

**Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at multiple addresses,  
 LOC2022-0165**

**RECOMMENDATION:**

That Calgary Planning Commission:

1. Forward this report (CPC2023-0778) to the 2023 September 19 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 6500 – 144 Avenue NW (portions of NW1/4, SW1/4, SE1/4 Section 2-26-2-5) and 15505 Symons Valley Road NW (portions of NE1/4 Section 2-26-2-5) to subdivide 41.35 hectares ± (102.18 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 9.52 hectares ± (23.52 acres ±) located at 6500 – 144 Avenue NW (portions of NW1/4, SW1/4, SE1/4 Section 2-26-2-5) and 15505 Symons Valley Road NW (portions of NE1/4 Section 2-26-2-5) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) 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 to Residential – Low Density Mixed Housing (R-G) District, Mixed Use – General (MU-1h20) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:**

That Council give three readings to **Proposed Bylaw 162D2023** for the redesignation of 9.52 hectares ± (23.52 acres ±) located at 6500 – 144 Avenue NW (portions of NW1/4, SW1/4, SE1/4 Section 2-26-2-5) and 15505 Symons Valley Road NW (portions of NE1/4 Section 2-26-2-5) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) 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 to Residential – Low Density Mixed Housing (R-G) District, Mixed Use – General (MU-1h20) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 August 03**

**ISC: UNRESTRICTED  
CPC2023-0778  
Page 2 of 4**

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Excerpt from the Minutes of the 2023 August 3 Regular Meeting of the Calgary Planning Commission:

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“The following documents were distributed with respect to Report CPC2023-0778:

- A revised Attachment 5;
- A revised Attachment 7;
- A site map entitled "Outline Plan Comparison"; and
- A presentation entitled "LOC2022-0165 / CPC2023-0778 Outline Plan and Land Use Amendment".

**Moved by** Commissioner Tiedemann

That with respect to Report CPC2023-0778, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0778) to the 2023 September 19 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 6500 – 144 Avenue NW (portions of NW1/4, SW1/4, SE1/4 Section 2-26-2-5) and 15505 Symons Valley Road NW (portions of NE1/4 Section 2-26-2-5) to subdivide 41.35 hectares ± (102.18 acres ±) with conditions (Attachment 2).

For: Director Fromherz, Commissioner Pollen, Councillor Mian, Commissioner  
(7) Hawryluk, Commissioner Tiedemann, Commissioner Weber, and  
Commissioner Small

**MOTION CARRIED”**

**HIGHLIGHTS**

- This application seeks to amend a portion of an approved land use and outline plan (LOC2017-0368) to provide for a new residents’ association site, relocation of the community association site, enhance publicly accessible areas along natural areas, and provide minor realignments to select roadway networks to improve local block patterns and interface conditions.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would enhance public access along a natural area, provide additional recreational space within the community, and maintain a diversity of housing types.
- Why does this matter? The proposal would enable additional recreational opportunities within this greenfield community.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.

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**DISCUSSION**

This application was submitted 2022 August 31 by Stantec Consulting Ltd. on behalf of the landowner, Anthem United Glacier Ridge Developments GP Ltd. and Glacier Symons Lands Ltd. The parcels, which encompass the three subject sites, are located within the northwest developing community of Glacier Ridge. The lands are currently undeveloped. Surrounding uses include a private school and agricultural acreages to the west of 69 Street NW, a recreational vehicle storage site and aggregate extraction uses to the south, across 144 Avenue NW along 69 Street NW. The neighbourhood of Nolan Hill is located to the southeast of the site, across 144 Avenue NW and to the north of the parcel are acreage parcels located in Rocky View County.

As referenced in the Applicant Submission (Attachment 3), the Proposed Outline Plan (Attachment 4) and the Proposed Land Use District Map (Attachment 5) request modifications to three subject sites within a Previously Approved Outline Plan (LOC2017-0368) (Attachment 6) to accommodate a new residents' association site, relocate the community association site, and make some minor modifications to street and block layouts to achieve better connectivity. The proposed application anticipates a density of 24.3 units per hectare (9.8 units per acre) as shown in the Proposed Outline Plan Data Sheet (Attachment 7) which exceeds the MDP minimum of 20.0 units per hectare (8.0 units per acre) for new communities.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1)

**PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. They determined that no outreach would be undertaken based on the project impact score using the Community Outreach Assessment tool. Please refer to the Applicant Outreach Summary, Attachment 8, for additional details about why outreach was not conducted.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. There is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in the community of Glacier Ridge and provides a future framework for a mixture of various housing choices and recreational opportunities.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

The proposal would make more efficient use of proposed infrastructure through the proposed outline plan modifications.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use District Map
6. Previously Approved Outline Plan (LOC2017-0368)
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **Proposed Bylaw 162D2023**
10. **Site Map**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform