

# Background and Planning Evaluation

## Background and Site Context

The three subject sites are located in the northwest developing community of Glacier Ridge. They are contained within parcels that received land use and outline plan approval in 2020 (LOC2017-0368). The parcels are located north of 144 Avenue NW, east of 69 Street NW and west of the future extension of Shaganappi Trail NW. The three sites within these parcels have not yet been subdivided and are located in the central, west and north portions of the approved outline plan area, as shown on the Context Map below.

Area A is approximately 6.83 hectares (16.86 acres). Surrounding this area is agricultural land and a private school across 69 Street NW to the west and a recreational vehicle storage site to the south across 144 Avenue NW. To the east, the land is not yet subdivided but is approved for Environmental Reserve and to the north the land is designated for low and medium density residential development.

Area B encompasses approximately 28.62 hectares (70.73 acres). To the north of this area are acreage parcels in Rocky View County. To the east, is a coulee landform designated Special Purpose – Urban Nature (S-UN) District. The land is part of the Environmental Reserve approved under LOC2017-0368. On the south, the land is designated for future low density residential and community commercial with a future high school site located on the west.

Area C comprises approximately 6.64 hectares (16.41 acres). Adjacent to this area are lands designated for low density residential to the east, south and west and a future school site to the north. The lands to the south and east of this area are currently undergoing subdivision.

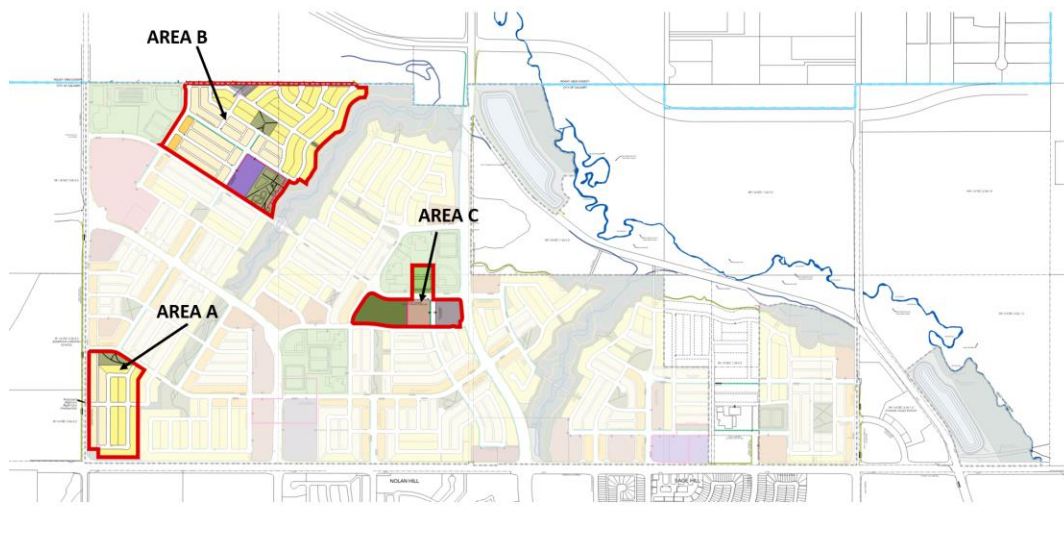
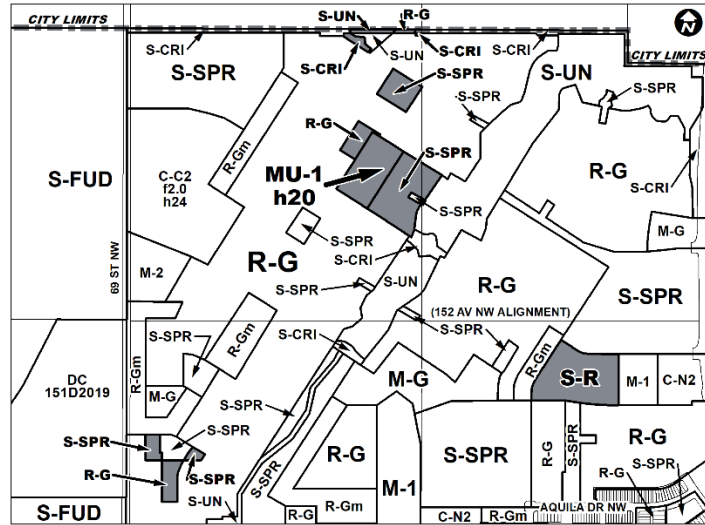
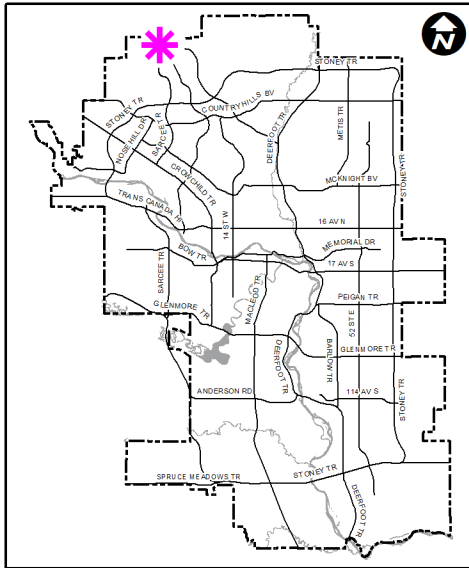


Figure 1 - CONTEXT MAP

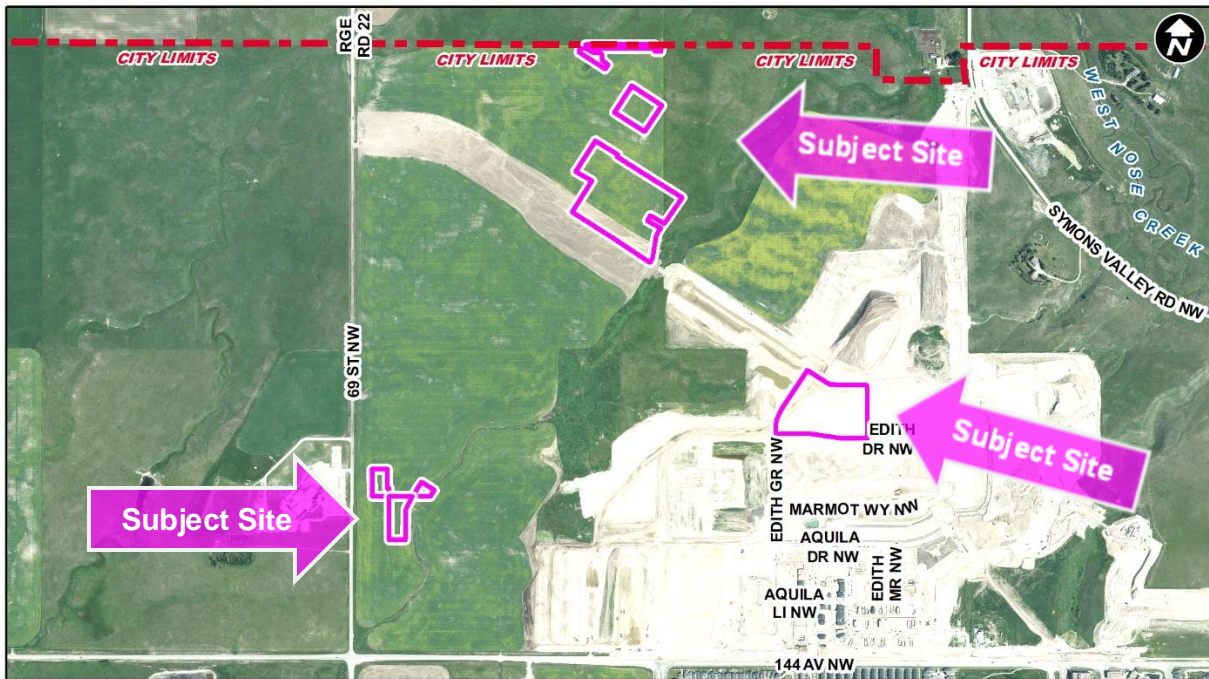
## Community Peak Population Table

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

# Location Maps

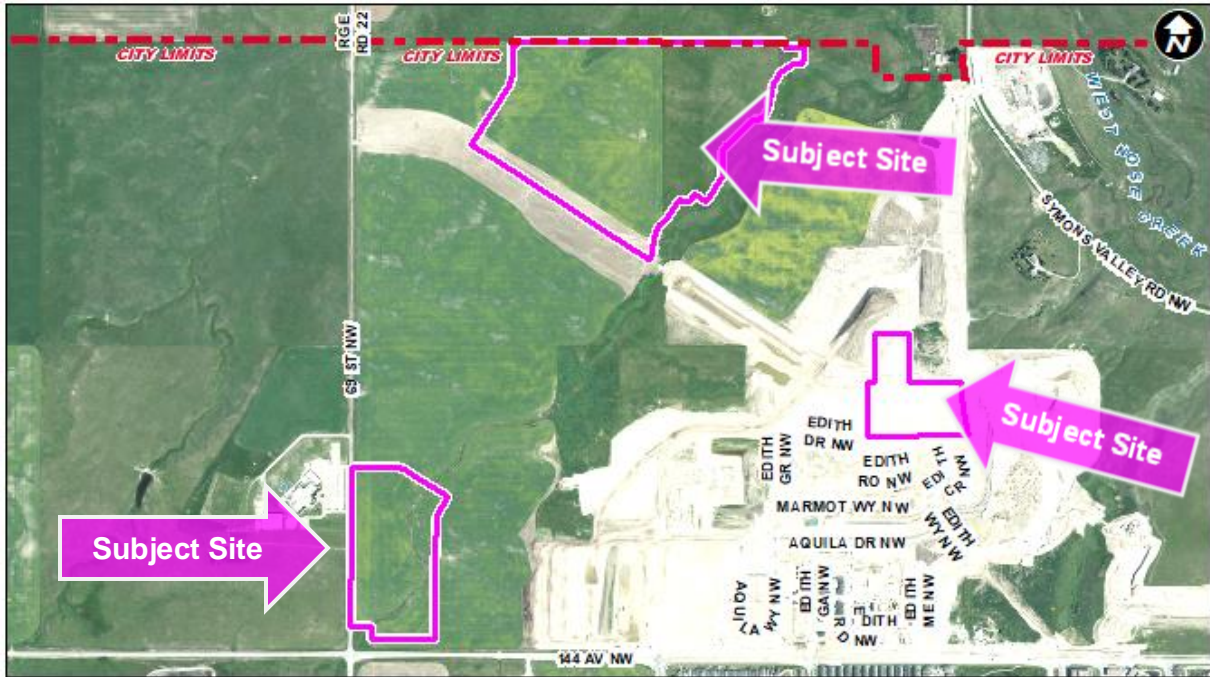


## Land Use Boundaries





Outline Plan Boundary



## Previous Council Direction

None.

## Planning Evaluation

### Land Use

As noted in the Applicant Submission, the main purpose of this application is to create a new resident's association (RA) site in the community which could be constructed in an earlier phase of development and to relocate the previously approved community association (CA) site to another location within the community. To facilitate this, a land use redesignation is needed because the RA site cannot be located on Municipal Reserve (MR) land as it would be considered a private use which is not appropriate for public land.

The land use amendment area is for 9.52 hectares  $\pm$  (23.52 acres  $\pm$ ) of land and is a smaller area than the outline plan area of 41.35 hectares  $\pm$  (102.18 acres  $\pm$ ) as most of the land use districts need only slight modifications to line up with the revised subdivision design.

The application proposes several residential, mixed use, and special purpose districts:

- Residential – Low Density Mixed Housing (R-G) District;
- Mixed-Use – General (MU-1h20) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – Recreation (S-R) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

### Area A

Area A is currently designated R-G District and S-SPR District. These land uses provide for low density residential development and the provision of public open space.

The proposed redesignation maintains the R-G and S-SPR designations but reorients the S-SPR District to align with the updated subdivision design.

### Area B

Area B is currently designated R-G District, Multi-Residential – Low Profile Support Commercial (M-X1) District, S-SPR District, S-UN District and S-CRI District. These districts provide for low and medium density residential development with a limited range of support commercial uses, public open spaces and preservation of natural areas, as well as infrastructure and utility facilities.

To accommodate the proposed RA site in Area C, the S-SPR associated with the CA site is being relocated to Area B within its Neighbourhood Activity Centre (NAC). This District is appropriate for MR lands.

The multi-residential parcel currently designated M-X1 District is proposed to be redesignated to MU-1h20 District. The MU-1h20 District provides the opportunity for a mix of residential and commercial uses in the same or in multiple buildings on the site. A maximum height of 20 metres (approximately six storeys) is proposed.

The remaining land use changes within this area reflect minor changes to align with an updated subdivision design.

### Area C

Area C is currently designated S-SPR District and Multi-Residential – Low Profile (M-1) District. These land uses allow for a mix of medium density residential uses and public open space.

The application proposes enlarging and redesignating the 2.02 hectares  $\pm$  (5.00 acres  $\pm$ ) S-SPR parcel and a portion of the M-1 parcel to S-R District to accommodate a new 2.46 hectares  $\pm$  (6.09 acres  $\pm$ ) RA site. The S-R District provides for a range of indoor and outdoor recreation uses and can be applied to parcels of various sizes with a greater range of use intensities. This District is appropriate for non-MR recreational land.

### **Subdivision Design**

Overall, the changes to the subdivision design are relatively minor. The main change proposed moves the MR dedication for the CA site to allow for a new RA site to be provided in an earlier phase of the community.

### Area A

Area A adjusts the 69 Street NW intersection between the 23.0 metres modified collector street and 144 Avenue NW from the previous approval. In part, this responds to a request from adjacent landowners as noted in the Applicant Outreach Summary (Attachment 8), however, the revision to the design creates a less meandering street network within this portion of the plan area.

### Area B

The NAC in Area B combines an enlarged mixed-use parcel and the relocated CA site 2.02 hectares  $\pm$  (5 acres  $\pm$ ) which together enhances the NAC's size and prominence from the previous approval and provides additional public open space along the adjacent coulee and regional pathway system.

The size of the mixed-use parcel in the NAC is increased in size from 0.71 hectares  $\pm$  (1.77 acres  $\pm$ ) to 1.49 hectares  $\pm$  (3.69 acres  $\pm$ ) to mitigate some of the loss of density that comes from the addition of the larger RA site in Area C.

Other revisions in Area B include minor street and block reconfigurations to reduce interruptions on multi-use pathways in this area, improving active mode connectivity.

### Area C

The subdivision design of Area C remains the same with the exception of the proposed RA site being 0.44 hectares  $\pm$  (1.09 acres  $\pm$ ) larger than the previous CA site. This parcel was identified as part of a NAC in LOC2017-0368. With the school site, the multi-residential site and the commercial site, there is still a functioning NAC in this location.

### **Open Space**

#### Municipal Reserve Dedication

Overall, the MR dedication is still meeting the 10% Municipal Government Act (MGA) requirements, though this outline plan shows over 10% due to the specific outline plan

boundaries. While MR has been shifted around in this application, the amount of dedication remains the same as approved in LO2017-0368.

### **Pathways**

Within Area B, a green corridor pathway originally shown along the north boundary has been revised to indicate a potential future alignment following the natural area to the north. These areas are currently within Rocky View County, so the alignment is anticipated, but subject to future planning should these lands ever be under City of Calgary jurisdiction. The alignment shown in LOC2017-0368 would have, in the future, created a number of midblock crossings. It was determined that the logical future path was to ultimately follow the coulee features to the north. The proposed outline plan area is already well connected in Area B with regional and multi-use pathways, so there is no significant loss to active modes as a result of this change.

### **Density and Intensity**

The density achieved within the outlined areas anticipates 24.3 units per hectare (9.8 units per acre), which is slightly lower than the overall anticipated density of 24.76 units per hectare (10.02 units per acre) envisioned by LOC2017-0368. However, this still exceeds the minimum MDP target of 20.0 units per hectare (8.0 units per acre).

The NACs also achieve the MDP targets of 100 people & jobs per hectare with the Area B NAC anticipating 107 people & jobs per hectare and the Area C NAC achieving 124 people & jobs per hectare.

Further information can be found on the Proposed Outline Plan Data Sheet included in Attachment 7.

### **Transportation**

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **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.

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

The proposal is located south of the Identified City of Calgary Residential Growth Areas as shown in Map 4 Growth Corridors/Areas. The site falls within the policy area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) and has been circulated to Rocky View County, who provided their comments during the circulation period. These comments focused on considerations such as appropriate interface planning, questions about landowner notification as well as questions around impact on county roads. A response to these comments was sent to Rocky View County and they have replied that they have no further concerns. The recommendation aligns with the policy direction of the IDP.

### **Municipal Development Plan (Statutory – 2009)**

The subject sites are located within the Developing Residential Planned Greenfield Area with Area Structure Plan (ASP) as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable ASP is recognized as the appropriate policy to provide specific direction for development of the local community.

### **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 the subsequent development approval stages.

### **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. Neighbourhood Areas allow for an appropriate mix of residential and non-residential uses. This application generally aligns with the policies in the ASP.

The relocation of the CA site from Area C to Area B is in conformance with Policies 3.1.5 and 3.3.7, which says that neighbourhood identities should be established by designing the NAC's to relate to unique features of the Plan Area such as coulees and encourages NACs with CAs to integrate with amenity space and connect with the regional pathway, green corridors and environmental reserves. The new location of the CA site enhances the NAC's significance in the northwest portion of the plan and provides a more prominent presence along the coulee system running northeast to southwest through these neighbourhoods.

The relocation of the CA site was considered for a policy amendment to update Map 3: Land Use Concept, however it was determined to be unnecessary due to Policy 3.12.2 which states that "co-locating CA sites with uses on adjacent sites is encouraged. Such sites include but are not limited to the Emergency Response Station, Joint Use Sites, Recreation Facility/Library, NACs or [Community Activity Centres] CACs. In such instances, a CA Site may be relocated without an amendment to this ASP".