

Background and Planning Evaluation

Background and Site Context

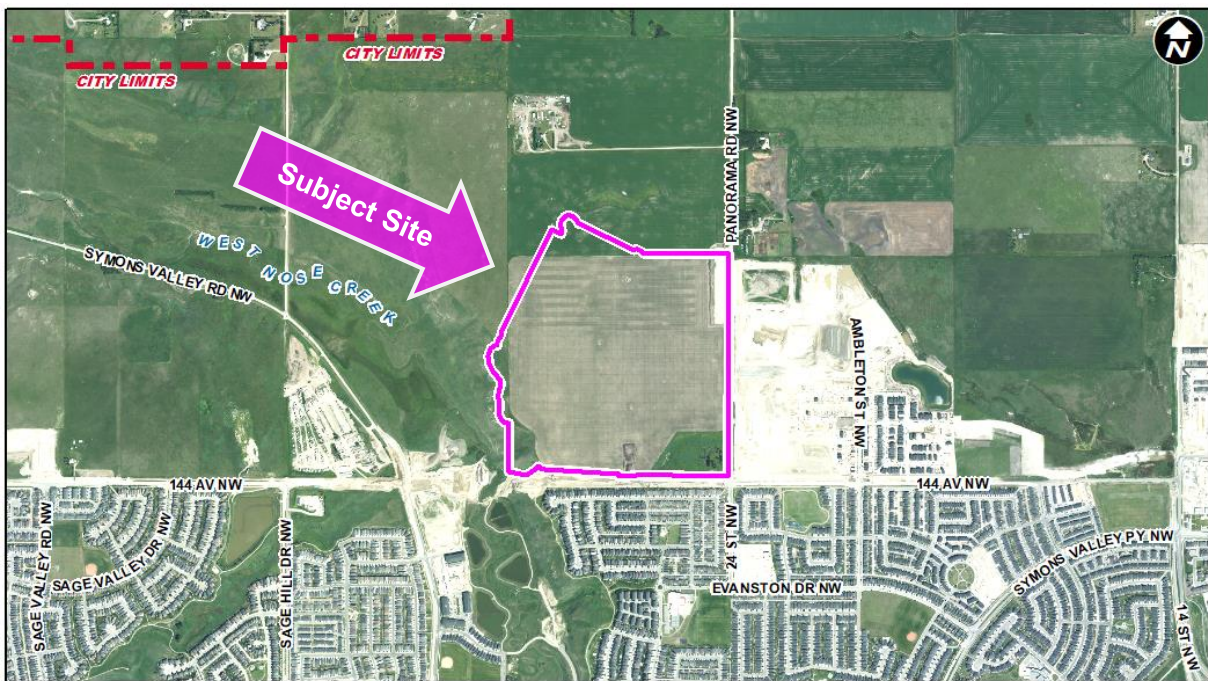
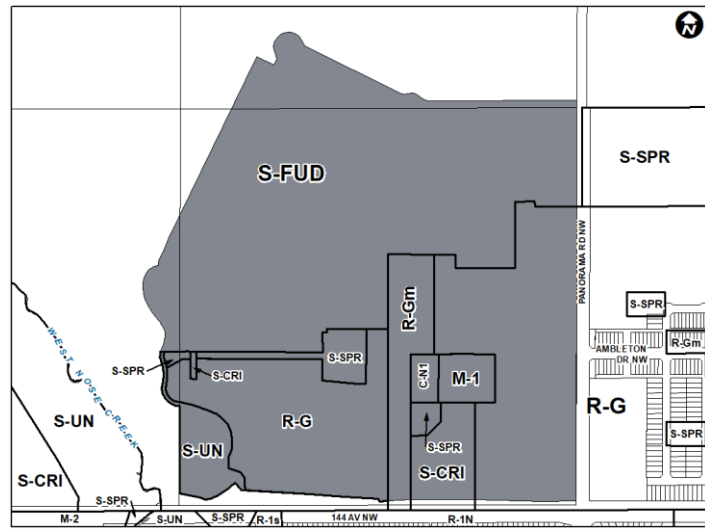
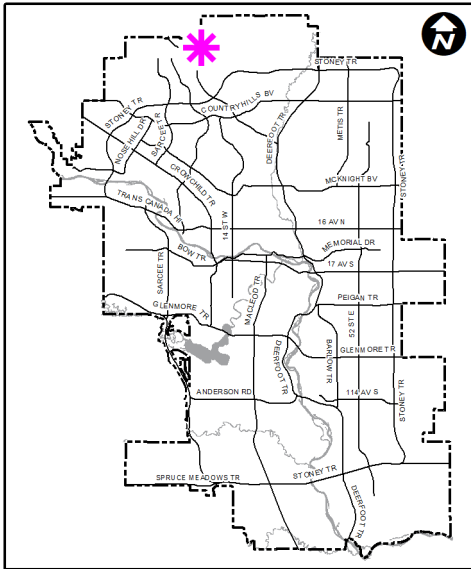
The subject site is located in the northwest quadrant of the city in the developing community of Residual Sub-Area 02L. The site is approximately 67.31 hectares (166.32 acres) in area and is in an agricultural state. The land generally slopes towards the west where it is bounded by the escarpment lands of Symons Valley and West Nose Creek. The eastern boundary of the site is marked by 24 Street NW (previously known as Panorama Road NW) and the south is bordered by 144 Avenue NW. North of the plan area are lands within Qualico Communities ownership which are currently designated Special Purpose – Future Urban Development (S-FUD) District. The plan area forms a logical extension of the Ambleton neighbourhood which is located east of 24 Street NW. The site is north of the community of Evanston.

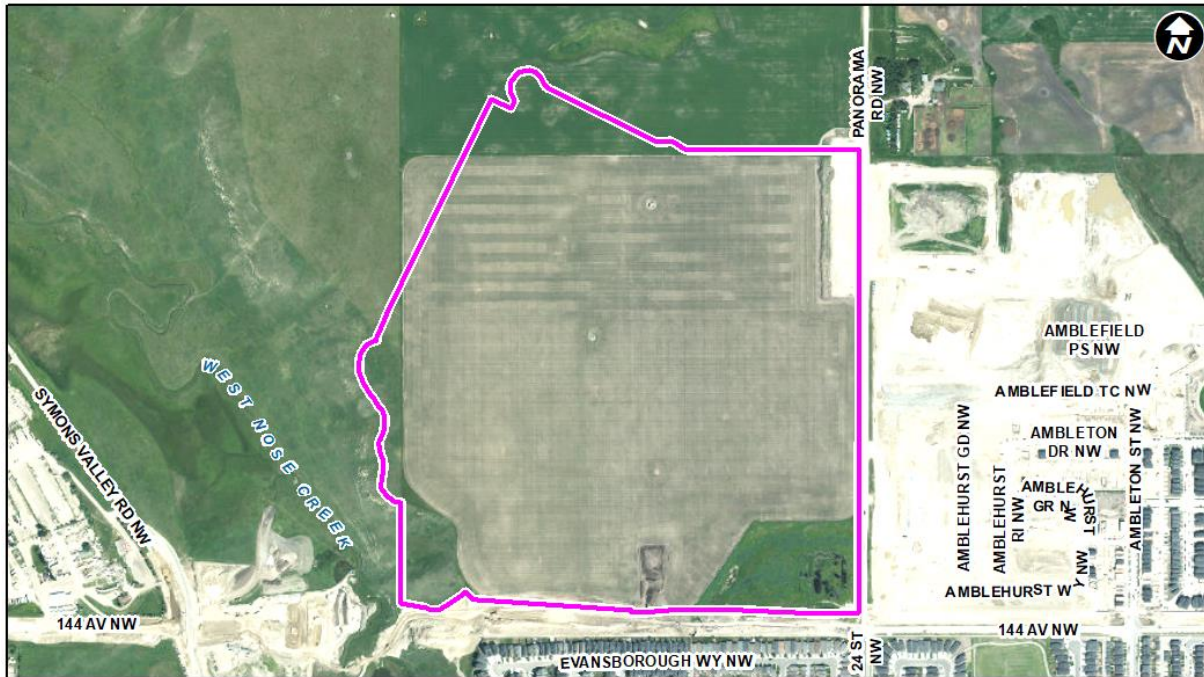
This site was subject to a previous land use and outline plan application (LOC2020-0148). Calgary Planning Commission refused the outline plan 2023 May 4. The main concerns expressed included lack of land use diversity, needing a better integration of land uses, improved connections through the community, more porous connection to the natural area, a more robust Neighbourhood Activity Centre (NAC), and more inclusive land use along the escarpment. However, when the application went to a Public Hearing of Council on 2023 June 20, the land use component of the application was approved. A variety of land uses to enable the proposed outline plan thus exist on a portion of the plan area. At the time of decision in 2023, a policy in the Growth Management section of the *Glacier Ridge Area Structure Plan* (ASP) restricted land use approvals to a maximum of 650 units based on existing water servicing infrastructure. However, as part of the implementation of the new Growth Application process, the ASP was amended 2023 July 25 to remove that provision. Future recommendations for land use amendments for the north portion of the plan area will be evaluated in consideration of available water service capacity. As noted in the Utilities and Servicing section, water main extensions are expected to be in service in 2030.

Community Peak Population Table

There is no existing demographic information available for Residual Sub-Area 02L as this is a newly developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land uses on this site include the following districts:

- Residential – Low Density Mixed Housing (R-G)(R-Gm) District;
- Multi-Residential – Low Profile (M-1) District;
- Commercial – Neighbourhood 1 (C-N1) 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.

Other than the S-FUD District, these land use districts were approved by Council on 2023 June 20 as part of Bylaw 91D2023. This outline plan application proposes an outline plan to support these land uses as well as to provide a framework for future development in this area.

The existing R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This district is designed to support a variety of low-density residential building forms including single detached dwellings, semi-detached, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres.

The existing R-Gm District has the same intent as the R-G District but lists Single Detached Dwelling as a discretionary use rather than a permitted use. Like the R-G District, the maximum building height is 12 metres.

The existing M-1 District is intended for multi-residential development of low height and medium density. It is intended for areas in close proximity or adjacent to low density residential development. This district allows for a maximum building height of 14 metres. There is no listed maximum Floor Area Ratio (FAR). It lists a minimum density of 50 units per hectare and a maximum of 148 units per hectare.

The existing C-N1 District is intended for small scale street-oriented commercial development with opportunities for residential uses on the upper floors. This district provides for development that has limited use sizes and types and does not include automotive uses. The maximum floor area ratio is 1.0 and the maximum height is 10 metres. This district is used in the area's Neighbourhood Activity Centre (NAC) along with the M-1, R-Gm and S-SPR Districts.

The existing S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various size and use intensities. This district is to be used for land dedicated as Municipal School Reserve or other forms of Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA).

The existing S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown in the outline plan this district is proposed for the stormwater pond in the southeast quarter of the plan area along with the path around it. There is also a S-CRI parcel identified in the southwest quarter of the plan area and will accommodate utilities through the site. These lands will be dedicated as Public Utility Lots (PUL) pursuant to the MGA.

The existing S-UN District is intended for lands that provide for natural landforms vegetation, and wetlands and is used for lands dedicated as Environmental Reserve (ER) pursuant to the MGA. This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to lands that form the West Nose Creek escarpment.

Subdivision Design

This 67.31 hectare outline plan forms a logical westward extension of the adjacent neighbourhood of Ambleton and a northward extension of the community of Evanston.

The neighbourhood is organized around a school site in the northwest corner, a NAC in the south central portion of the plan area, which takes advantage of the local storm pond as part of the amenity for that node, and provides a system of parks and open spaces networks including both programmable areas as well as small neighbourhood pocket parks.

The proposed outline plan improves upon the outline plan submitted with LOC2020-0148 by providing additional future R-Gm located in the northwest portion of the plan area and an additional future multi-residential site across the street from a public park on the escarpment, as outlined in the Housing section below; improved connections with streets replacing two 3-metre wide pedestrian pass throughs and adding an additional multi-use pathway connecting parks in the east of the plan area to the escarpment, both further detailed in the Pathways and Streets section detailed below.

Housing

Additional housing choices are provided for in the northwest portion of the plan area with additional laned R-G and R-Gm as well as a future Multi-Residential – At Grade Housing (M-G) District parcel in proximity to the escarpment lands. This complements the variety of housing options already provided in the plan area which will support single detached, semi-detached, duplex and rowhouse dwellings in addition to the existing Multi-Residential – Low Profile (M-1) District site within the NAC.

Pathways and Streets

Improving the connectivity of the plan area from the previous plan, two 3-metre pedestrian walk-throughs were replaced with complete street connections. Additionally, in supporting the laned housing in the northwest portion of the plan area, a new modified collector street (Amberidge Heights) is proposed which also supports an additional multi-use pathway connection linking residents from the east part of the plan area to the greenspaces along the escarpment. The applicant and Administration explored further opportunities to provide connections directly into the West Nose Creek valley from the escarpment; however, the slope from the western edge of the outline plan to West Nose Creek is steep and contains sensitive natural areas with significant rock exposures and outcrops that should not be disturbed or altered. Connecting the escarpment path to the regional path along the south boundary of the plan area was also explored, however, with the construction of the 144 Avenue NW bridge, the interface at that location is also very steep and would exceed 3:1 slopes. Regional pathways are proposed along the north side of 144 Avenue NW on the south, the west side of 24 Street NW on the east and on the north side of 152 Avenue NW. Several multi-use pathways provide internal connections from regional pathways to various parks and ultimately the escarpment.

The MGA allows a municipality to require 10% dedication for MR and up to 30% for all roadways and PUL. This outline plan area does provide a slight excess of 30% road and PUL dedication. This is partially due to the boundary conditions of the plan, with the complete 152 Avenue NW road cross-section included along the school site on the north. In this case, the landowners own both parcels and were willing to include the whole road within this application. It is anticipated that over the two outline plans (the subject application and a future application), the dedications would be within the 30% target overall.

Neighbourhood Activity Centre

The NAC is located in the south central portion of the plan area. The site provides a location of higher density residential development adjacent to a local commercial site and municipal park. The nearby storm pond is integrated into the local pathway and provides additional amenity to the NAC. An open space MR dedication of 0.32 hectares (0.80 acres) within the NAC provides a community open space feature which works in conjunction with the plan's single storm pond located south of the site to provide pathways and seating. In addition to the passive recreational function, a portion of the park will be used as a fenced off-leash dog park. A concrete plaza with a wood structure will provide seating and shade outside the dog park for those who want to sit and relax.

Open Space Network

In addition to the NAC park space, other MR spaces in the plan area include a 0.33 hectare (0.81 acre) park in the northeast quadrant which facilitates pedestrian connections from inside the neighbourhood to 24 Street NW, a 1.16 hectare (2.87 acres) central park with basketball courts and a linear path connection to the Symons Valley escarpment. This linear park joins with a 0.16 hectare (0.38 acre) park space on the escarpment. A local pathway runs along the top of the escarpment which leads to a 0.22 hectare (0.54 acre) park on the north. Finally, a 0.4

hectare (0.99 acre) park is located adjacent to the school site which features the plan area's glacial erratic.

A municipal school reserve (MSR) site is located in the northwest portion of the plan area. This 4.87 hectare (12.03 acres) parcel will house a future Calgary Catholic School Board K-9 school with parking, a baseball diamond and other sports fields. Through discussions with the school board, the applicant agreed to include the whole school site within this outline plan area to facilitate comprehensive planning. This additional municipal dedication increases the MR dedication for this plan area above the MGA allowance of 10%, however, it is noted that over this plan and the future outline plan to the north, the dedications will work out to 10% overall.

The plan area also contains 2.19 hectares of ER which is focused around the West Nose Creek escarpment. This area retains the natural features of the escarpment but with a local pathway along the ridge, providing links to other parks and pathways within the neighbourhood.

Density and Intensity

The *Municipal Development Plan* (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 outline plan, in combination with the approved and anticipated land uses, provides a framework that will provide an anticipated density of 21.2 units per gross developable hectare for this neighbourhood. This exceeds the previous outline plan application of 20.9 units per gross developable hectare. Initial intensity at build out is anticipated to be around 68.2 people and jobs per gross developable hectare, increasing from the previous application of 67 people and jobs per gross development hectare.

The NAC proposes an anticipated intensity of 110 people and jobs per hectare, thus meeting the minimum target of 100 people and jobs per hectare required by the MDP.

A breakdown of the statistics for the subject outline plan can be found in the Proposed Outline Plan Data Sheet (Attachment 6).

Transportation

Regional pathways are located along 144 Avenue NW, 24 Street NW, and along 152 Avenue NW on the north boundary of the plan area. Internally, multi-use pathways and local pathways provide residents with ample choices for getting around the neighbourhood, as well as providing connections to the larger pathway network.

Primary transit service will be provided along 144 Avenue NW with local service provided through the neighbourhood and along 24 Street NW. 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 (a seven-minute walk time) to transit.

The proposed neighbourhood is connected to the larger regional transportation network by 144 Avenue NW and 24 Street NW. 144 Avenue NW will connect to the west at Symons Valley Road NW along the future crossing of West Nose Creek, which is currently estimated to be complete by fall 2024. Access to and from Stoney Trail NW is currently available from nearby 14 Street NW.

A Transportation Impact Assessment (TIA) was submitted in support of the outline plan application and was accepted by Administration.

Environmental Site Considerations

A Phase I Environmental Site Assessment was submitted and approved in support of the application. No significant environmental issues were identified.

A Biophysical Impact Assessment (BIA) was also submitted for the proposed outline plan area. Environmentally Significant Areas (ESAs) identified in the BIA include an escarpment, modified grasslands adjacent to the escarpment, and a small, seasonal wetland. The plan protects approximately 52% (2.19 hectares) of pre-development ESA as environmental reserve (ER), including nearly all of the escarpment ESA. The 48% (2.06 hectares) of ESA removed for development includes the developable grasslands and wetland. The wetland is being removed due to its small size, seasonal hydrology, and disturbed conditions. Future development will be in alignment with the Alberta Wetland Policy as part of the Water Act application.

Utilities and Servicing

Stormwater servicing for the subject lands will be provided via construction of an onsite stormwater pond facility. The pond will discharge to existing stormwater infrastructure within 144 Avenue NW.

Sanitary servicing for the subject lands will be provided via connection to existing sanitary infrastructure located in 144 Avenue NW.

Water servicing to the proposed land use area will be provided via connections to water infrastructure along 144 Avenue NW and 24 Street NW.

At this time, adequate water servicing can only be provided to the southern portion of the outline plan area for which City Council granted land use approval on 2023 June 20. This is due to water capacity limitations in the north sector of the city. The North Water Servicing Option feedermain extension is currently in the planning stages and is expected to be in service in 2030. As delivery options are identified and confirmed, Administration will complete ongoing reviews of water capacity limitations with consideration to phased delivery and servicing where possible.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed outline plan 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)

These lands are subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) and the application was circulated to the county for comment in accordance with the

requirements of the IDP. The County indicated no objection to the proposed outline plan. The proposed outline plan complies with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed outline plan and land use framework ensures future development allows for a range of housing types and tenures with access to local commercial services.

The proposed application adheres to the policy of creating complete communities and as such contributes to the MDP goals for balancing growth in established and new communities.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. As part of the future development, the applicant will include increased topsoil depth (from a standard 300 millimetres to 600 millimetres) to help improve drainage conditions and increase resilience to storm events and provides landscaping incentive programs to future landowners to help increase the urban tree canopy supporting Program K: Natural infrastructure. The applicant has also committed to working with their builder partners in planning transitions to align with the Net Zero by 2030 Building Code. The latter supports Program A: New buildings.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The [Glacier Ridge Area Structure Plan](#) (ASP) provides additional direction for the plan area with detailed policies and guidelines for development. The proposed outline plan is identified as being within Community C, Neighbourhood 4. The Land Use Concept plan (Map 3) shows this as a Neighbourhood Area containing a NAC and a Joint Use Site, which is identified for a future Calgary Catholic School Board K-9 school.

The resubmitted outline plan improves upon the previous design with additional laned parcels that support semi-detached, duplex, rowhouse, and townhouse forms; an additional future grade oriented multi-residential district across the street from the escarpment; an additional multi-use pathway crossing the neighbourhood east-west to access the pathway along the escarpment; and, improves the quality of connections by replacing two pedestrian pass throughs with complete street connections.

The proposed outline plan preserves a glacial erratic adjacent to and complementing the school site and provides prominence through its location along the main collector street running north-south through the neighbourhood. Multi-use and regional pathways provide active mode connectivity within the neighbourhood and to adjacent communities, as well as to pathways leading to the West Nose Creek valley. Public parks and pathways along the escarpment allow for public access to western views of the valley and in the distance, the Rocky Mountains, while sensitive natural landscapes are preserved. Laned residential blocks lining 24 Street NW ensure an active frontage along the street complementing the active interface of Ambleton across the street and avoids the use of sound walls.

Through these measures, the proposed outline plan addresses the policies and guiding principles of the ASP.