

LOC2020-0148 / CPC2023-0399

Outline Plan and Land Use Amendment

May 4, 2023

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 04 2023

ITEM: #7.2.5 CPC2023-0399
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 2828 – 144 Avenue NW, 15333 Panorama Road NW, and 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5; Portion of NE1/4 Section 6-26-1-5), to subdivide 67.31 hectares $\pm$ (166.32 acres $\pm$), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 33.02 hectares $\pm$ (81.59 acres $\pm$) located at 2828 – 144 Avenue NW and 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

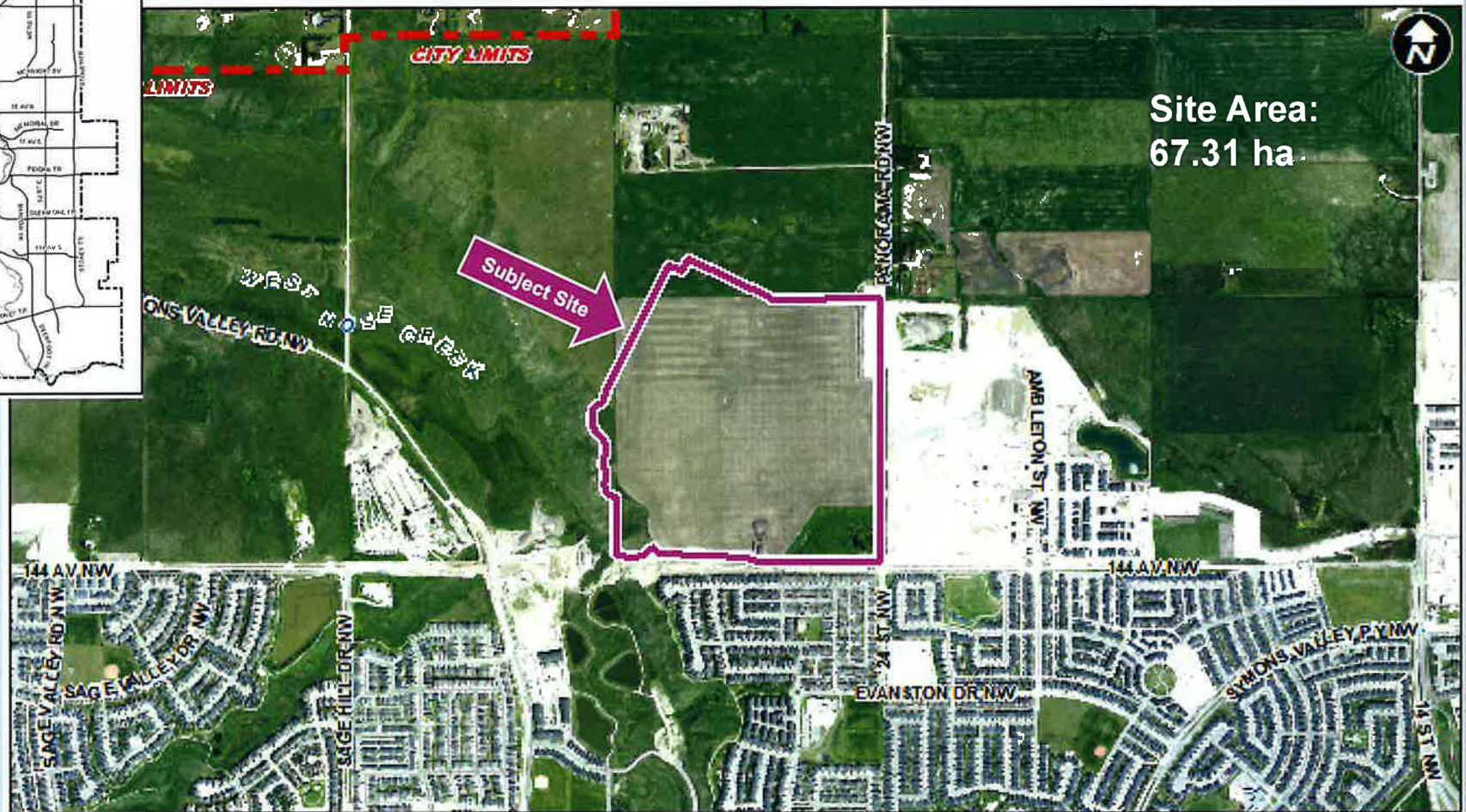
Location Maps

3



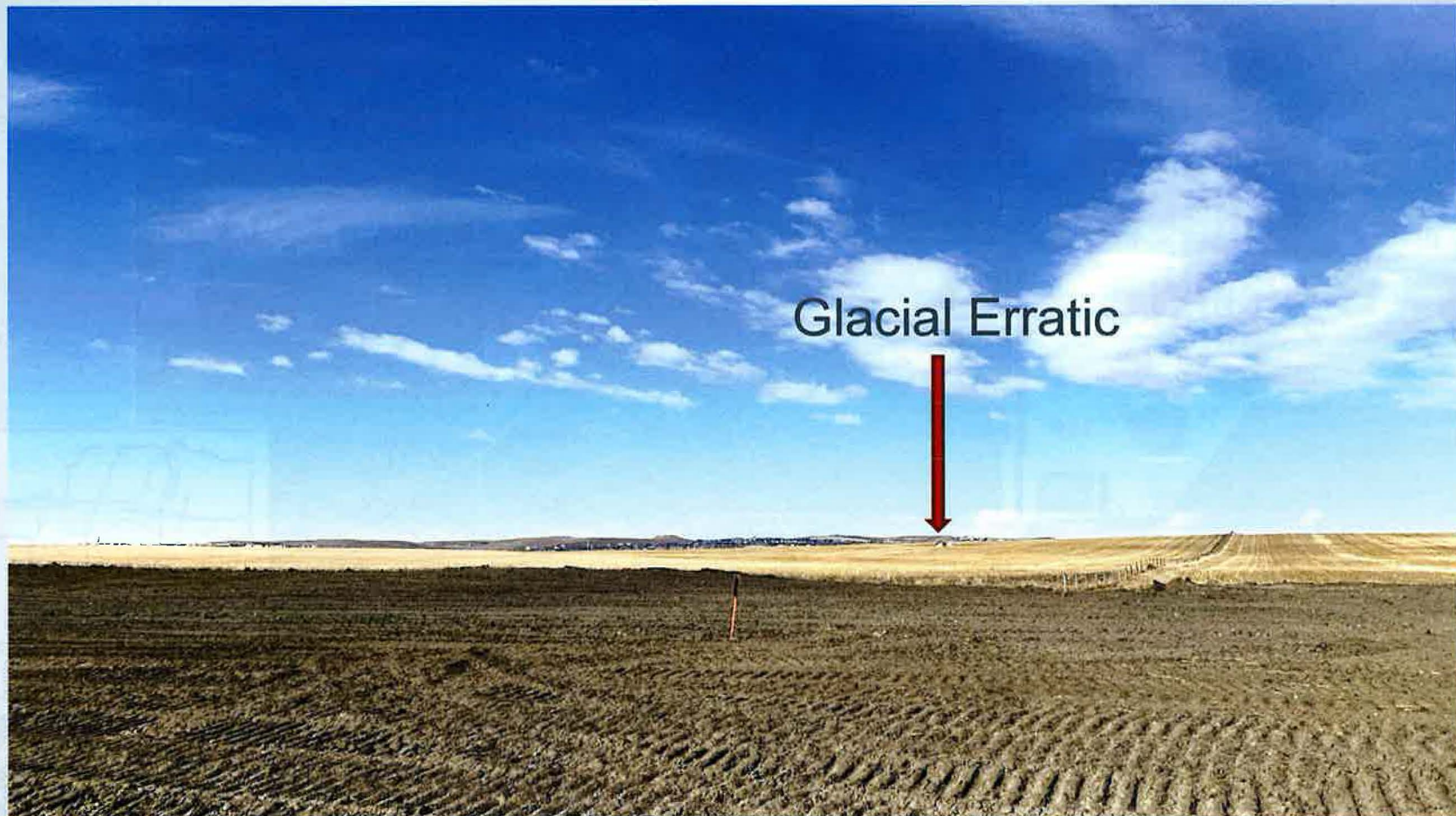
LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Site Area:
67.31 ha





Northeast corner of plan area looking southwest

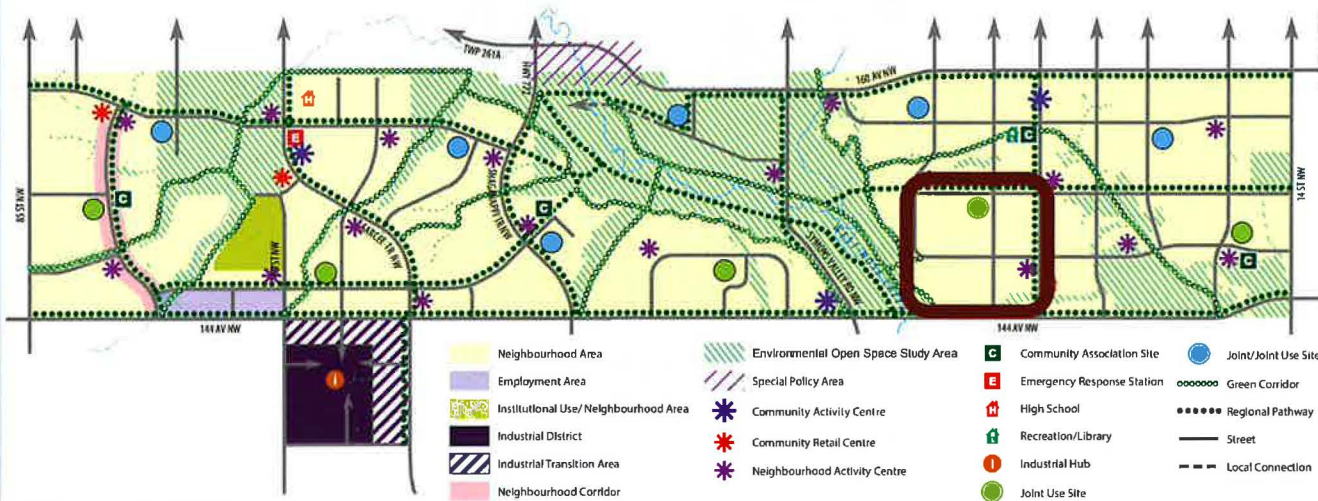
GLACIER RIDGE AREA STRUCTURE PLAN

MAP 4: COMMUNITIES AND NEIGHBOURHOODS

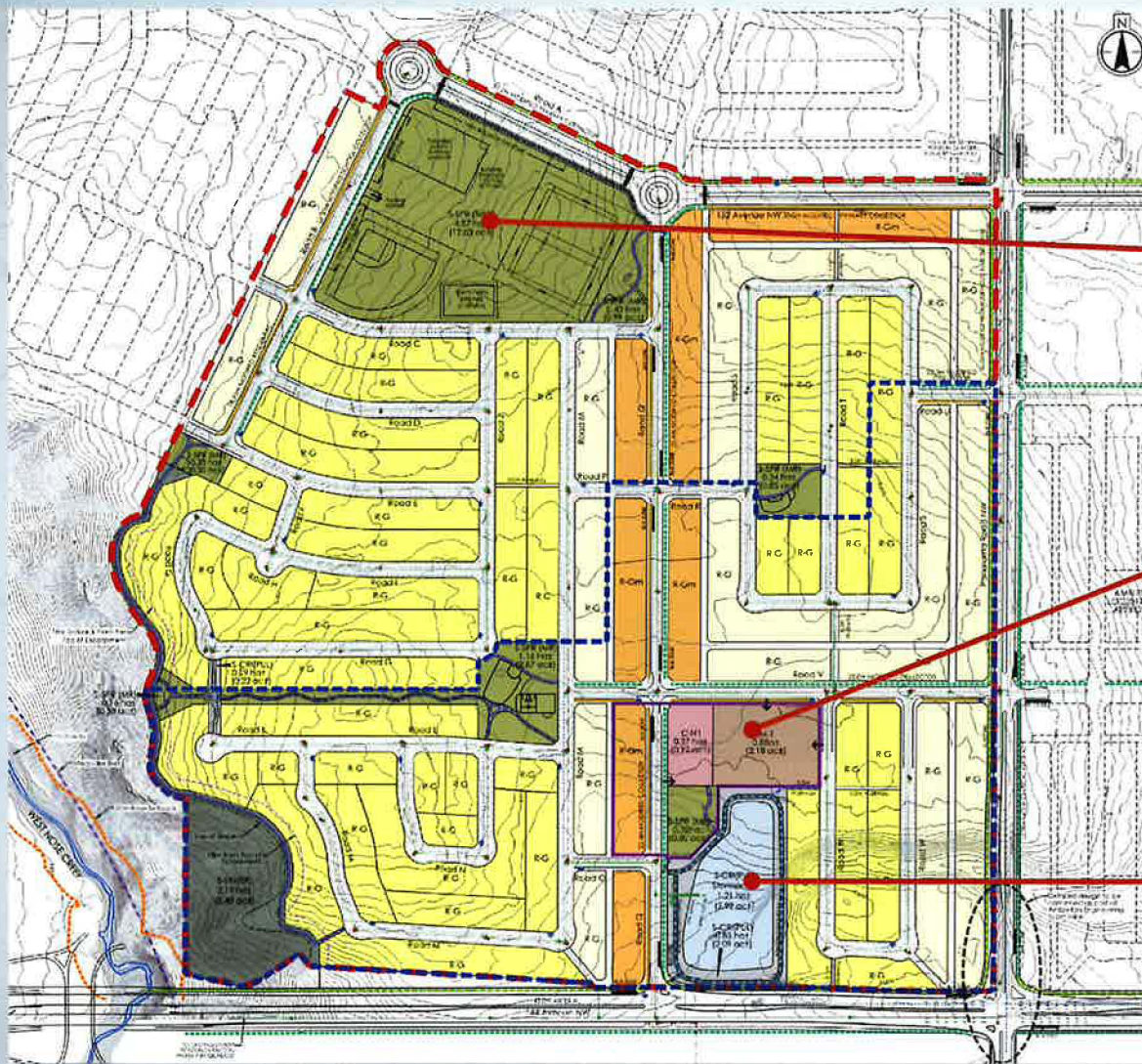
Approved: 49P2015
Amended: 37P2016



MAP 3: LAND USE CONCEPT



Proposed Outline Plan 7



School Site

Neighbourhood Activity Centre

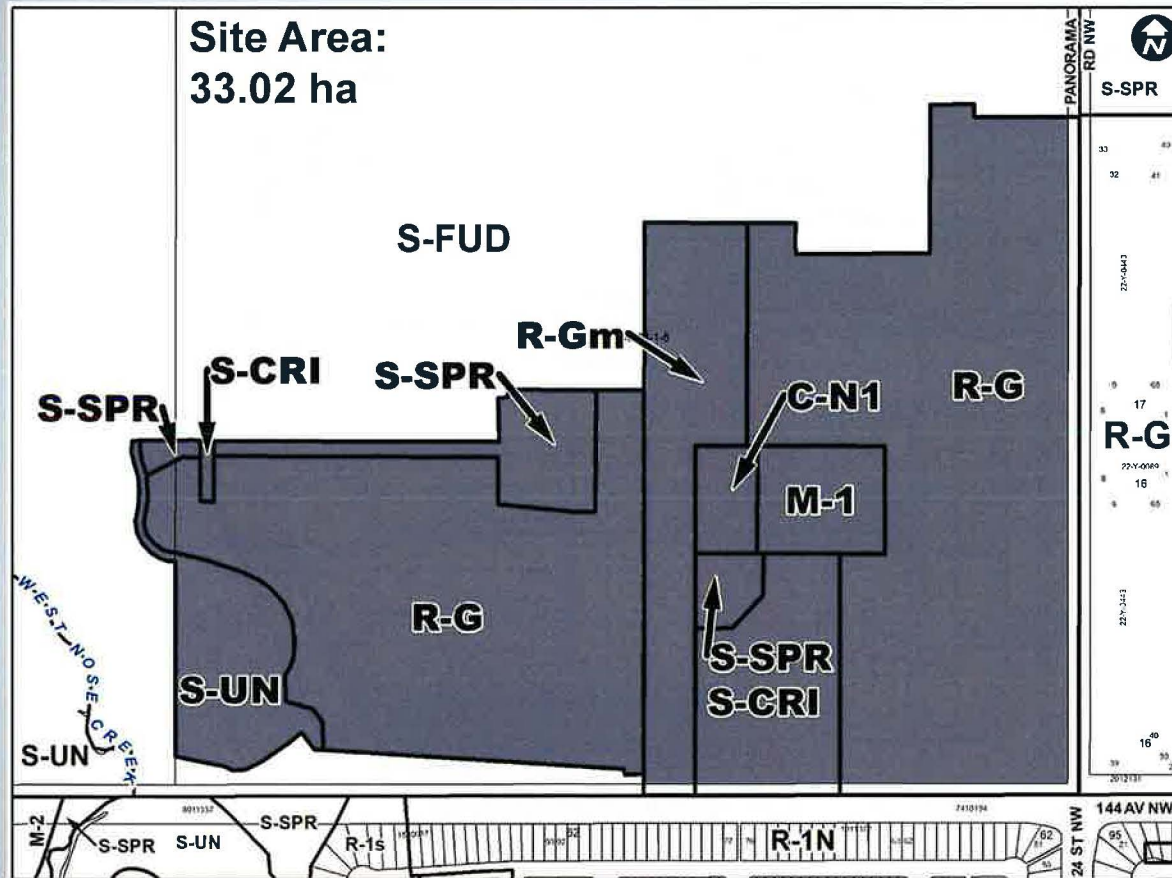
Storm Pond

Proposed Land Use Map

8

This application proposes the following districts:

- Residential – Low Density Mixed Housing (**R-G** and **R-Gm**) District;
- Multi-Residential – Low Profile (**M-1**) District;
- Commercial – Neighbourhood 1 (**C-N1**) District;
- Special Purpose – Urban Nature (**S-UN**) District;
- Special Purpose – School, Park and Community Reserve (**S-SPR**) District; and
- Special Purpose – City and Regional Infrastructure (**S-CRI**) District



RECOMMENDATIONS:

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That Calgary Planning Commission recommend that Council:

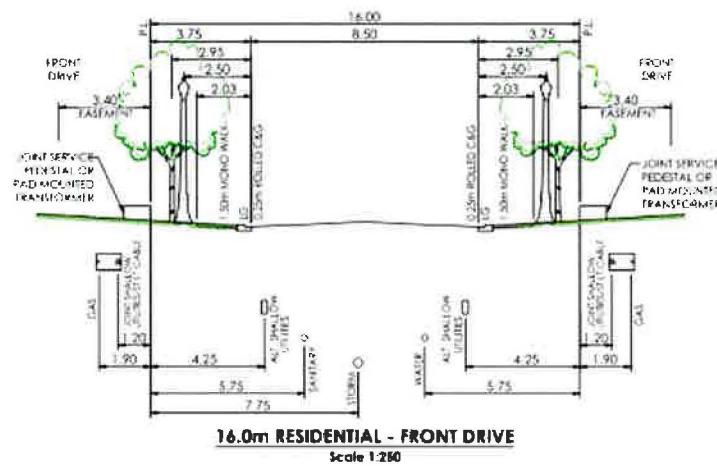
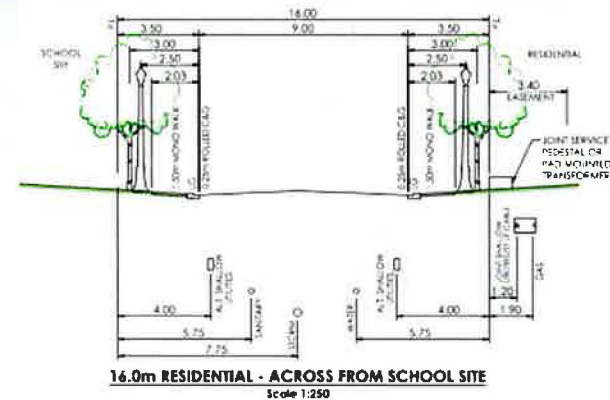
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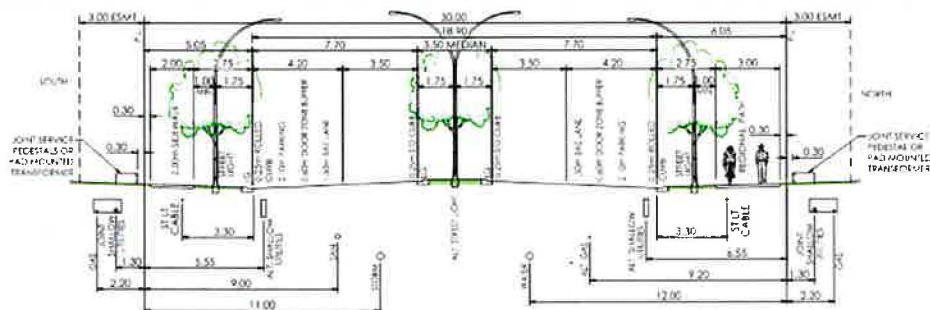
Supplementary Slides

Approved:49P2015
Amended: 7P2023

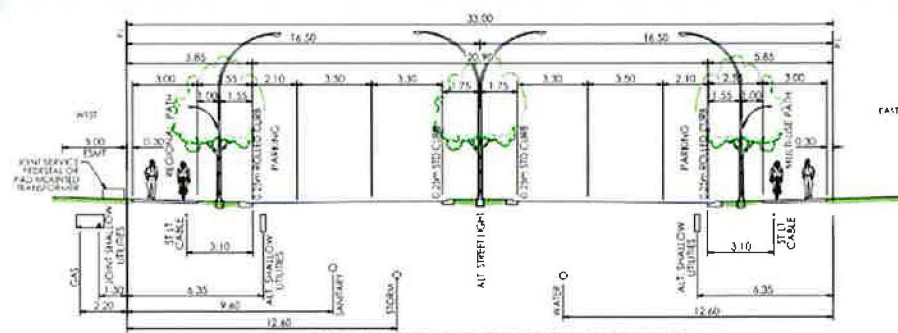


ave **utility servicing**
h. No land use
0 units can be approved prior
satisfaction of the Approving
authority with information

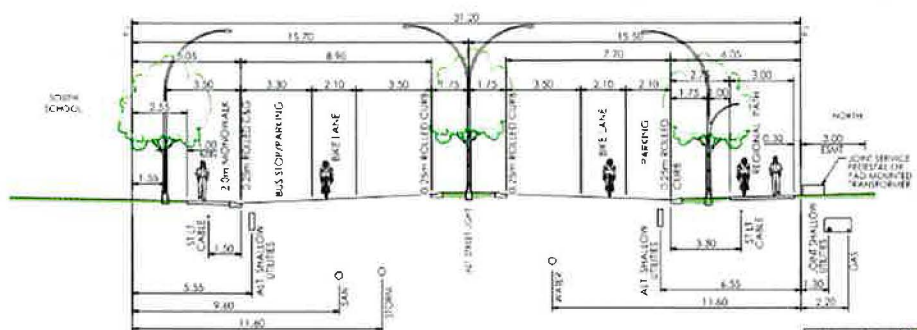




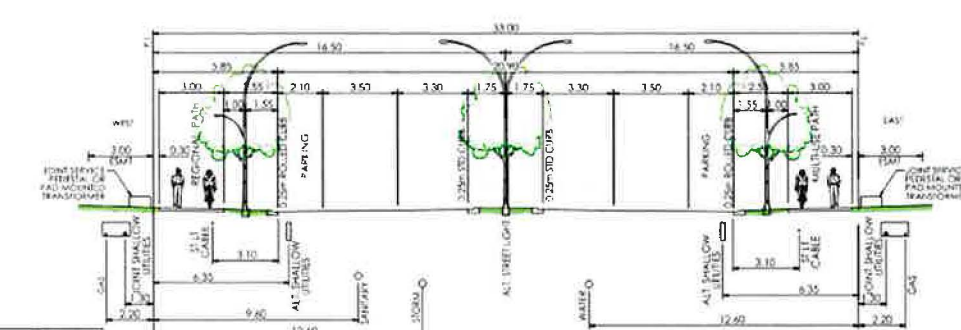
30.0m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
1:200



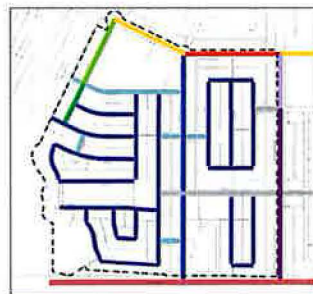
33.0m MODIFIED NEIGHBOURHOOD BLVD (SCHOOL)
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



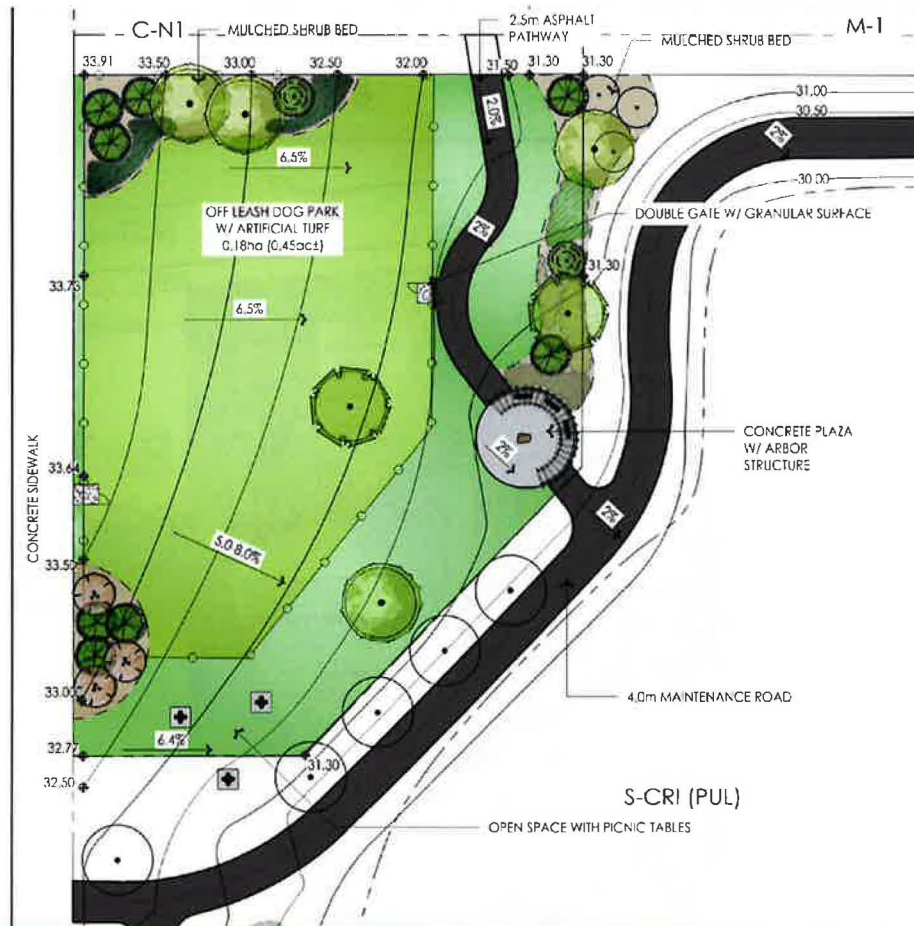
31.20m MODIFIED PRIMARY COLLECTOR
2.0m MONO WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200



33.0m MODIFIED LOCAL ARTERIAL
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



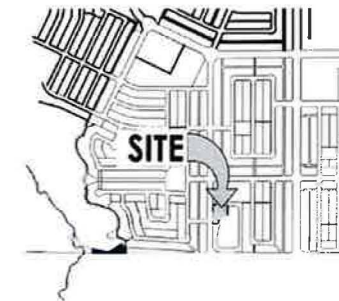
Road Network Key Map - H15	
43.0m Modified Arterial	
33.0m Modified Local Arterial	
33.0m Modified Neighbourhood Boulevard	
31.20m Modified Primary Collector	
30.0m Modified Primary Collector	
22.5m Modified School Collector	
22.5m Modified Collector	
22.0m Modified Collector	
18.75m Modified Residential	
14.0m Residential - Front Drive	
14.0m Residential - Rear Lane/Driveway	



PARCEL STATISTICS:
SUB-NEIGHBOURHOOD PARK
S-SPR (MR) 0.30ha / 0.75ac

THEME / FUNCTION:
• LINEAR PATHWAY CONNECTION
• DOG OFF LEASH PARK
• PASSIVE OPEN SPACE
• CENTRAL PLAZA

OPTIONAL AMENITIES:
• ARBOR STRUCTURE
• DOG OFF LEASH ARTIFICIAL TURF



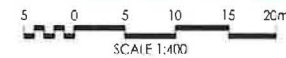
CONTEXT MAP

N15

MR 1 LEGEND

SYMBOL	DESCRIPTION
	1.5M HT. CHAINLINK FENCE
	DOUBLE GATE - DOG PARK ACCESS
	AREA CONCRETE
	PLANT BED
	ARTIFICIAL TURF
	MANICURED LAWN

ALL GRADING INFORMATION IS SUBJECT TO DETAILED
ENGINEERING DESIGN AND REVIEW, GRADES MAY
CHANGE AT A LATER DATE.



September 4, 2022

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PARCEL STATISTICS:
SUB-NEIGHBOURHOOD PARK
S-SPR (MR) 1.40ha ± / 3.47ac ±

THEME / FUNCTION:

- 2-12 YEAR PLAYGROUND
- MULTI-COURT PLAY AREA / INFORMAL ICE RINK
- CENTRAL PLAZA
- FIRE PIT
- PICNIC AREAS
- LINEAR PATHWAY CONNECTION
- PASSIVE OPEN SPACE
- IRRIGATED MANICURED SOD

OPTIONAL AMENITIES:

- SEATING WALLS
- SUN SHADE ELEMENTS



CONTEXT MAP

NTS

MR 2 LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL BOULDERS - VARYING SIZES		AREA CONCRETE
	SUN SHADE		CONCRETE PAVERS
	BENCH		2.5m LOCAL ASPHALT PATHWAY
	MANICURED LAWN		PLANT BED
			NATURAL AREA - NATIVE PLANTS TO REMAIN UNDISTURBED AS MUCH AS POSSIBLE. DISTURBED AREAS TO HAVE NATIVE LOAM AND SEED.

ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.

FIGURE 2.0 | GLACIER RIDGE

OPEN SPACE CONCEPT - MR 2

PREPARED FOR: QUALICO



March 27, 2023

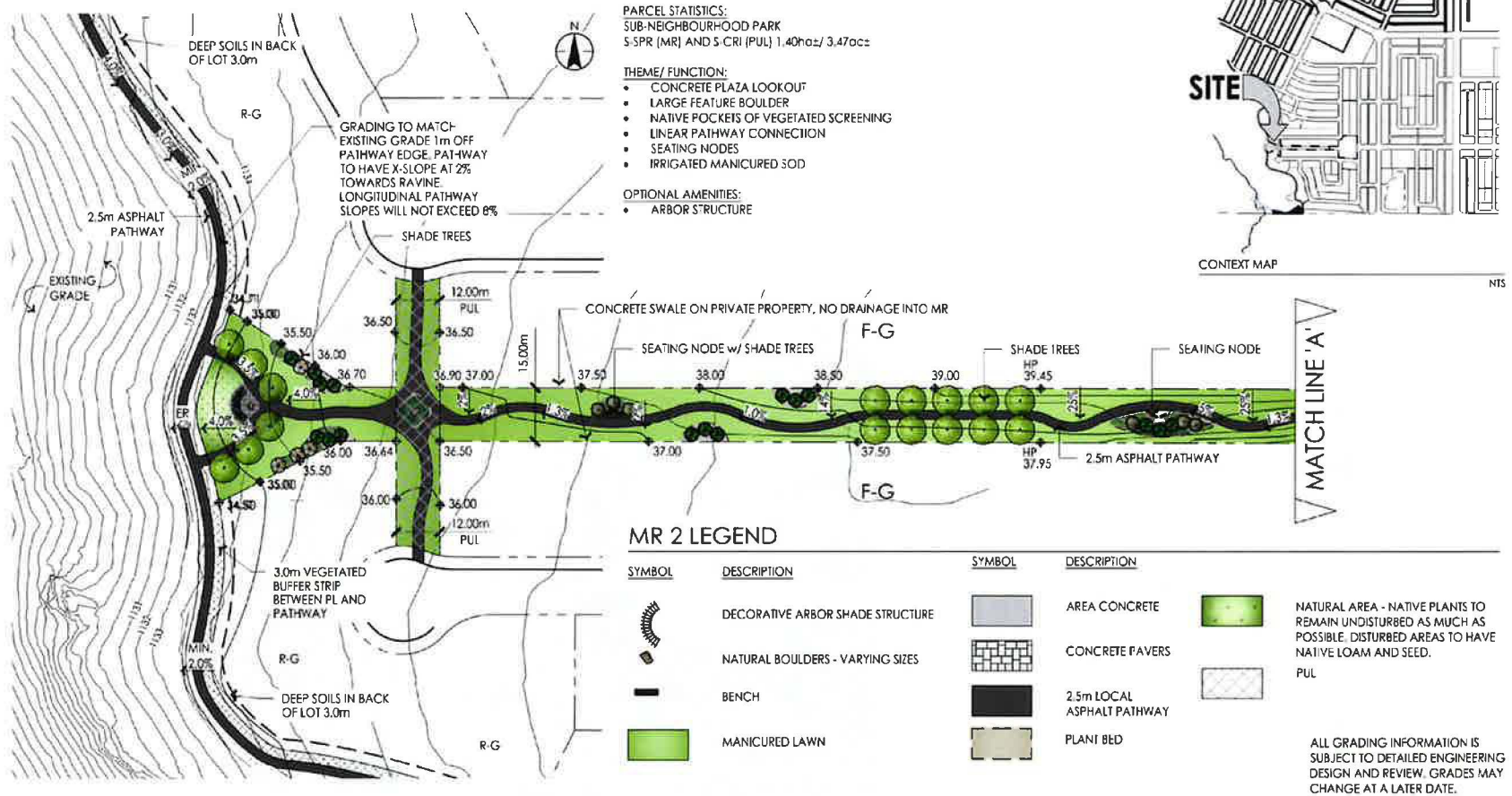


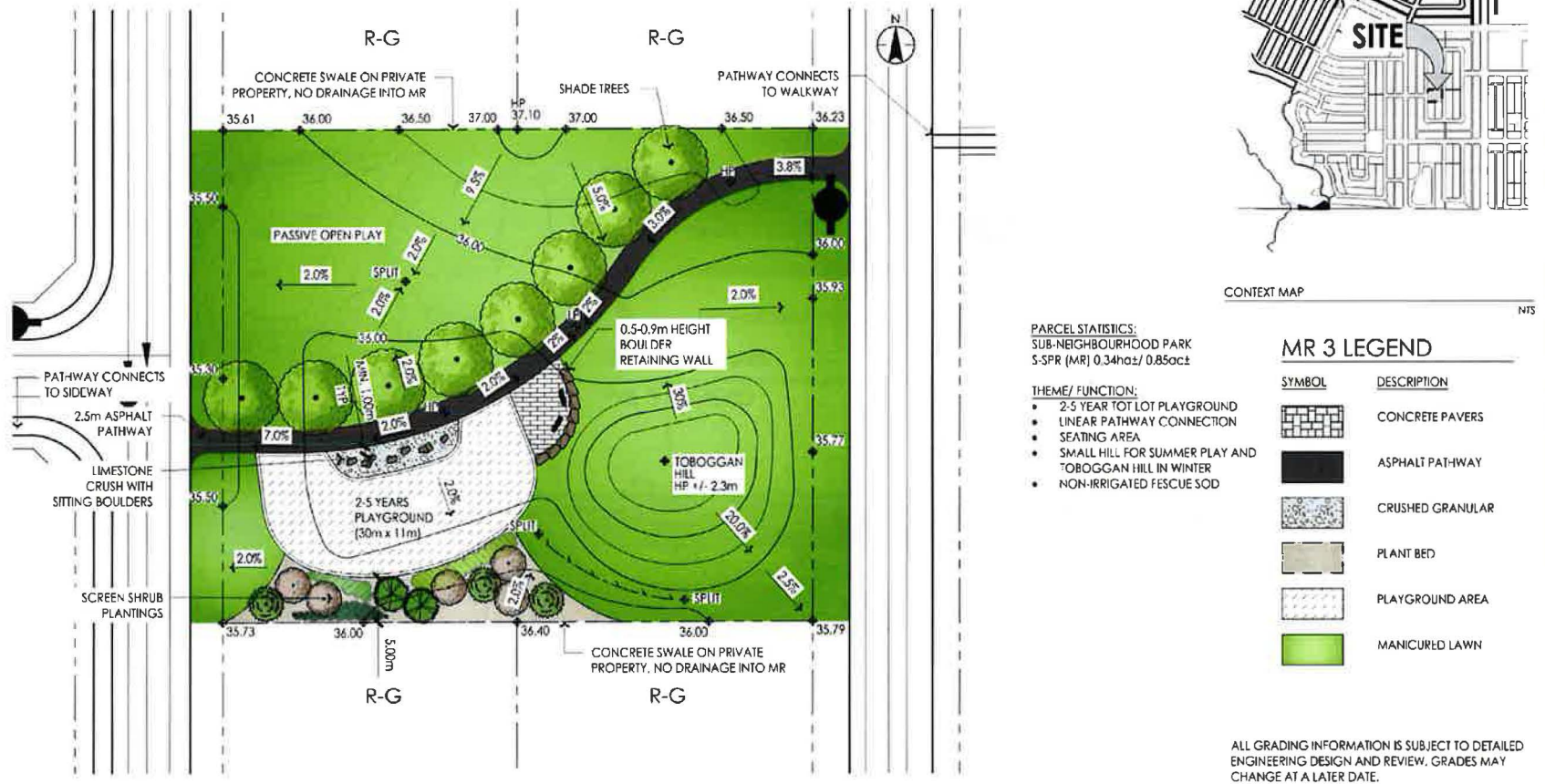
FIGURE 3.0 | GLACIER RIDGE
OPEN SPACE CONCEPT - MR 2 AND PUL

PREPARED FOR: QUALICO

0 10 20 30 40 50m
SCALE 1:1000

Stantec
Engineering & Architecture

January 17, 2023





PARCEL STATISTICS:
SUB-NEIGHBOURHOOD PARK
S-SPR (MR) 0.20ha/ 0.50ac±

THEME/ FUNCTION:

- LINEAR PATHWAY CONNECTION
- PASSIVE OPEN SPACE
- CENTRAL GATHERING NODE
- NON IRRIGATED FESCUE SOD AREA
- NATIVE SEED AREA

OPTIONAL AMENITIES:

- ARBOR STRUCTURE

MR 4 LEGEND

SYMBOL	DESCRIPTION
	DECORATIVE ARBOR SHADE STRUCTURE
	NATURAL BOULDERS - VARYING SIZES
	PICNIC TABLE
	AREA CONCRETE
	CONCRETE PAVERS
	ASPHALT PATHWAY
	PLANT BED
	NATURAL AREA - NATIVE PLANTS TO REMAIN UNDISTURBED AS MUCH AS POSSIBLE. DISTURBED AREAS TO HAVE NATIVE LOAM AND SEED.
	MANICURED SOD/SEED



CONTEXT MAP

NTS

ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.

FIGURE 5.0 | GLACIER RIDGE

OPEN SPACE CONCEPT - MR 4

PREPARED FOR: QUALICO



January 17, 2023

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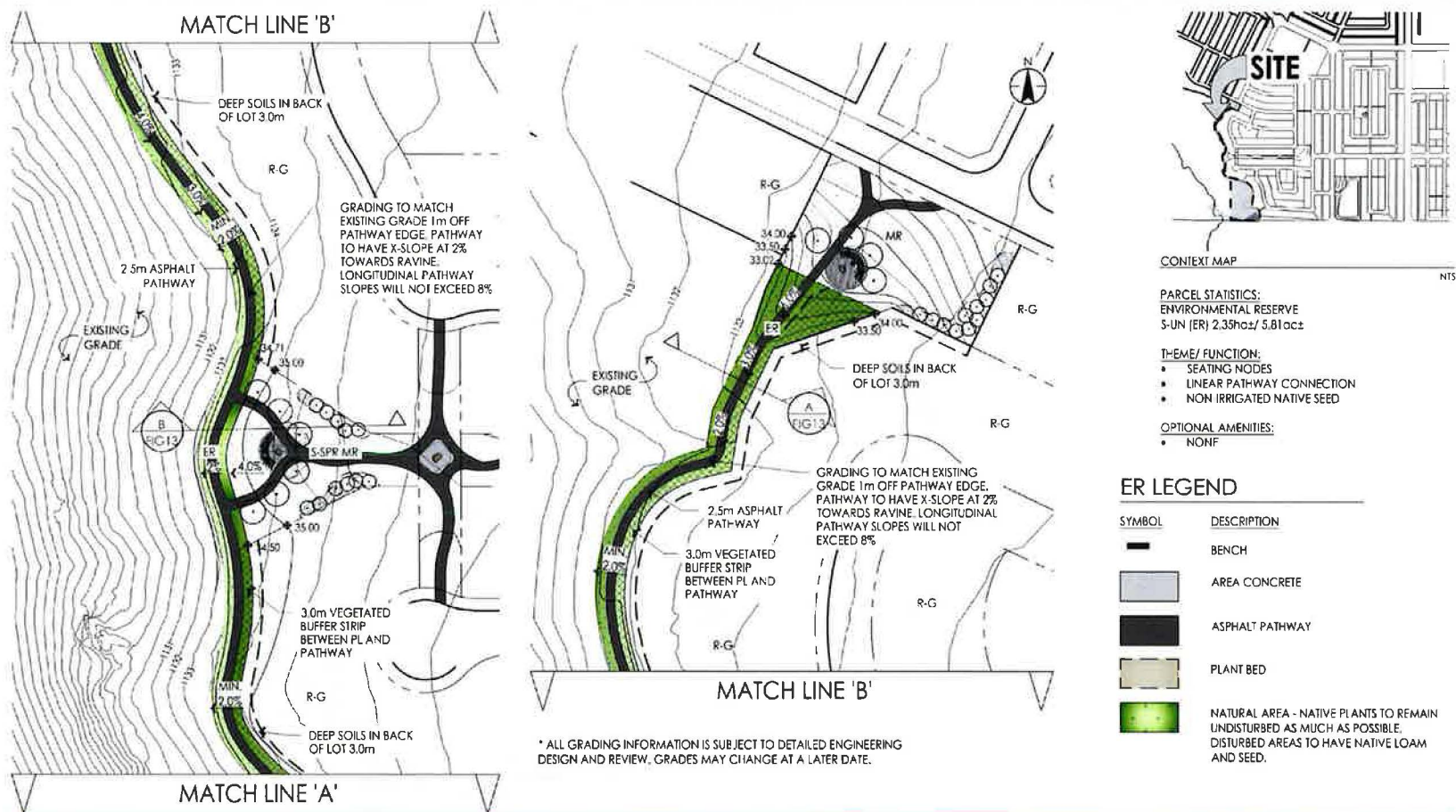
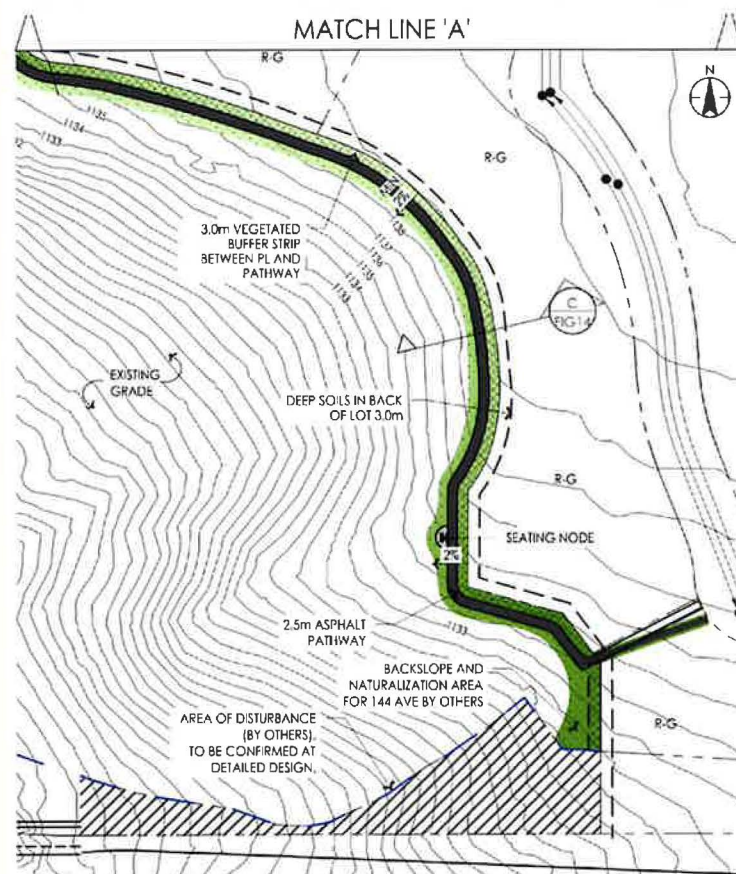


FIGURE 10.0 GLACIER RIDGE
OPEN SPACE CONCEPT - ER

PREPARED TOP QUALICO



PARCEL STATISTICS:
ENVIRONMENTAL RESERVE
S UN (ER) 2.35ha / 5.81ac

THEME/ FUNCTION:

- SEATING NODES
- LINEAR PATHWAY CONNECTION
- NON-IRRIGATED NATIVE SEED

OPTIONAL AMENITIES:

- NONE

ER LEGEND

SYMBOL	DESCRIPTION
	BENCH
	AREA CONCRETE
	ASPHALT PATHWAY
	PLANT BED
	NATURAL AREA - NATIVE PLANTS TO REMAIN UNDISTURBED AS MUCH AS POSSIBLE. DISTURBED AREAS TO HAVE NATIVE LOAM AND SEED.



ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.

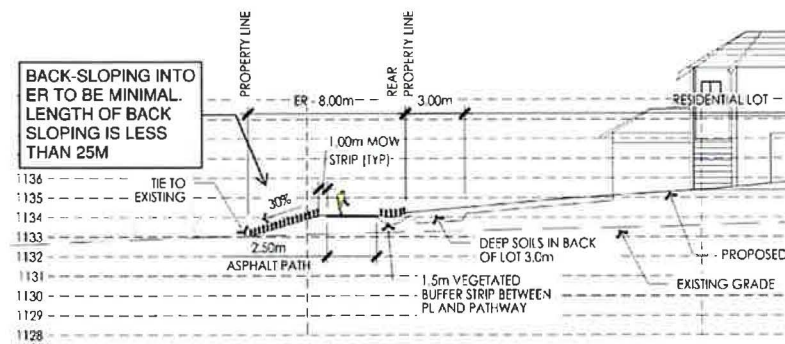
FIGURE 11.0 | GLACIER RIDGE
OPEN SPACE CONCEPT - ER

PREPARED FOR: QUALICO



January 17, 2023

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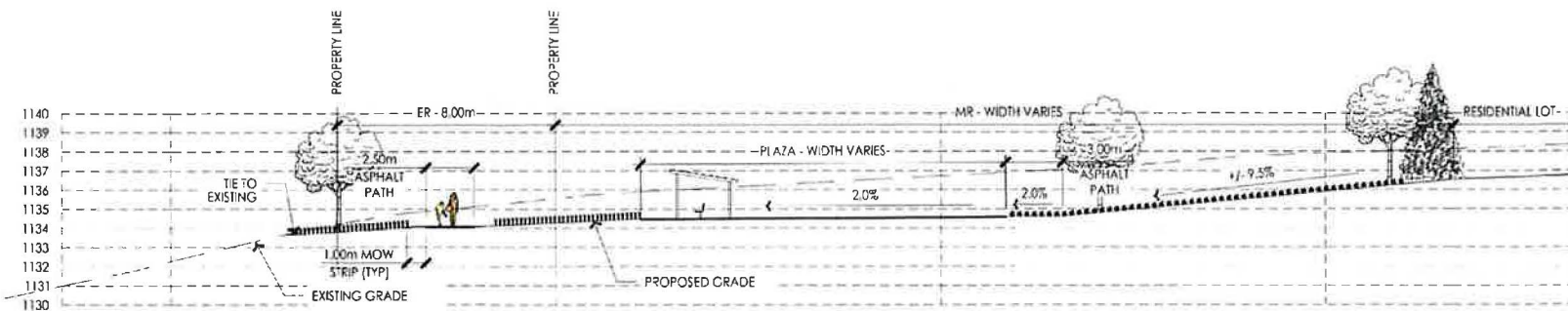


A CROSS SECTION A-A
SCALE: 1:200



CONTEXT MAP

NIS



B CROSS SECTION B-B
SCALE: 1:200

FIGURE 13.0 | GLACIER RIDGE

OPEN SPACE CONCEPT - ER - CROSS SECTION A-A AND B-B

PREPARED FOR: QUALICO



SCALE 1:200



January 16, 2023

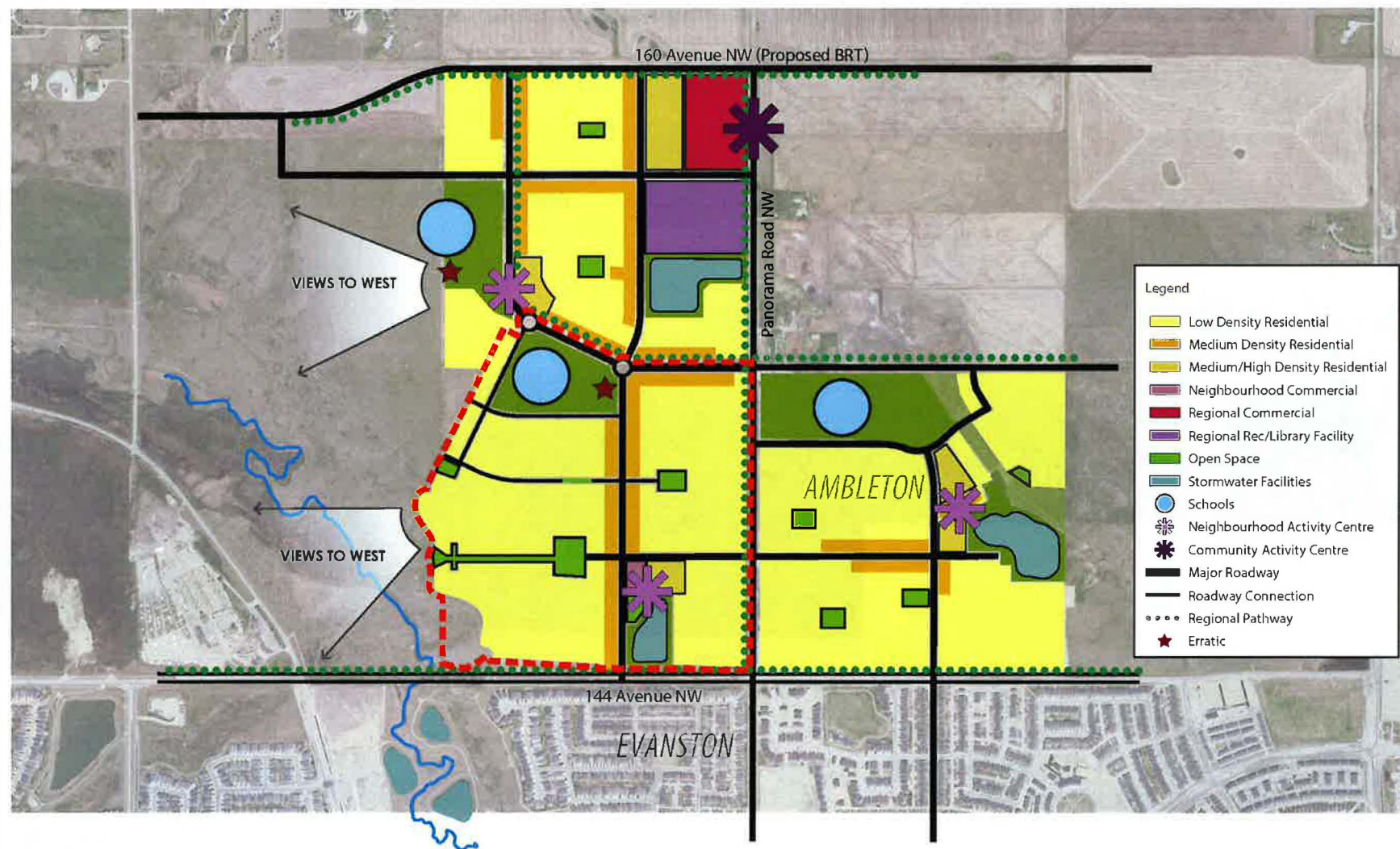
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23



Existing/future commercial sites 24







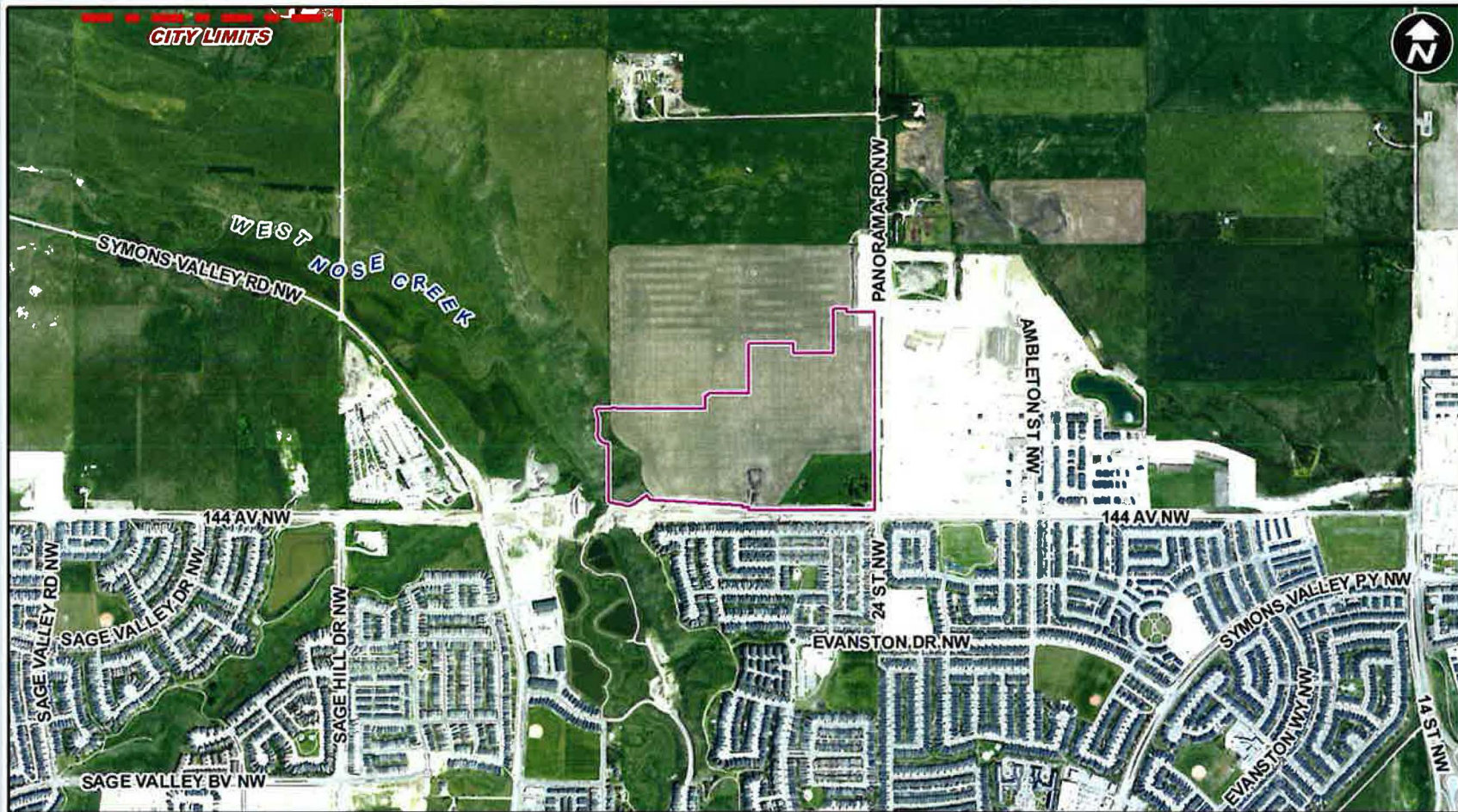
Ambleton under development east of
Panorama Rd

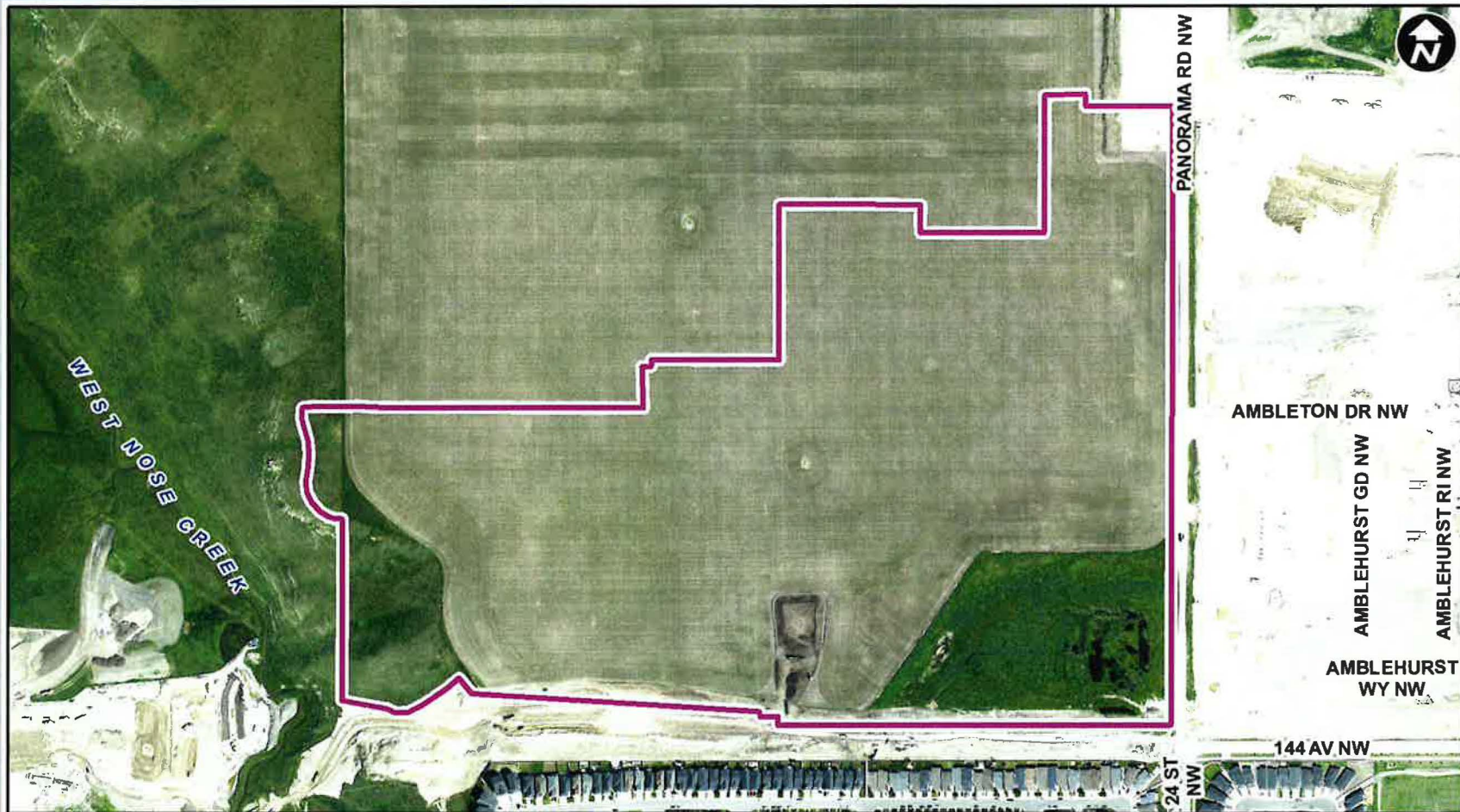
Evanston located south of 144 Avenue NW

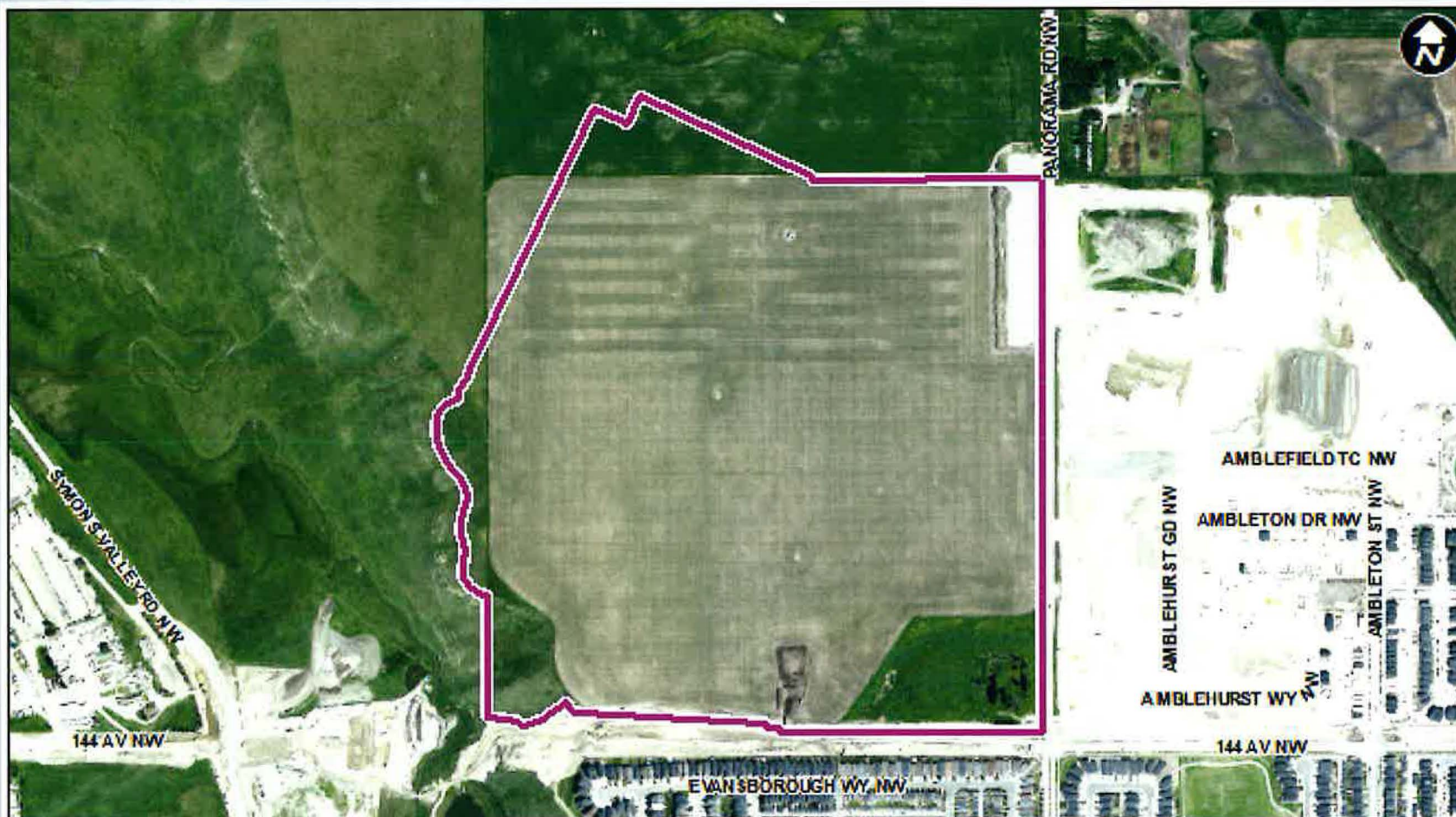




Symons Valley Road looking northeast at escarpment

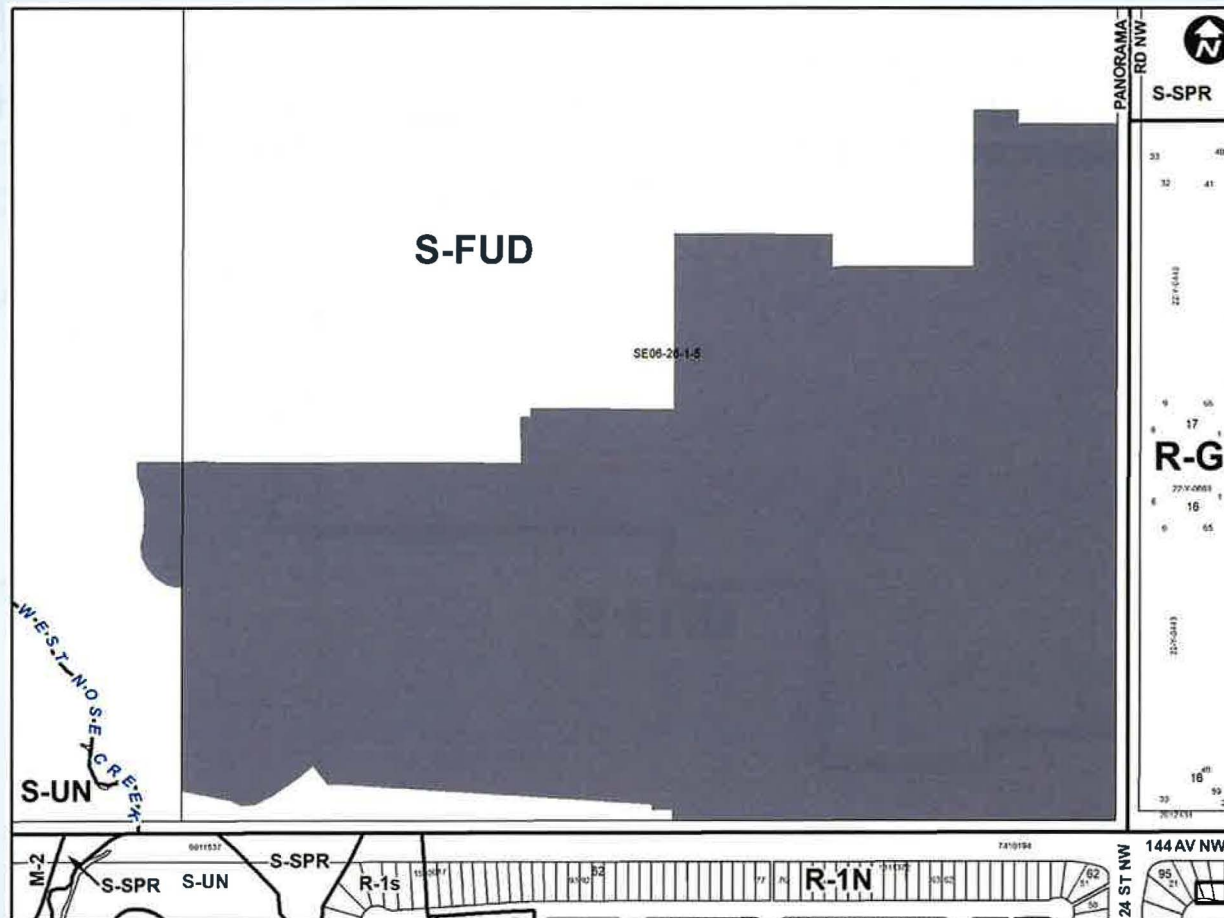






Parcel Size:
67.31 ha

Existing Land Use Map 31



Surrounding Land Use 32

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

