

Applicant Submission

2023 June 29



Stantec Consulting Ltd. (Stantec) is pleased to submit the following Outline Plan (OP) Amendment and Land Use Redesignation (LUR) application on behalf of Anthem Properties. This application pertains to multiple areas located within the developing community of Glacier Ridge, civically addressed as 6500 144 AV NW and legally described as NW, SW, SE, and NE Section 5, Township 26, Range 2, Meridian 5.

The overall application area consists of three individual cells, identified as Areas A, B, and C in the OP inset entitled 'Area Reference Key Map'. The cumulative land area for all three amendment areas involved in this application total ± 41.35 ha (± 102.18 ac). While separated geographically, the three OP cells included in this application collectively address several interrelated policy requirements, including Municipal Reserve (MR) allocation, the Community Association (CA) Site, and elements of two Neighbourhood Activity Centres (NACs).

This application seeks to incorporate additional opportunities to enhance the experience for future residents and visitors to Glacier Ridge through new community-wide amenities and improved functionality of the Neighbourhood Activity Centres (NACs). Building upon the foundations of the approved OP, this application proposes:

- Additional indoor and outdoor recreational programming in the heart of the community through a proposed Residents Association (RA) Site (under a S-R district),
- Relocation of the CA Site to the northwest, enhancing the publicly accessible areas along the ravine and creating a new open space interface with the ER,
- Improved distribution of open space in the northwest, and
- An increase to the diversity of housing options available in the northwest through additional multi-residential offerings.

Minor realignments to select roadway networks are also proposed within this application to better optimize block patterns and focus on improving active mode connectivity in the northwest. Additionally, a minor adjustment the 69 ST NW intersection is proposed in the southwest, in response to an adjacent landowner request to avoid potential conflicts with a future expansion to the Bearspaw Christian School site.

Overall, the proposed amendments remain in alignment with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and continue to appropriately respond to relevant policies of Glacier Ridge Area Structure Plan. At a projected density of 9.8 units per acre within the application areas, the proposal exceeds all required policy thresholds. The projected intensities for the two NACs involved in this application are anticipated to provide 107 and 124 people + jobs per ha, which meets and exceeds the minimum 100 people + jobs per ha requirements of the New Community Design Guidebook.