

Applicant Submission



Stantec Consulting Ltd.
200-325 25 Street SE, Calgary AB T2A 7H8

January 9, 2023
File: 116527379

Reference: 144th Ave NW Land Use Redesignation and Outline Plan Amendment Proposal for Professional Planning Services

On behalf of Shane Communities, Stantec Consulting Ltd. (Stantec) is pleased to submit the following Land Use Redesignation (LUR) and Outline Plan (OP) Amendment application for lands located within the community of Glacier Ridge. The subject lands are municipally addressed 3810 & 4040 144th AV NW and are located within the quarter section of SE-01-26-02-W5M. These lands are illustrated in Figure 1.0 attached for reference.

Application Context

As shown in the Figure 1.0 (attached), this LUR application applies to two parcels 3810 & 4040 144th Ave NW that will be identified furthermore as the northern (3810) and southern (4040) subject lands. The subject lands total an area of approximately ± 0.36 ha (± 0.90 acres) and ± 1.36 ha (± 3.37 acres) respectively and are currently designated Multi-Residential – At Grade Housing District (M-G), and Residential - Low Density Mixed Housing District (R-G) lands. The northern lot, is anticipated to be accessed from the west and south side of the parcel, and the southern lot on the south side as well as the east side through the internal road network.

Application Intent

This application proposes the following LUR for a portion of the subject lands, from Multi-Residential – At Grade Housing (M-G) & Residential – Low Density Mixed Housing (R-G), to:

- Northern subject lands: proposed to be redesignated entirely to Multi-Residential – At Grade Housing (M-G), and a portion to Special Purpose – City and Regional Infrastructure (S-CRI)
- Southern subject lands: proposed to be redesignated entirely to Commercial – Community 1 District (C-C1)

The intent of the LUR is to provide for a consolidated M-G parcel within the northern subject lands in order to facilitate a more comprehensively planned residential development, as well as to allow for additional community commercial within the southern subject lands. To ensure continuity across all planning policy documents a minor amendment to the Glacier Ridge Outline Plan, (approved by the Municipal Planning Commission in 2019) has also been prepared to accurately reflect this updated land use.

Design with community in mind

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Closing

We trust this letter is to your satisfaction. Should you have any questions, or require further information please contact the undersigned.

Regards,

Stantec Consulting Ltd.



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