different form than provided in the activity centres. Administration is comfortable that the scale of this site is appropriate for the context and will not clearly undermine the success of the other two sites.