

**Outline Plan in Residual Sub-Area 02L (Ward 2) at multiple addresses, LOC2023-0316**

**RECOMMENDATION:**

That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 2828 – 144 Avenue NW, 14800 Symons Valley Road NW and 15333 – 24 Street NW (portions of Section 6-26-1-5), to subdivide 67.31 hectares ± (166.32 acres ±), with conditions (Attachment 2).

**HIGHLIGHTS**

- This application seeks to establish a subdivision framework for the subject sites to allow for residential and commercial development and includes an open space network to provide park and school uses within the neighbourhood. The application presents an improved design from one previously refused by Calgary Planning Commission on 2023 May 4.
- The proposed application aligns with the policies of the *Municipal Development Plan* (MDP) and the *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development which will be served by neighbourhood parks and pathways, an elementary school site, and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- A development permit for stripping and grading has been submitted and is under review.
- Council granted land use for a portion of the plan area in 2023 June 20.

**DISCUSSION**

This outline plan application was submitted on 2023 October 15 by Stantec Consulting on behalf of multiple landowners. The approximately 67.31 hectare (166.32 acre) site is located in the community of Residual Sub-Area 02L in the northwest quadrant of the city. The subject site is currently in an agricultural state.

A previously submitted outline plan (LOC2020-0148, Attachment 8) was refused by Calgary Planning Commission on 2023 May 4, while the accompanying land use amendment for a portion of the outline plan area was subsequently approved by Council 2023 June 20, in alignment with growth management policies of the ASP at the time (Attachment 3).

This resubmitted outline plan application includes several design changes made to address concerns raised by Calgary Planning Commission during the initial review. As referenced in the Applicant Submission (Attachment 4), the proposal seeks to obtain outline plan approval to accommodate low and medium scale residential and local commercial development within the community. The Proposed Outline Plan (Attachment 5) and the associated approved and future land use districts are anticipated to allow for 1222 low density residential units and an anticipated 161 medium density residential units and will achieve an anticipated density of 21.2 units per hectare (8.6 units per acre), which is an increase from the previous anticipated density of 20.9 units per hectare (8.2 units per acre) (Attachment 6). This exceeds the density targets of both the MDP and ASP.

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

### ENGAGEMENT AND COMMUNICATION

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

#### Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken because the application had previously been notice posted during the initial land use and outline plan application. Please refer to the Applicant Outreach Summary for rationale why outreach was not conducted (Attachment 7).

#### City-Led Outreach

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

Two public letters were received in response to the circulation. One was a letter of opposition which cited concerns around increased noise as well as lack of light and privacy due to future buildings being built on the higher elevation of the site north of 144 Avenue NW in comparison to properties to the south of 144 Avenue NW. The second letter was not in opposition of this application, but was expressing a concern regarding the future alignment of 160 Avenue NW and its impact on a parcel adjacent to Mountain View Road NW.

There is no community association in the area.

In accordance with the *Rocky View County/City of Calgary Intermunicipal Development Plan*, this application was circulated to Rocky View County who responded with no objection to the proposed outline plan.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. A portion of the site already has approved land use and the application provides an appropriate subdivision framework. The site's north location and its separation from Evanston by 144 Avenue NW should not produce shadowing on the properties south of 144 Avenue NW. Regarding the alignment of 160 Avenue NW, this street is not adjacent to this plan area and is out of scope for this application.

This application is for consideration of the outline plan only and there is no associated land use redesignation request. Calgary Planning Commission is the approving authority for outline plans.

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**IMPLICATIONS**

**Social**

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide education, employment and retail areas that would meet the needs of local residents.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. As part of the future development, the applicant commits to increased topsoil depth to help improve drainage conditions and increase resilience to storm events. The developer also provides landscaping incentive programs to future homeowners to help increase the urban tree canopy. Future consideration will be given at residential construction for electric vehicle charging, better performing fixtures and appliances.

**Economic**

Development of a greenfield site would contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.

**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. Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Approved Land Use District Map (Bylaw 91D2023)
5. Proposed Outline Plan
6. Proposed Outline Plan Data Sheet
7. Applicant Outreach Summary
8. Refused Outline Plan (LOC2020-0148)

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform