

Background and Planning Evaluation

Background and Site Context

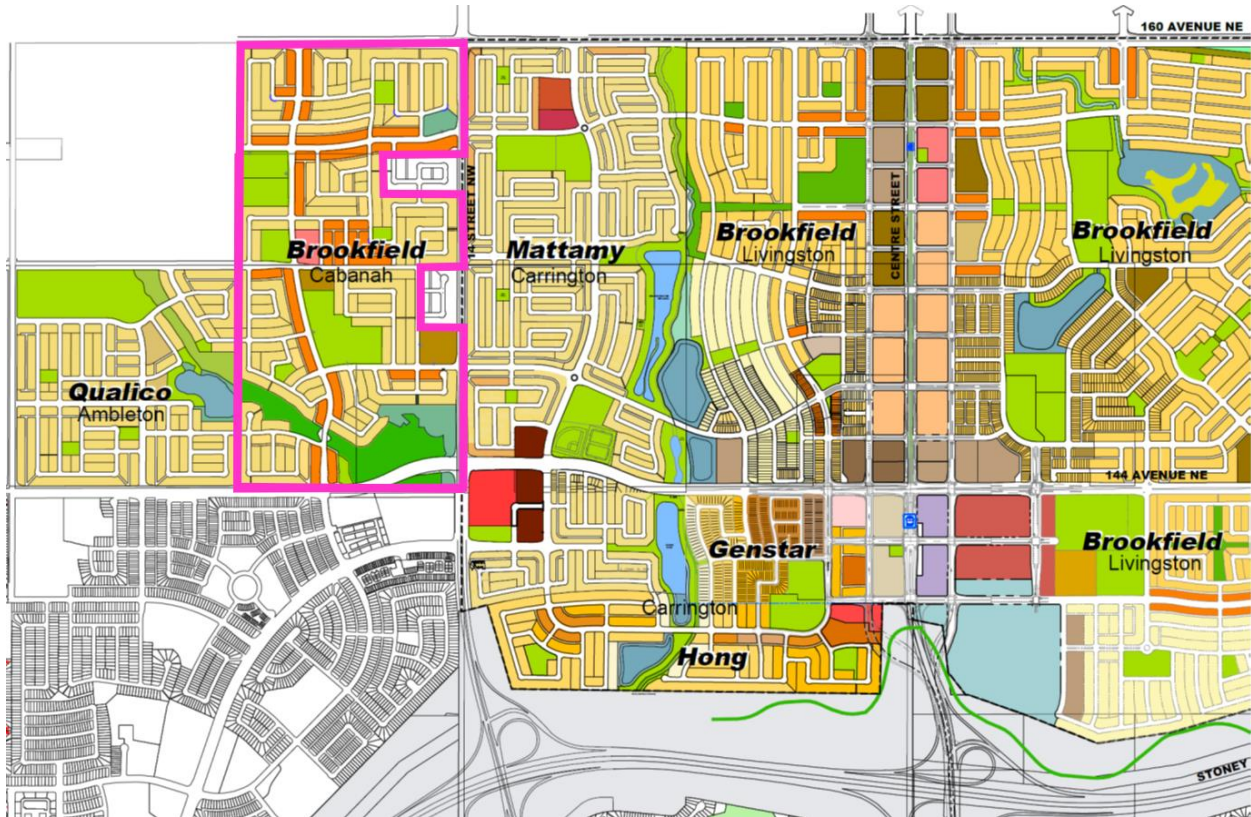
The subject site is located in the northwest developing community of Residual Ward 2 – Sub Area 02L. The site is within the eastern portion of the *Glacier Ridge Area Structure Plan*, as shown on the Site Context Map below. Lands adjacent to the site to the east, west and south are currently under development. Lands to the north are being farmed. The Centre Street North urban main street and major activity centre is about 1.6 kilometers to the east and is actively developing. The area will eventually contain a large mixed-use retail area, future Green Line LRT service, an interim bus rapid transit line as well as residential areas, parks, and recreation facilities.

The subject site is approximately 122.32 hectares (302.3 acres) in size with dimensions of roughly 1,600 metres by 800 metres (approximately two quarter sections with parcels removed). The subject site is currently undeveloped and was used for agricultural purposes. The northern portion of the site has two moderate hills, and the southern portion contains a segment of Beddington Creek. The site is bounded by 160 Avenue NW to the north and 14 Street NW to the east, providing access to Stoney Trail NW and the wider mobility network.

The development proposed for this site complements other development in the area. Notable features of the proposal include:

- high, medium and low density residential in the form of apartments, townhouses, rowhouses, and semi and single detached homes;
- a Neighbourhood Activity Centre (NAC) central to the outline plan that provides an open space for a community association site and local services;
- one and a half primary school sites (one is shared with the site to the west) and their associated playfields;
- a street network that provides pedestrian and cycling connectivity; and
- reconstruction of a natural drainage course and construction of a stormwater wetland.

This proposed outline plan and land use amendment provides a logical extension and connection to the street and block pattern planned for in adjacent neighbourhood areas while protecting parts of a natural area.

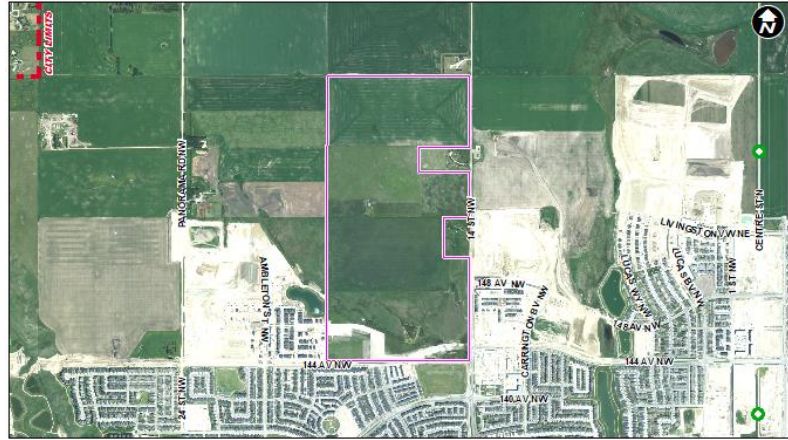
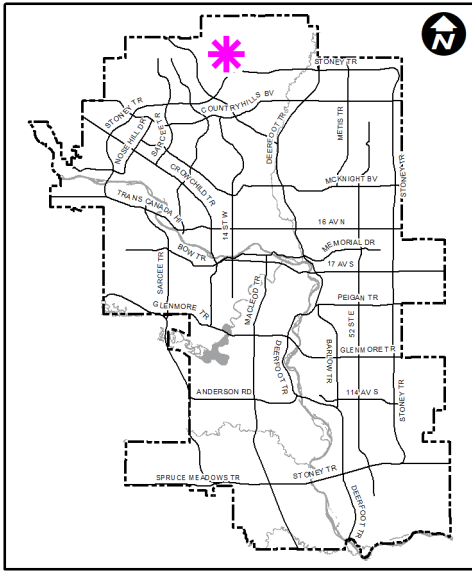


Site Context Map

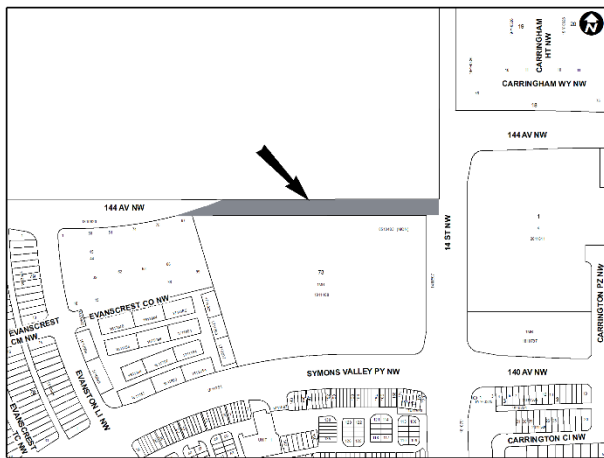
Community Peak Population Table

As of the 2019 City of Calgary Civic Census, there is no population data for the subject area as this is a new community.

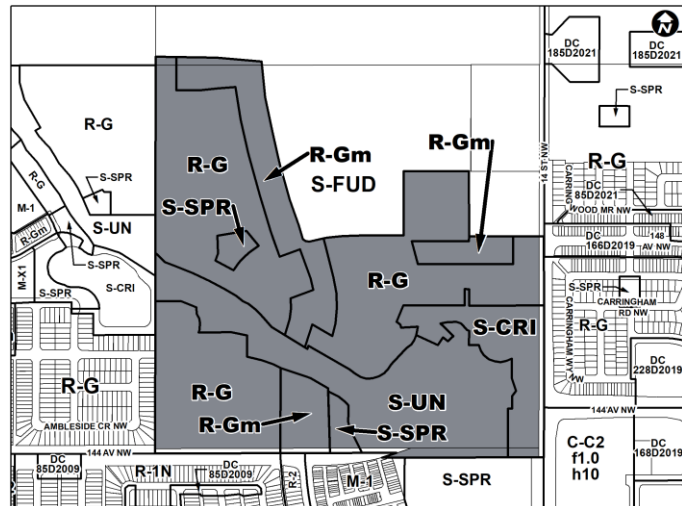
Location Maps



Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use is the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing.

This application proposes several residential, commercial, mixed-use, and special purpose districts (see Attachment 6: Proposed Outline Plan Data Sheet for further information):

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – Future Urban Development (S-FUD) District.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these districts is 12.0 metres. R-Gm differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 25.43 hectares ± (62.3 acres ±) and R-Gm District sites comprise 7.28 hectares ± (18.0 acres ±) of the proposed redesignation area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is proposed for the stormwater pond

and associated infrastructure (as well as an emergency services station in future phases) and the sites will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). The S-CRI District sites comprise 3.54 hectares \pm (8.7 acres \pm) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as Municipal School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA. A joint use site for a proposed elementary school and corresponding playfields is located in the eastern portion of the plan area and is approximately 4.86 hectares (12.0 acres) in size. Throughout the subject site, parks are provided that serve varying functions and recreational opportunities, either as neighborhood parks or as complementary space to the natural area. The S-SPR District sites comprise 0.96 hectares \pm (2.4 acres) of the proposed redesignation area.

The proposed S-UN District is intended for lands that provide for naturally significant landforms, including natural drainage courses and wetlands. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. The S-UN lands include a reconstructed natural drainage course at the south end of the subject site, a constructed stormwater wetland, and associated ER setbacks. S-UN lands comprise approximately 10.06 hectares \pm (24.9 acres \pm) of the proposed redesignation area.

Subdivision Design

The design of the proposed outline plan responds to the context and characteristics of the site. Given commercial areas planned to the east and west, this part of the ASP was not expected to have major concentrations of commercial activity, but rather have neighbourhood focal points.

To the east and west of the subject site are neighbourhoods that are approved and under development. The design proposed for this site provides a seamless connection to the other sites. A NAC is also located near the central-western edge of the site. This will provide a focal point to the neighbourhood and provide local services to the future residents. Other notable features of the proposal include:

- high, medium and low density residential in the form of apartments, townhouses, rowhouses and semi and single detached homes;
- a NAC central to the outline plan that provides an open space for a community association site and local services;
- one and a half school sites (one site is shared with development to the west) and their associated playfields;
- a street network that provides pedestrian and cycling connectivity; and
- reconstruction of a natural drainage course and construction of a stormwater wetland.

The streets that connect to adjacent areas have blocks designated R-Gm, R-G and S-SPR, mostly with rear lanes. This will mean that the main movement corridors will have a more urban character by being lined with rowhouses and semi-detached dwellings without front driveways. Two blocks of R-Gm are provided east of the NAC and will support increased activity in that part of the neighbourhood. The proposed design also accounts for laned vehicular access for lower density residential in some areas interior to the site, or consolidated vehicle access points for larger sites. This will ensure a strong public realm with a focus on the pedestrian experience.

The MGA allows a municipality to require 10% dedication for municipal reserve and up to 30% for all roadways (including walkways) and PUL. This outline plan area does provide a slight excess of 30% road and PUL dedications (31.5% combined). In this case, the landowners were willing to dedicate the extra 1.5% in order to achieve a functional street network and provide for stormwater management as opposed to re-designing the site.

Road Closure

At the southern edge of the site, 144 Avenue NW follows the original alignment of the township road (TR260). This application is proposing to partially close that street and re-align it north to better adapt to site topography (see Attachment 3: Road Closure Conditions of Approval and Attachment 8: Registered Road Closure Plan).

Open Space

Parks and other open spaces are evenly distributed in the plan area. A total of 11.38 hectares (28.11 acres), 10% of the gross developable area, is dedicated as MR. A community association site (1.20 hectares/2.96 acres) on MR lands is located within the NAC. This community association site will have amenities such as playground, tennis/pickle ball courts and hockey rink for the future residents. Four neighbourhood parks that serve varying recreational functions are in the north, central, and south of the plan area.

A Municipal School Reserve (MSR) site is centrally located in the plan area. This 4.86 hectare (12.02 acre) parcel will house a future Calgary Catholic School Board K-9 school with parking, a baseball diamond, and other sports fields.

Another half MSR site (Joint Joint Use site) is placed within the northwest edge of the plan area. This 3.66 hectare (9.04 acre) area is a portion of the future Calgary Board of Education elementary/middle school, where a school envelope, parking and three sport fields will be provided. The future development area immediately west of the plan area will share the other portion of this future school site (\pm 3.62 hectare, 8.94 acre).

In addition, the south plan area contains 8.30 hectares of ER, which includes a reconstructed natural drainage course and a constructed stormwater wetland. Two stormponds are located at the southeast corner of the plan area.

Pathways

A comprehensive pathway network of regional, multi-use and local pathways are provided within the plan area. Regional pathways along the south boundary of the plan area, 144 Avenue NW, will connect this area to the adjacent Ambleton and Carrington communities. Another regional pathway along the north boundary, on the south side of 160 Avenue NW, will also provide connection to Carrington community and future development area located west of the plan area. Multi-use pathways are located to provide residents convenient access to community gathering points such as the NAC, school sites, and natural areas. There are local pathways within and adjacent to neighbourhood parks, the ER and storm ponds to enhance connectivity in the plan area. In addition, a green corridor is placed at the central and west portion of the ER and provides links to other parks and pathways.

Density and Intensity

At build-out, the proposed plan area is expected to have an anticipated 2,357 units (see Proposed Outline Plan Data Sheet Attachment 6). The proposed development is anticipated to achieve a residential density of 20.8 units per hectare (8.6 units per acre). The anticipated

population and jobs of the proposed development is 7,444 people and 390 jobs and therefore the anticipated intensity is 70 people and jobs per gross developable hectare.

The MDP sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. The Glacier Ridge ASP sets out the same density and intensity targets as the MDP. The proposed development meets the targets of both the MDP and ASP.

Transportation

The site is bounded by arterials providing access to the subject lands including 14 Street NW to the east, 160 Avenue NW to the north and 144 Avenue NW to the south. A local street pattern and hierarchy is developed from these three arterial streets to service the plan area.

The proposal provides a mobility network that includes connectivity for pedestrians, cyclists, transit and private automobiles. The combination of a modified grid street pattern, limited block sizes, complete streets design, pathways and park spaces and in some limited cases pedestrian walkway connections, ensure pedestrians and cyclists enjoy the highest level of connectivity within the neighbourhood and to Transit facilities. Transit services will be expanded into the plan area as the site develops, and the vast majority of the residences within the plan area are within a 400 metre walking distance to transit.

A Transportation Impact Analysis (TIA) was submitted and accepted for the proposed outline plan and land uses. The road network has been sized in accordance with the anticipated number of units on the outline plan as identified in the TIA. This is reflected in the conditions of approval.

Environmental Site Considerations

Biophysical Impacts

The approved Biophysical Impact Assessment for the proposed Outline Plan identifies 1.0 hectare of Environmentally Significant Areas (ESAs) on the site including a permanent and an intermittent stream and an impoundment area supporting high quality wetland habitat. Features potentially qualifying as ER include the drainages and their associated riparian area. The proposed development removes all the ESAs and reconstructs the natural drainage course and a stormwater wetland as ER (8.23 ha).

The reconstructed drainage course approximates the natural drainage course location and characteristics including channel length.

Impacts of Past Site Use

No significant contamination concerns were identified through the Environmental Site Assessment from the previous agricultural uses on the site.

Utilities and Servicing

The proposed outline plan is located within an area where, due to water servicing limitations, has a cap of 2,000 people or 650 units (whichever is less) until utility capacity becomes available. Currently the major water capital infrastructure (the “North Water Servicing Option”) is in the planning stages and is expected to be in service by 2030. Initial phases of the proposed outline plan correspond to the 650 unit limitation.

Water Infrastructure

Water servicing for the initial phases will be provided through ties to existing water line stubs towards the south (Evanston) and east (Carrington) of the outline plan area. A water tie in will be provided to connect to the future major water capital infrastructure built by the city at the 144 Avenue NW and 14 Street NW intersection.

Sanitary Infrastructure

Sanitary servicing is via an extension of the sanitary trunk from the North Beddington Phase 2 trunk at 14 Street NW and 144 Avenue NW to the west. The construction of this trunk is required to service these lands as well as those to the west. Wastewater from the south quarter section is to be directed south to the west extension of the sanitary trunk. Wastewater from the north quarter section is to be directed to the 14 Street NW sanitary trunk.

Storm Infrastructure

Storm servicing for the future developed area in the proposed outline plan will discharge to the stormwater pond developed in the southeast corner of the outline plan area (northwest of the 144 Avenue NW and 14 Street NW intersection). The outflow from the stormwater pond will tie into the existing 144 Avenue NW storm trunk as per the submitted staged master drainage plan.

Fire Infrastructure

Emergency fire response is currently available from the Livingston Community Centre (1248 Livingston Way NE). A future fire hall is planned in the northeast area of the outline plan.

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.

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

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the Rocky View County/City of Calgary IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed outline plan and land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This application proposes: integrating a mix of dwelling types and land uses; including an activity centre within a neighbourhood; using a grid based pattern of complete streets in the subdivision design;

protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets.

Calgary Climate Strategy (2022)

This application addresses objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant has highlighted the following aspects of the proposed community:

- Restoration of Beddington Creek, including planting of native species and increase to habitat and biodiversity in the plan area.
- Construction of an innovative stormwater facility, including a Nautilus Pond.

These actions contribute to the Natural Infrastructure Goals of the Calgary Climate Strategy – Pathways to 2050.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The subject site is located within the [Glacier Ridge Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential, commercial and mixed-use, with a NAC policy area in the central-northeast portion of the subject site. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of one and a half joint-use sites. This application aligns with applicable ASP policies.