



# LOC2023-0316

## Outline Plan

March 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAR 07 2024  
ITEM: #7.2.6 CP2024-0270  
*Distrib Presentation*  
CITY CLERK'S DEPARTMENT



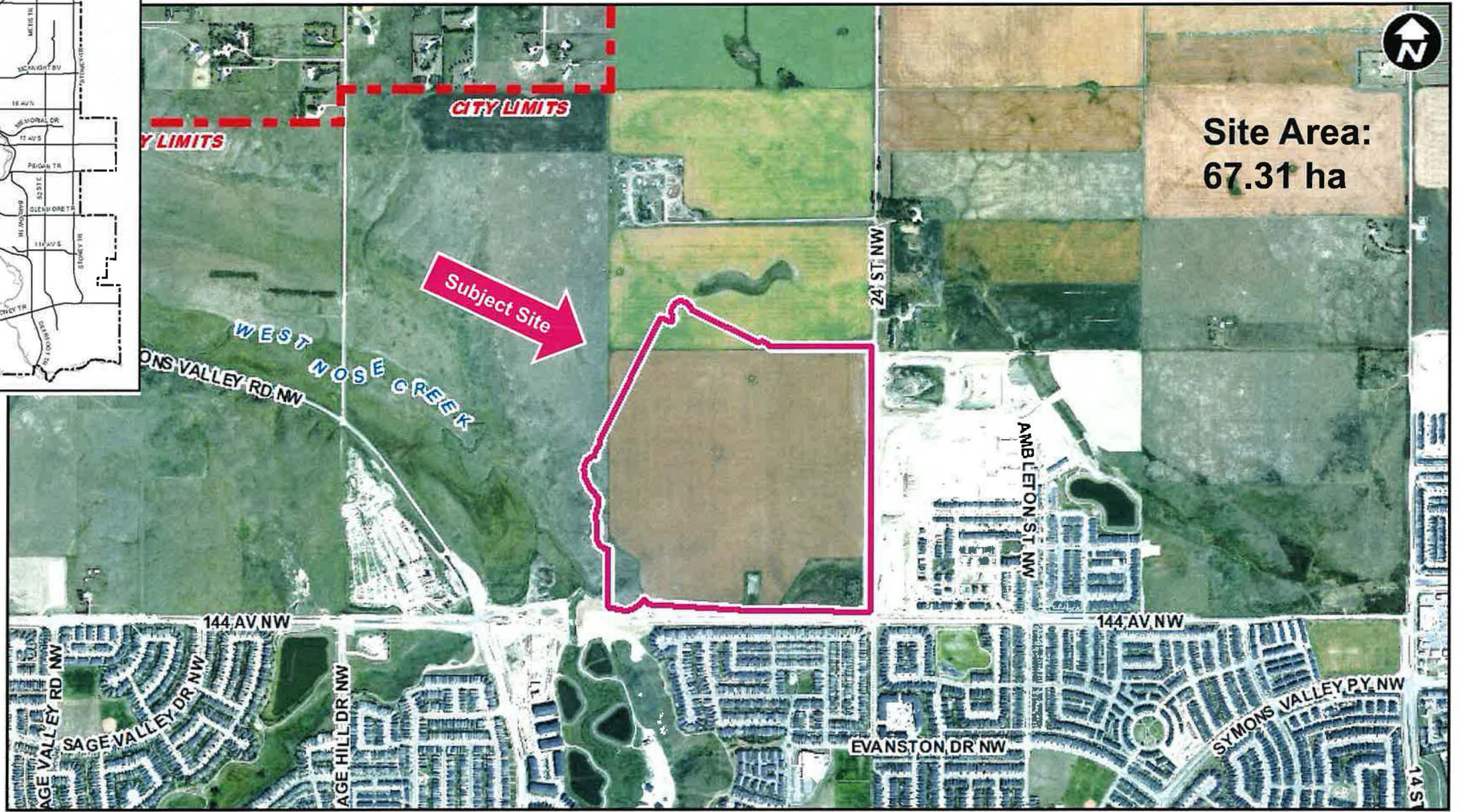
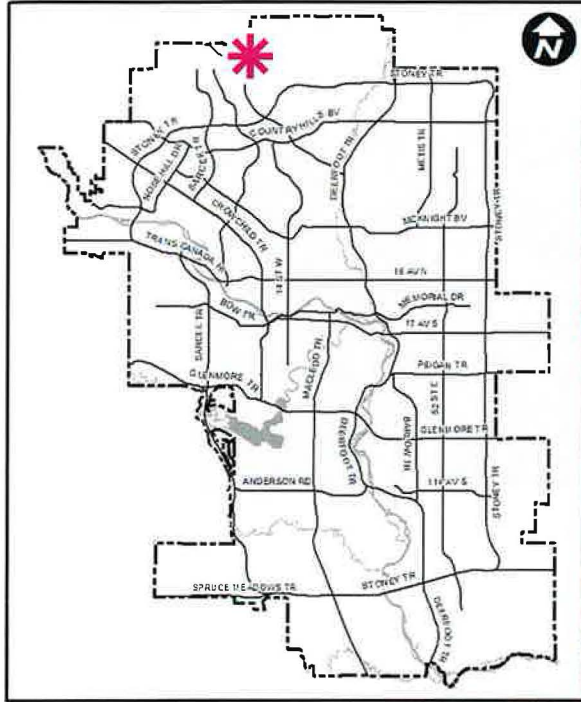
# RECOMMENDATION:

That Calgary Planning Commission:

**APPROVE** the proposed outline plan located at 2828 – 144 Avenue NW, 15333 — 24 Street NW, and 14800 Symons Valley Road NW (Portions of Section 6-26-1-5), to subdivide 67.31 hectares ± (166.32 acres ±), with conditions (Attachment 2).











Northeast corner of plan area looking southwest



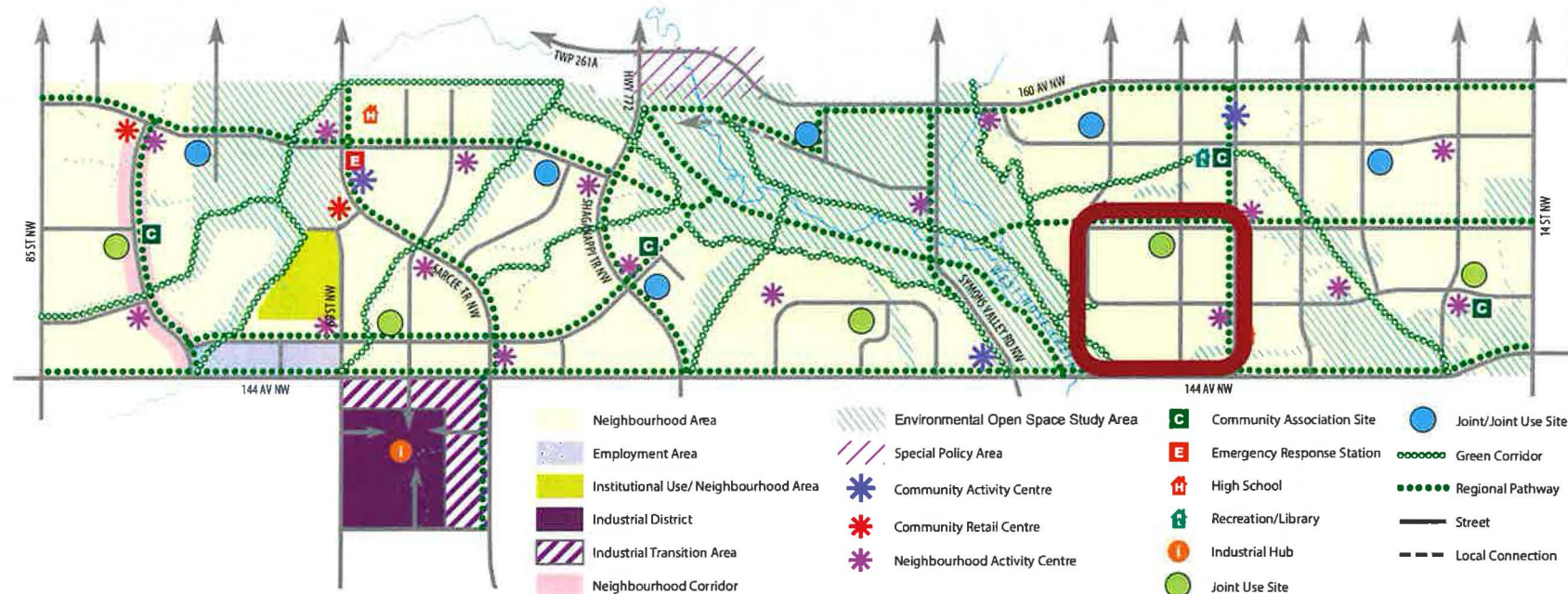
## GLACIER RIDGE AREA STRUCTURE PLAN

MAP 4: COMMUNITIES AND NEIGHBOURHOODS

Approved: 49P2015  
Amended: 37P2016



MAP 3: LAND USE CONCEPT

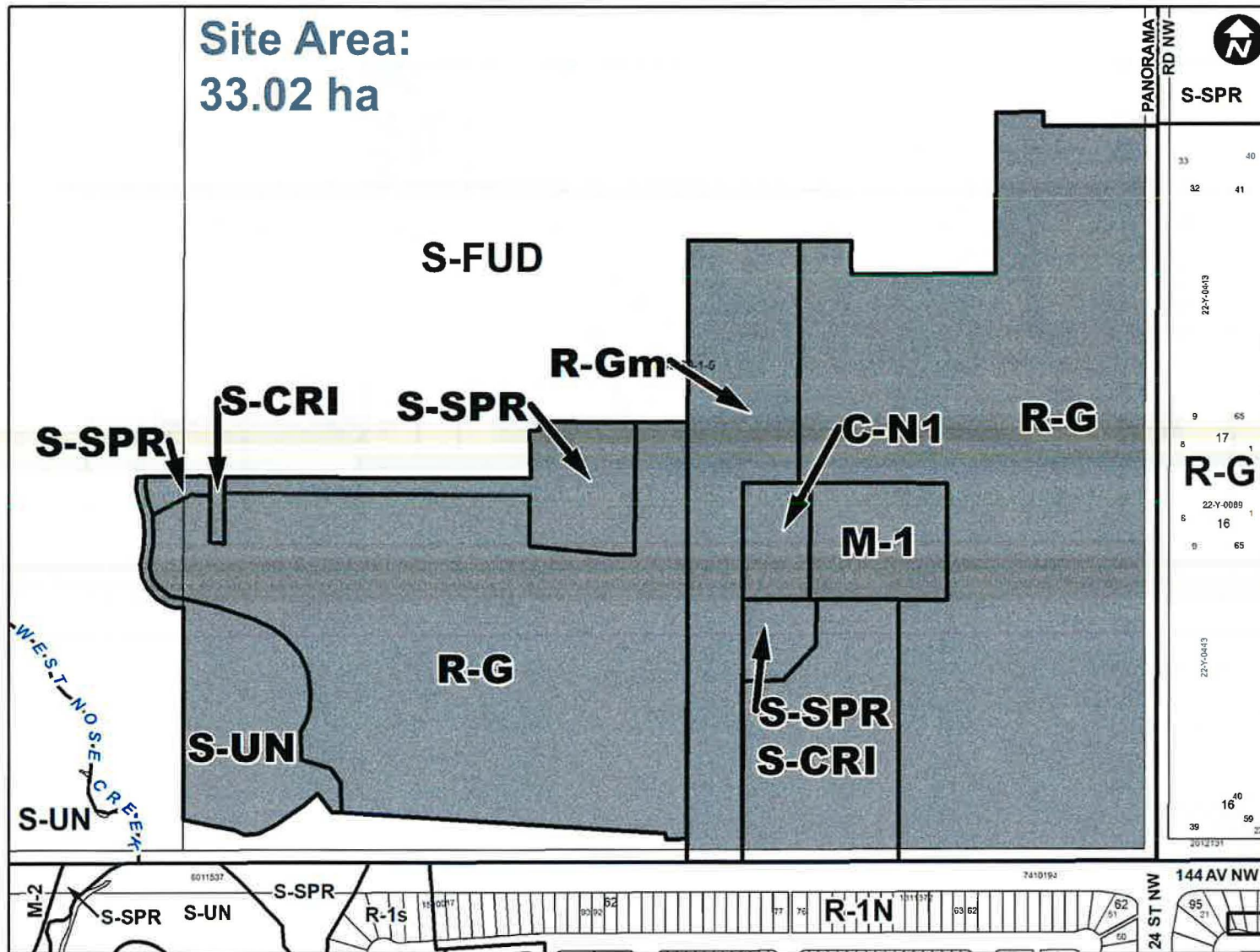




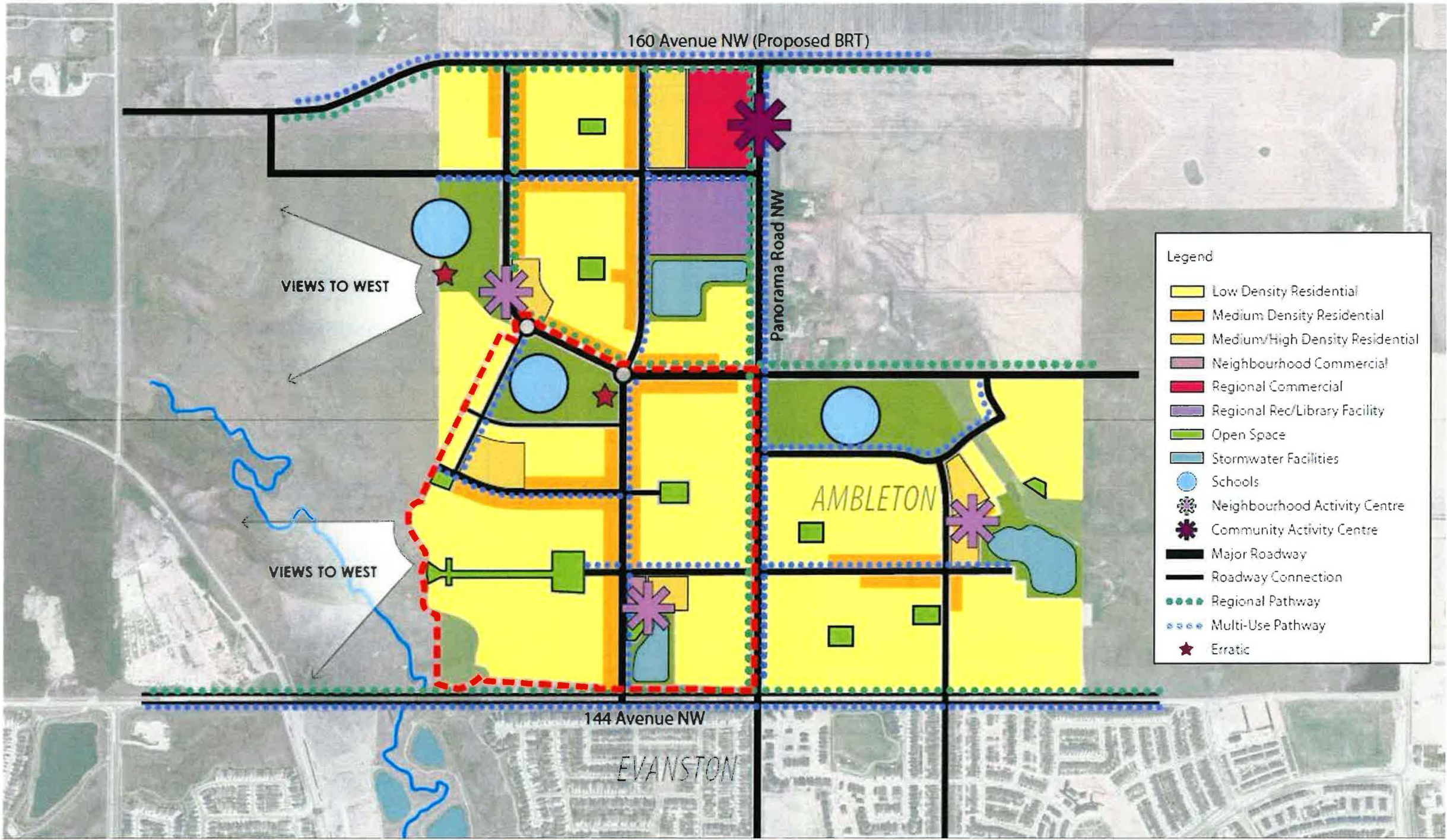
# Existing Land Use Map

Council approved the following districts:

- Residential – Low Density Mixed Housing (**R-G** and **R-Gm**) District;
- Multi-Residential – Low Profile (**M-1**) District;
- Commercial – Neighbourhood 1 (**C-N1**) District;
- Special Purpose – Urban Nature (**S-UN**) District;
- Special Purpose – School, Park and Community Reserve (**S-SPR**) District; and
- Special Purpose – City and Regional Infrastructure (**S-CRI**) District



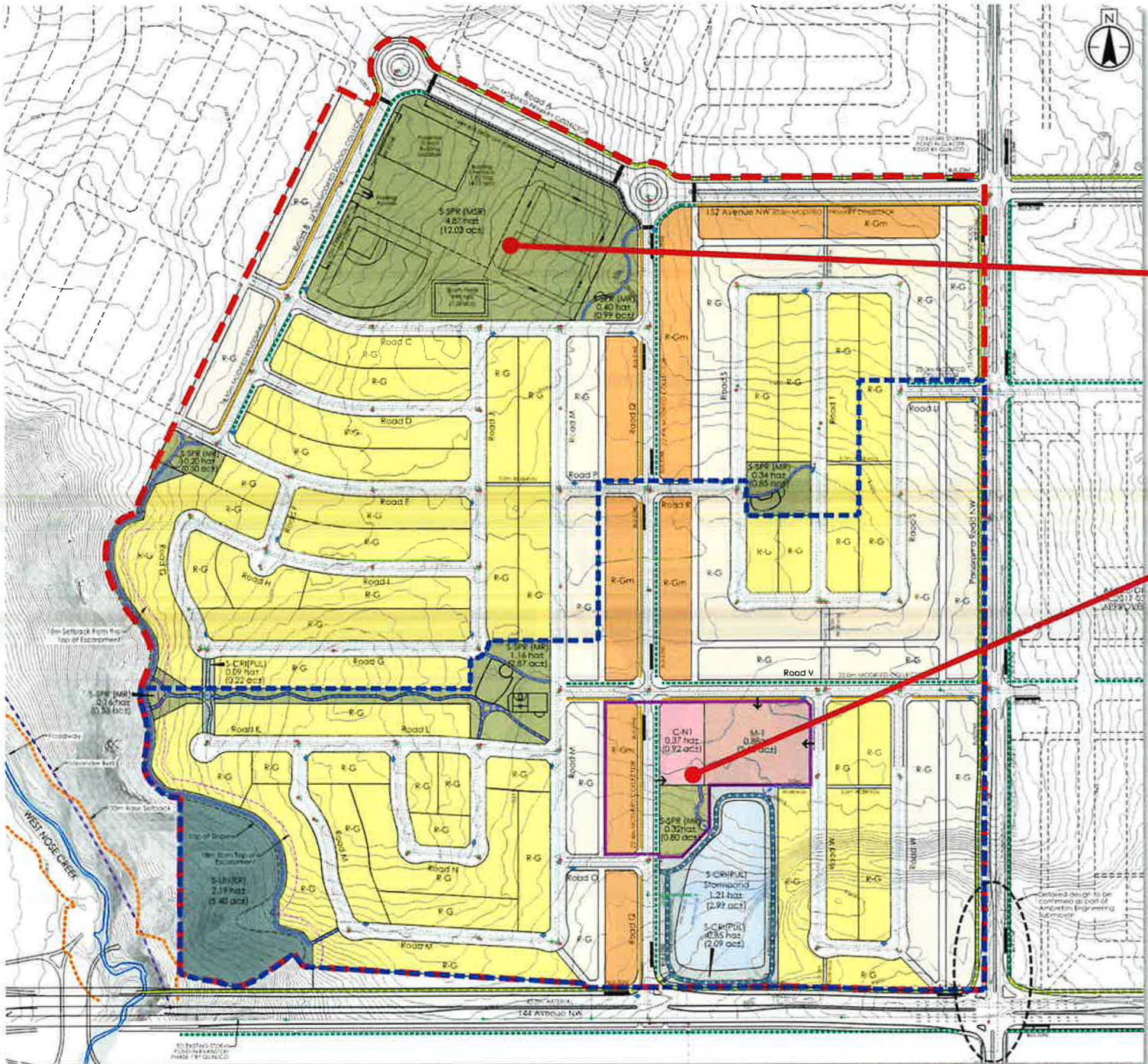




Legend

	Low Density Residential
	Medium Density Residential
	Medium/High Density Residential
	Neighbourhood Commercial
	Regional Commercial
	Regional Rec/Library Facility
	Open Space
	Stormwater Facilities
	Schools
	Neighbourhood Activity Centre
	Community Activity Centre
	Major Roadway
	Roadway Connection
	Regional Pathway
	Multi-Use Pathway
	Erratic



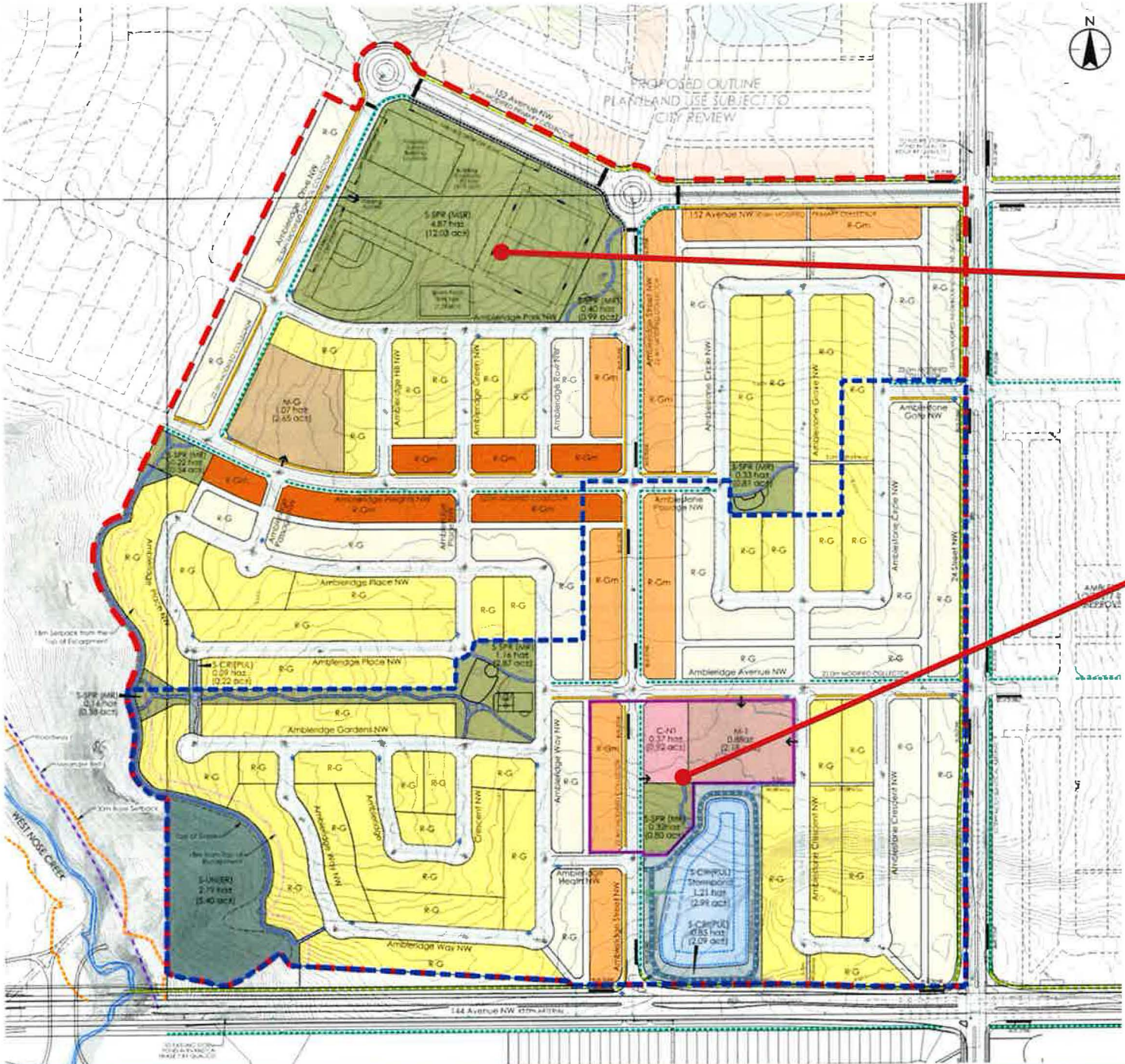


Future School Site

Neighbourhood Activity Centre



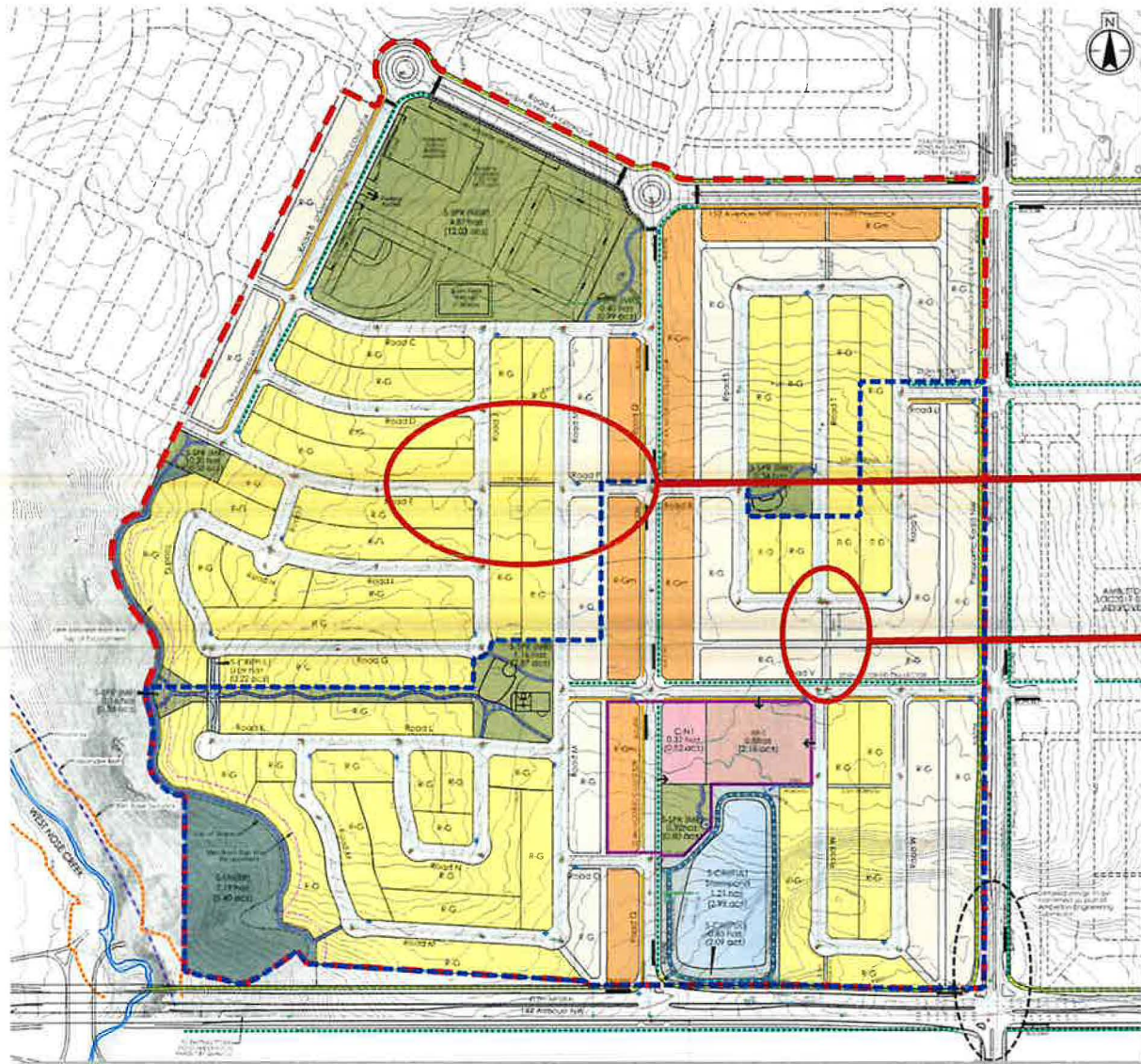
# Proposed Outline Plan



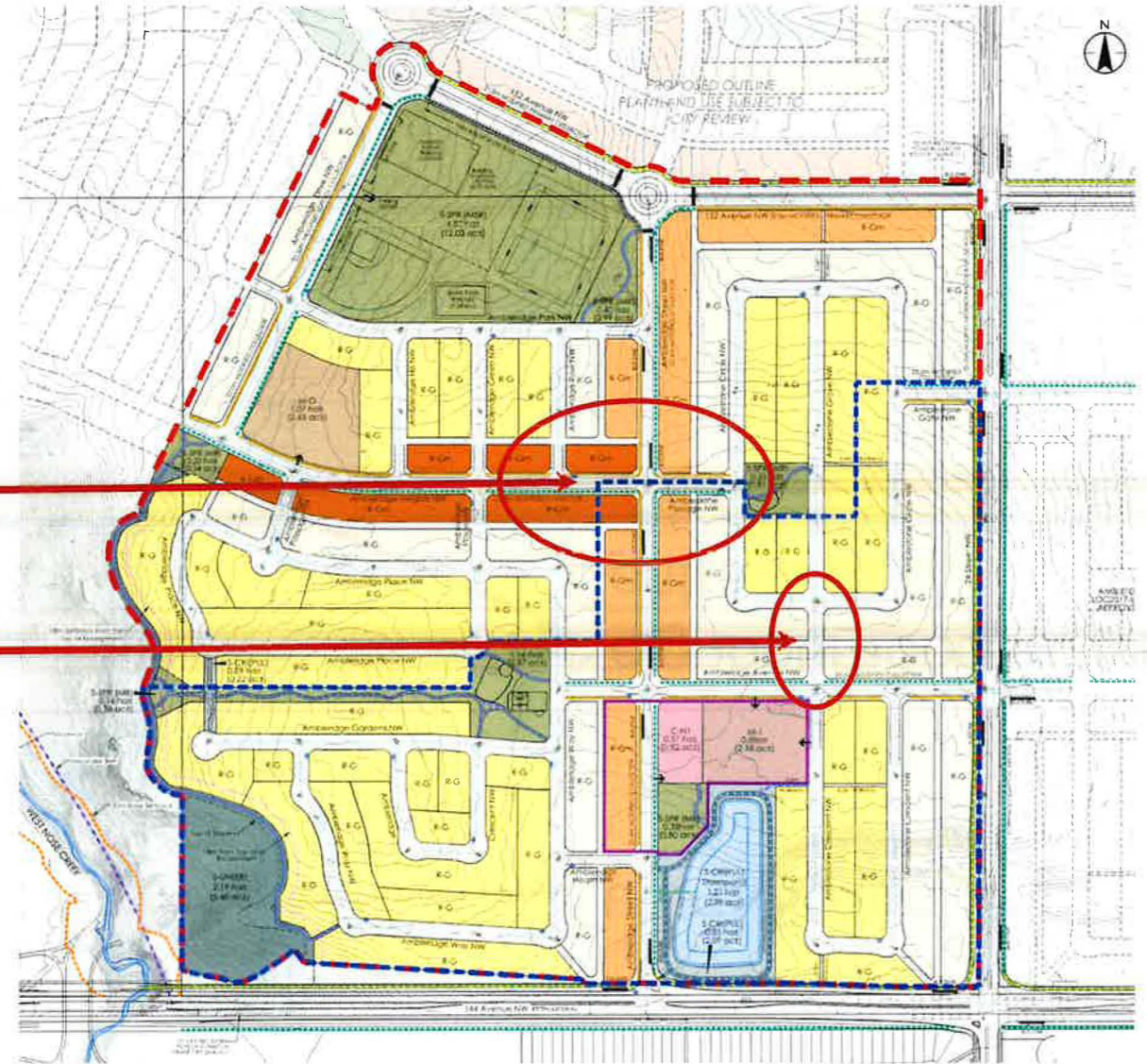
Future School Site

Neighbourhood Activity Centre





Previous Plan – 3m catwalks

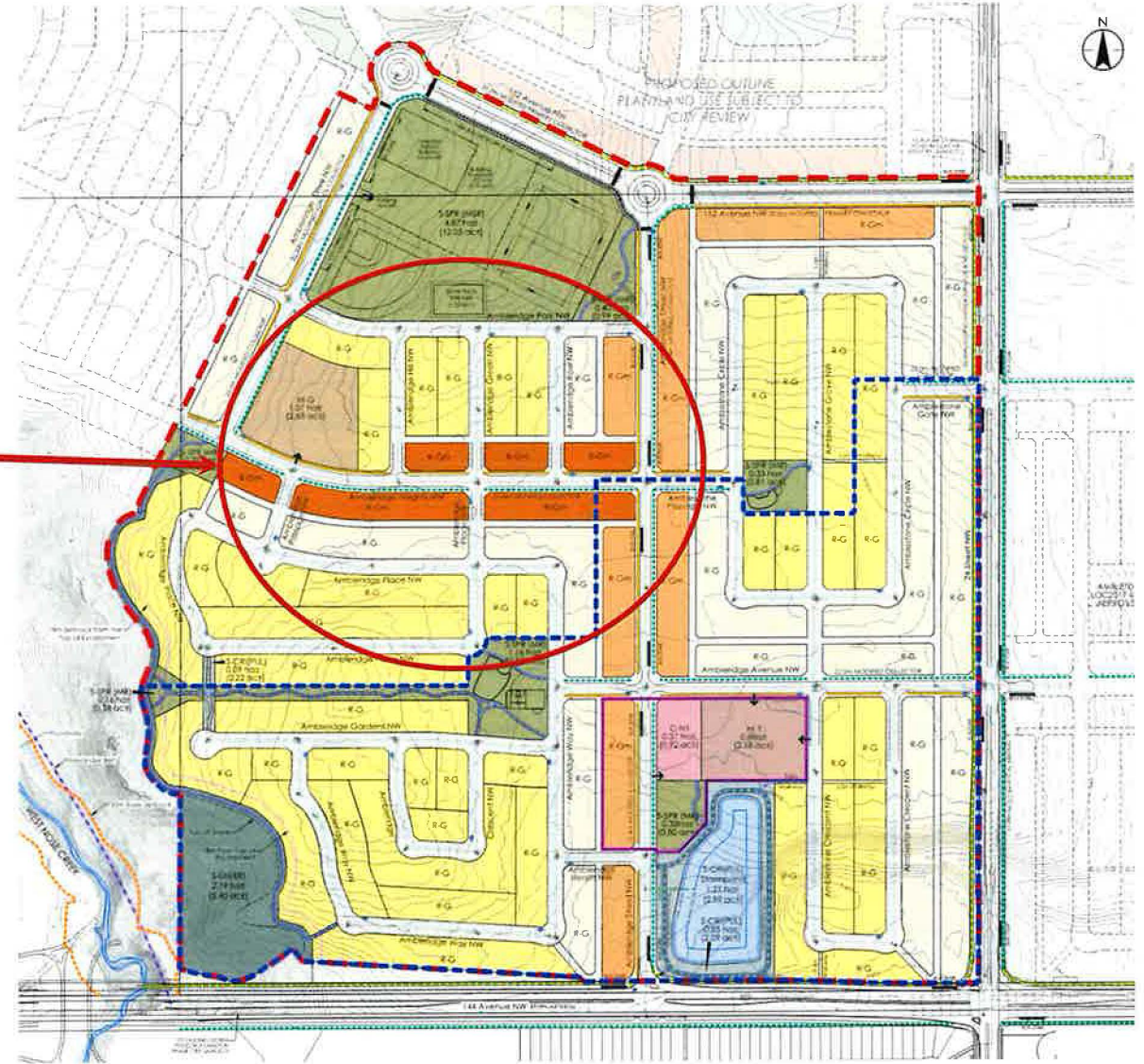


Proposed Plan – street connection



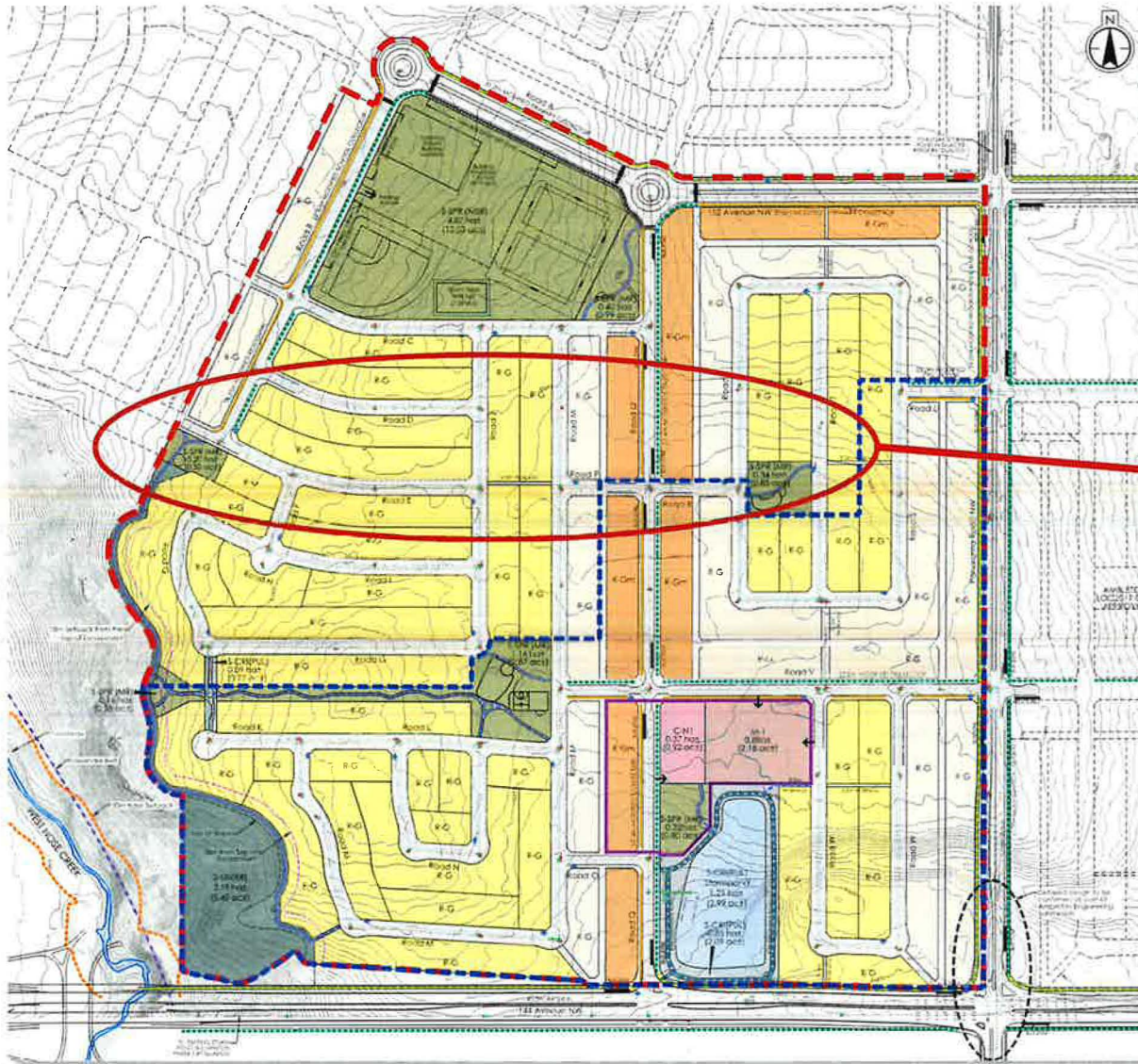


Previous Plan - long blocks

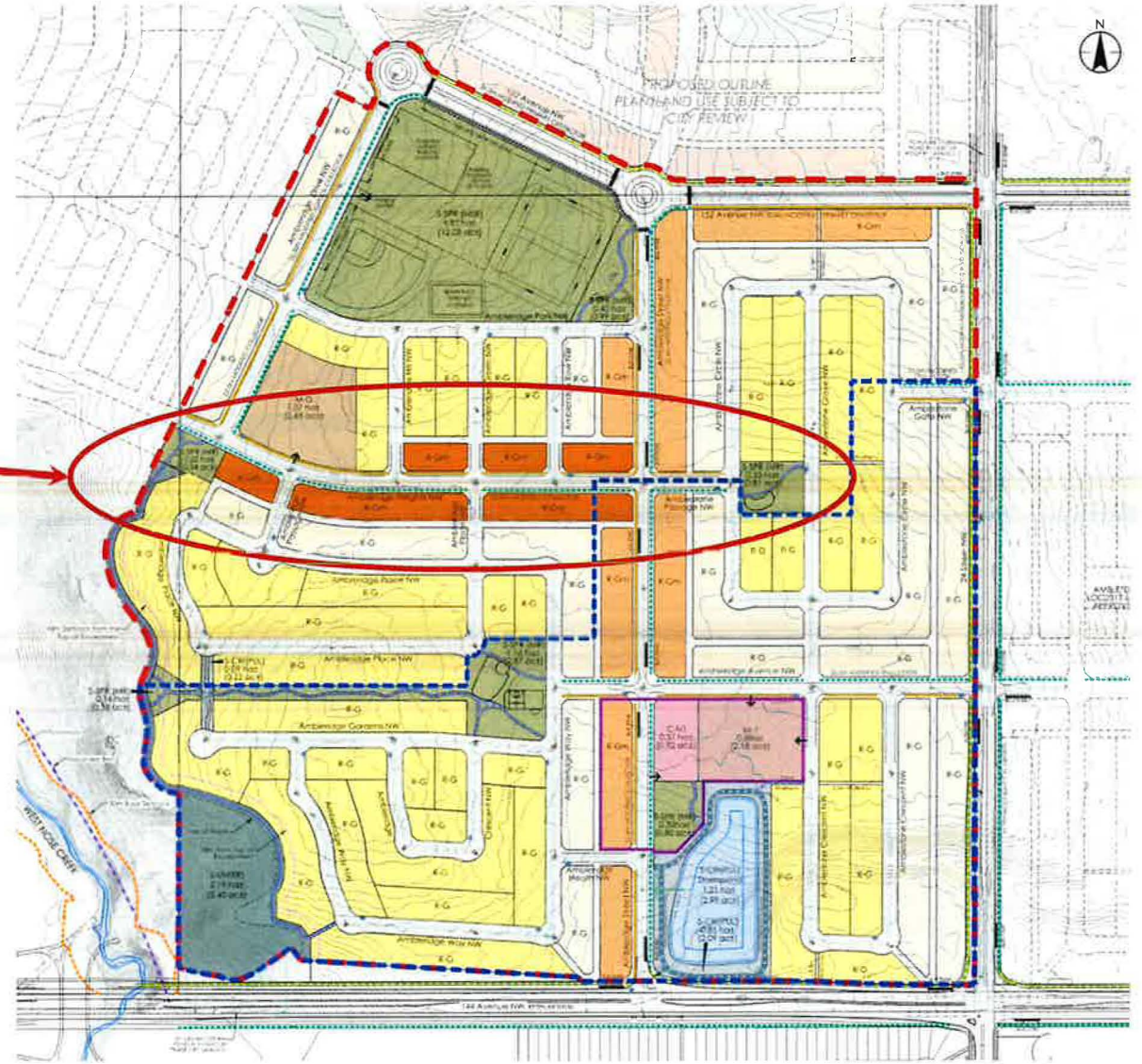


Proposed Plan - better integrated street network





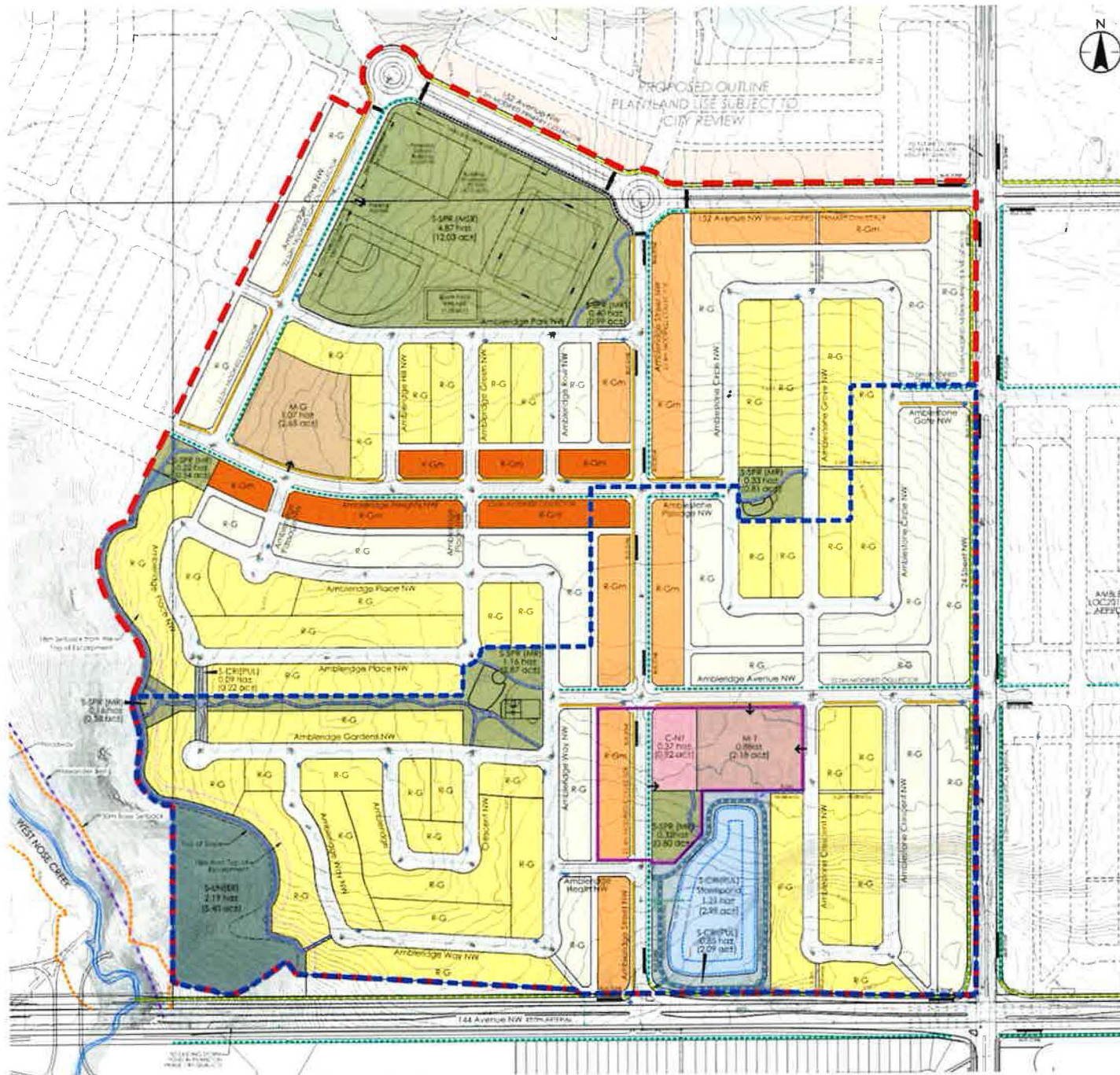
Previous Plan- front drive interface



Proposed Plan – new collector street connection



# Proposed Outline Plan 13



- Increases diversity of housing
- Improves street network
- Additional multi-use pathway connection
- Neighbourhood Activity Centre
  - 2.4 hectares
  - 110 people and jobs per hectare
- Overall density
  - 21.2 units per gross developable hectare (*min 20 upgdh*)
  - 68 people and jobs per hectare (*min 60 ppl&jobs*)



## RECOMMENDATION:

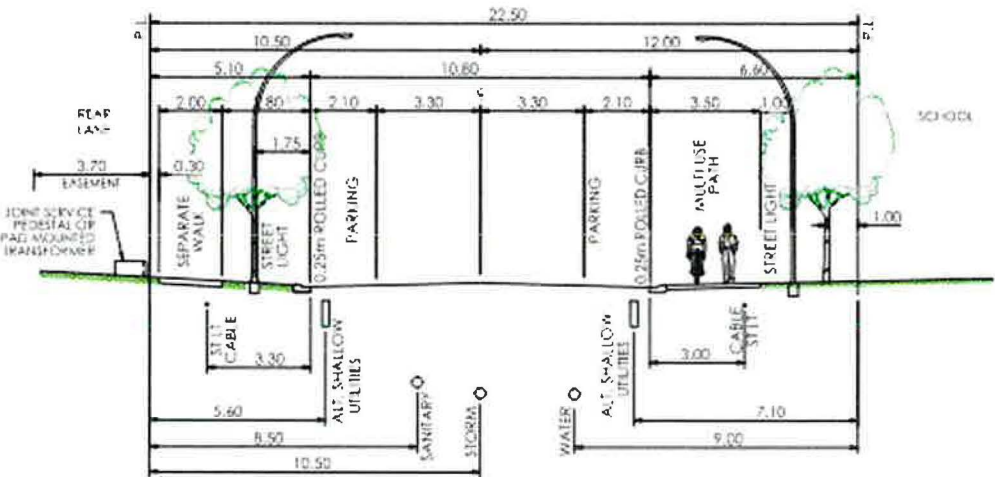
That Calgary Planning Commission:

**APPROVE** the proposed outline plan located at 2828 – 144 Avenue NW, 15333 — 24 Street NW, and 14800 Symons Valley Road NW (Portions of Section 6-26-1-5), to subdivide 67.31 hectares  $\pm$  (166.32 acres  $\pm$ ), with conditions (Attachment 2).

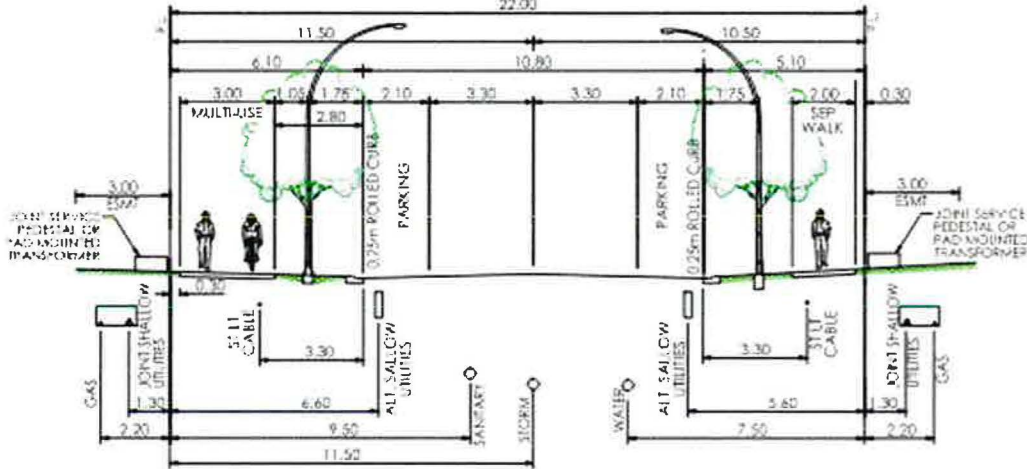


## Supplementary Slides

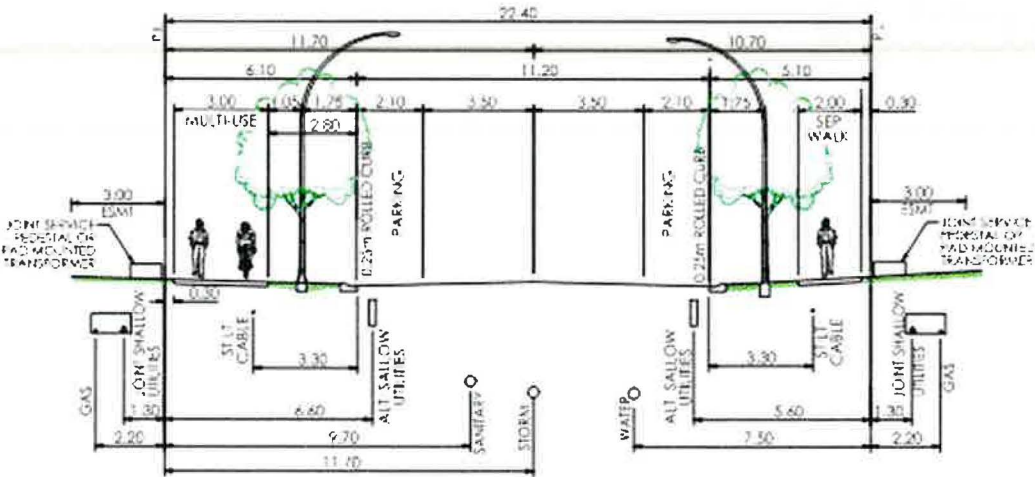




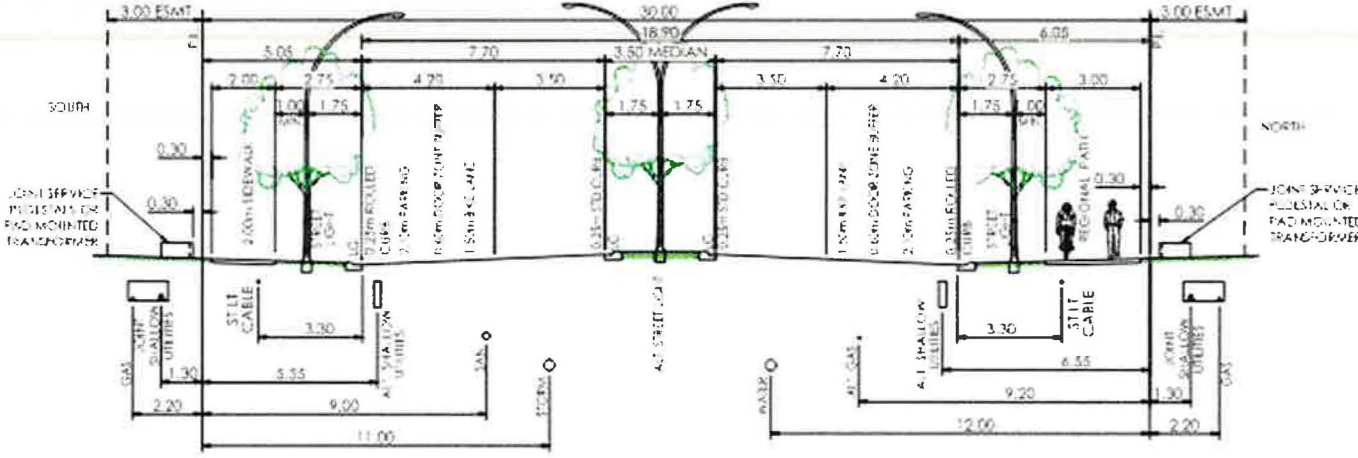
**22.50m MODIFIED SCHOOL COLLECTOR**  
 2.0m SEPARATE WALK ONE SIDE / 3.5m MONO MULTI-USE PATH ONE SIDE  
 Scale 1:200



**22.00m MODIFIED COLLECTOR**  
 3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE  
 1:200

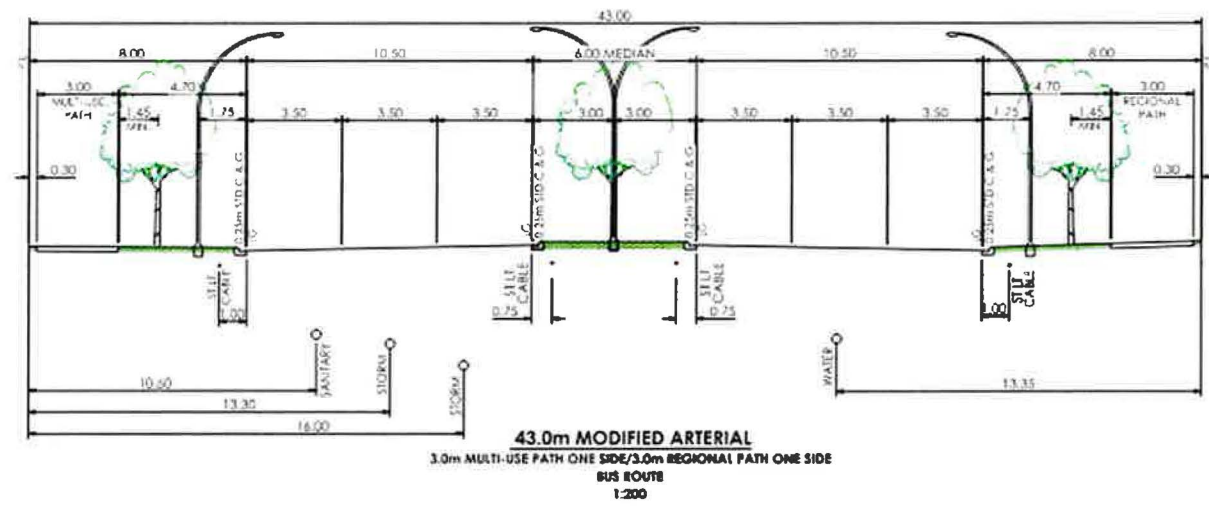
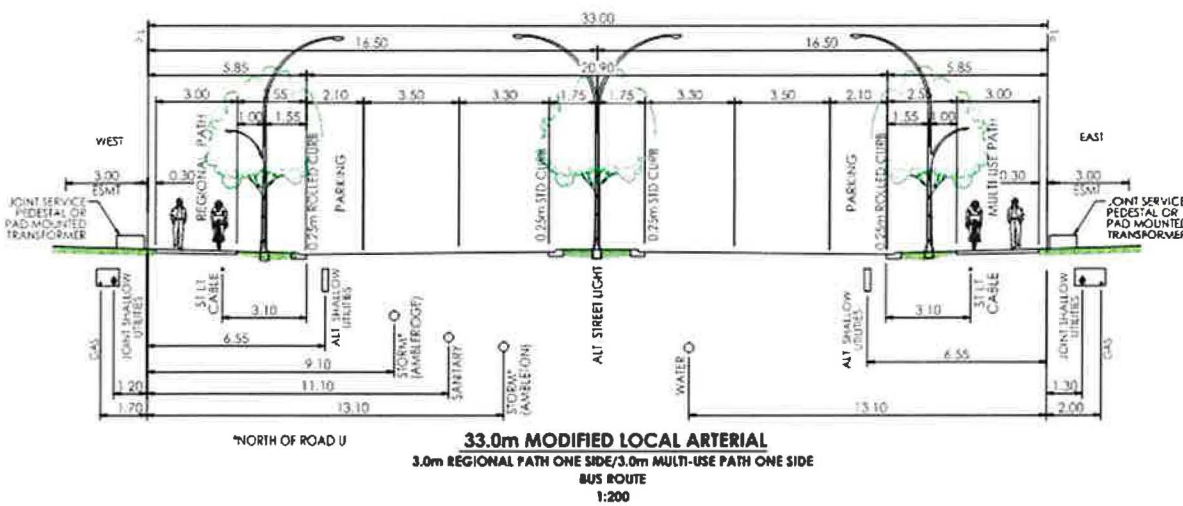
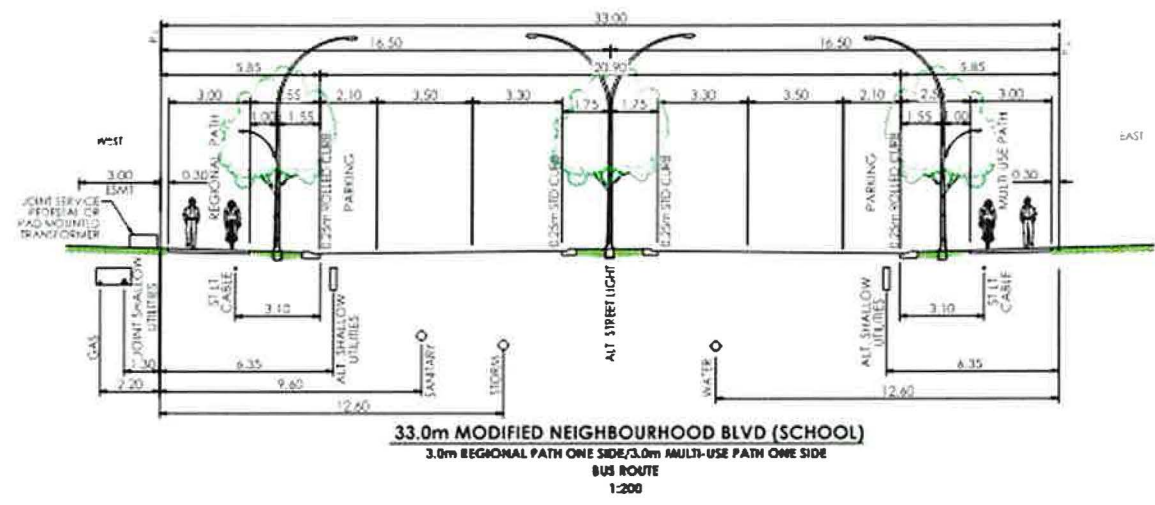
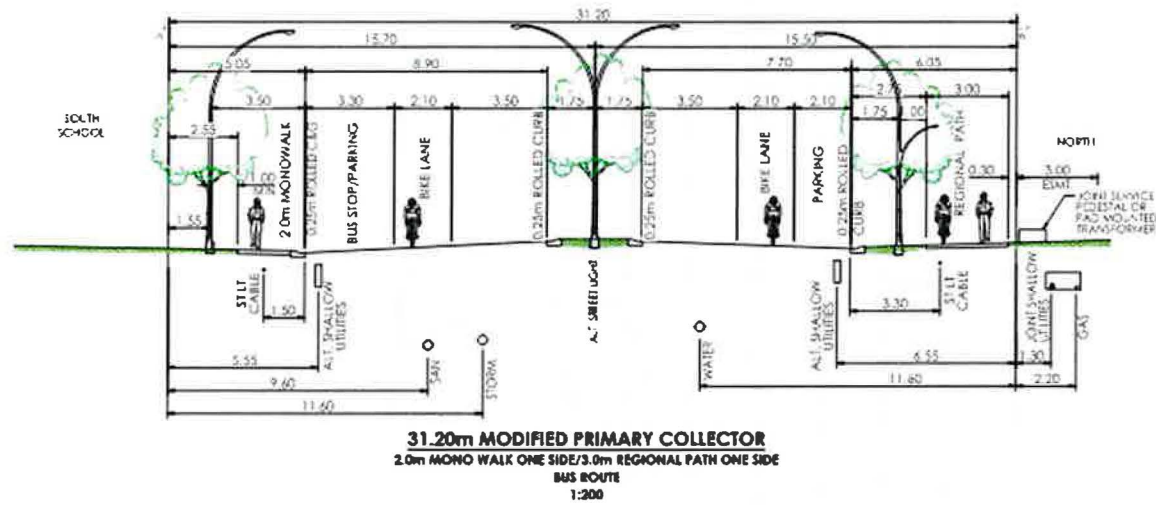


**22.40m MODIFIED COLLECTOR**  
 3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE  
 BUS ROUTE  
 1:200



**30.00m MODIFIED PRIMARY COLLECTOR**  
 2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE  
 1:200







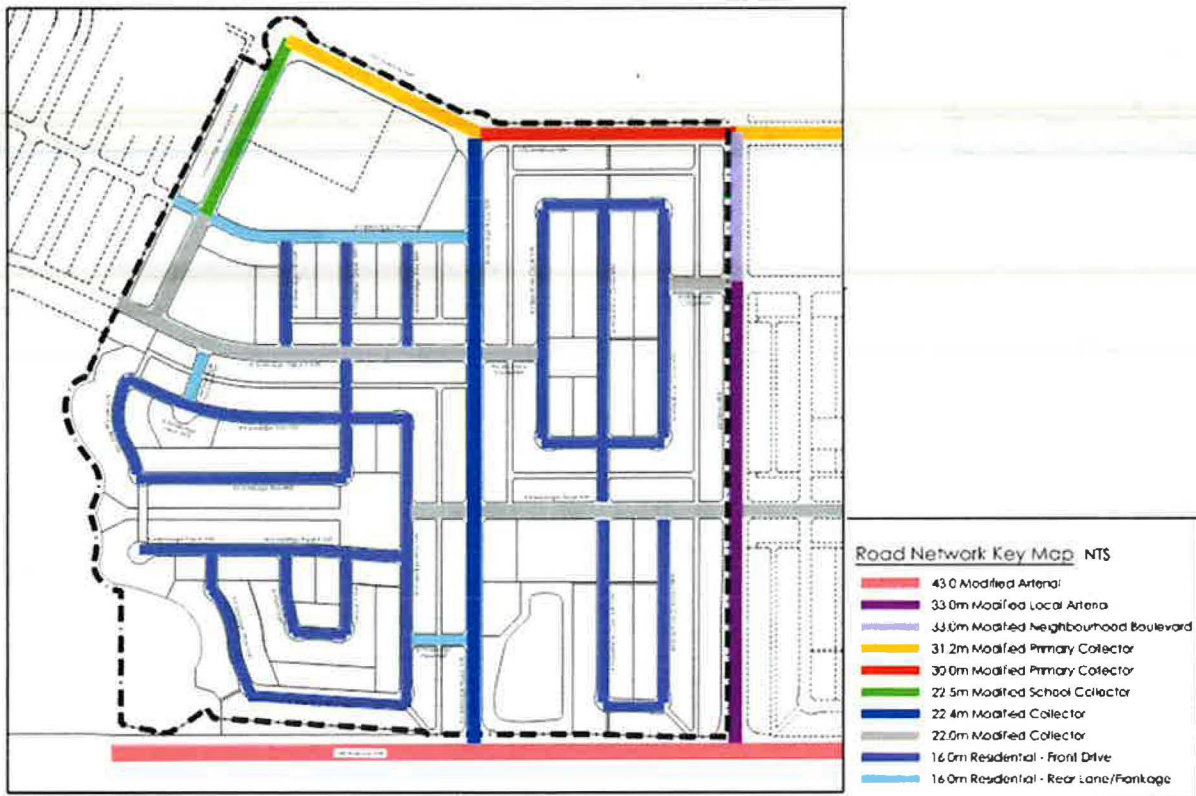






FIGURE 1.0 | GLACIER RIDGE  
**OPEN SPACE CONCEPT - MR 1**

PREPARED FOR: QUALICO



September 6, 2022





**PARCEL STATISTICS:**  
 SUB-NEIGHBOURHOOD PARK  
 S-SPR (AIR) 1.40ha / 3.47ac

**THEME / FUNCTION:**

- 2-12 YEAR PLAYGROUND
- MULTI-COURT PLAY AREA / INFORMAL ICE RINK
- CENTRAL PLAZA
- FIRE PIT
- PICNIC AREAS
- LINEAR PATHWAY CONNECTION
- PASSIVE OPEN SPACE
- IRRIGATED MANICURED SOD

**OPTIONAL AMENITIES:**

- SEATING WALLS
- SUN SHADE ELEMENTS



CONTEXT MAP

NTS

**MR 2 LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL BOULDERS - VARYING SIZES		AREA CONCRETE
	SUN SHADE		CONCRETE PAVERS
	BENCH		2.5m LOCAL ASPHALT PATHWAY
	MANICURED LAWN		PLANT BED
			NATURAL AREA - NATIVE PLANTS I REMAIN UNDISTURBED AS MUCH AS POSSIBLE. DISTURBED AREAS TO H. NATIVE (OAM AND SEED)

ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.

FIGURE 2.0 | GLACIER RIDGE  
 OPEN SPACE CONCEPT - MR 2

PREPARED FOR: QUALICO



January 7, 2023



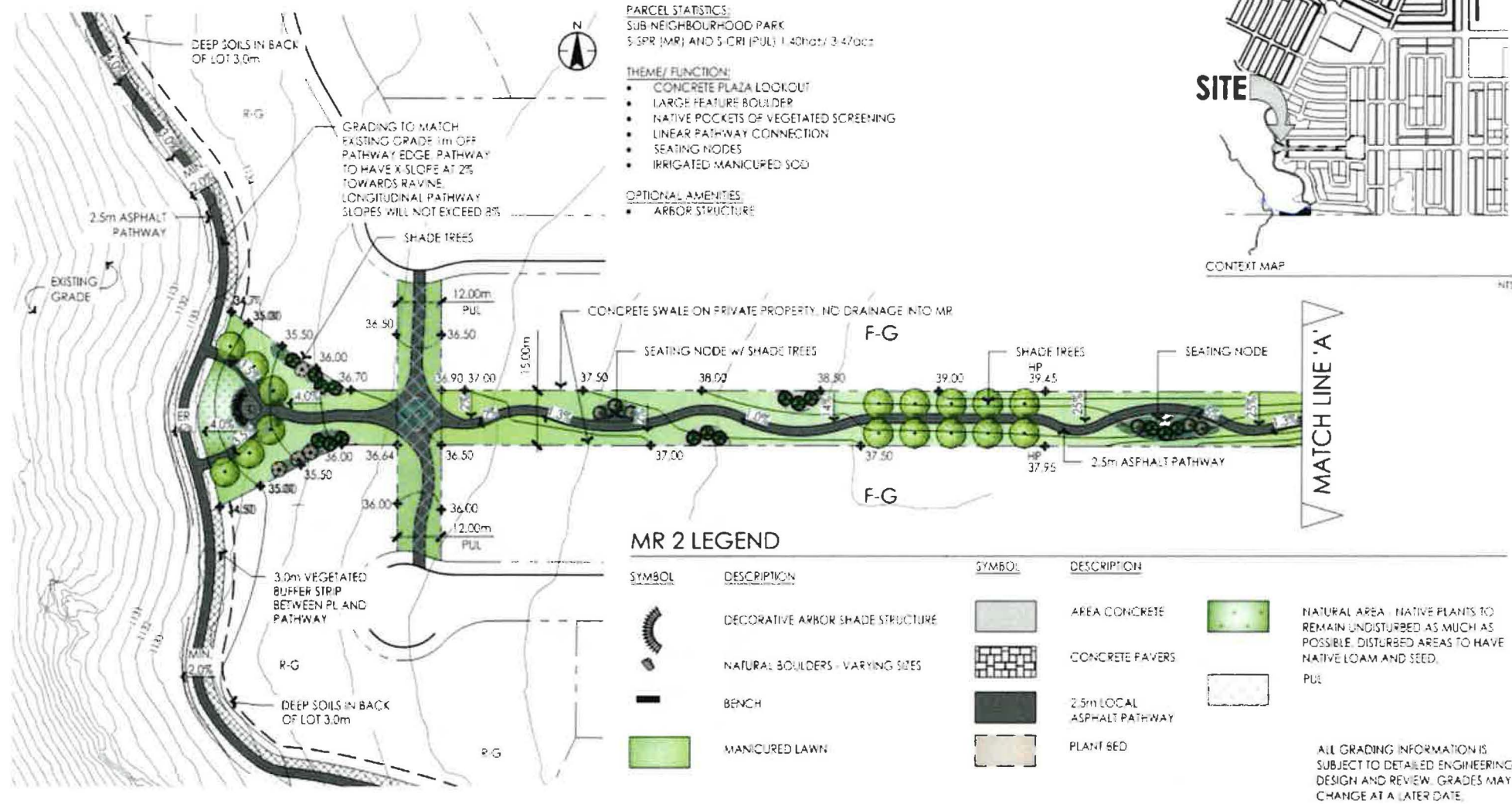
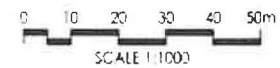


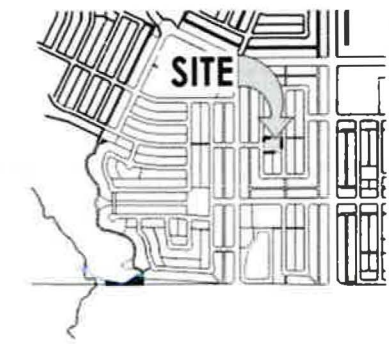
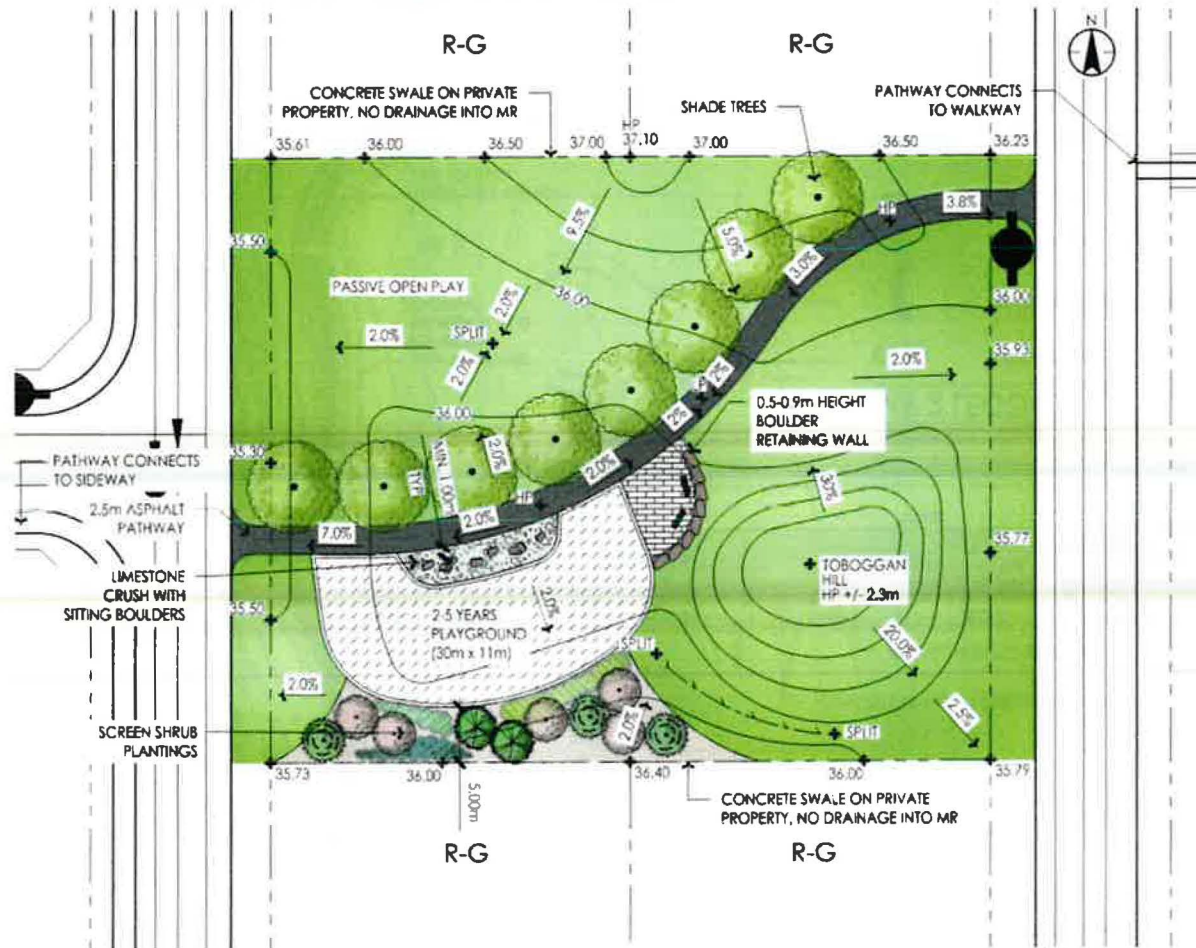
FIGURE 3.0 | GLACIER RIDGE  
OPEN SPACE CONCEPT - MR 2 AND PUL

PREPARED FOR: QUALICO



January 17, 2023





CONTEXT MAP NTS

PARCEL STATISTICS:  
SUB-NEIGHBOURHOOD PARK  
S-SPR (MR) 0.33ha/ 0.82ac

- THEME/ FUNCTION:
- 2-5 YEAR TOT LOT PLAYGROUND
  - LINEAR PATHWAY CONNECTION
  - SEATING AREA
  - SMALL HILL FOR SUMMER PLAY AND TOBOGGAN HILL IN WINTER
  - NON-IRRIGATED FESCUE SOD

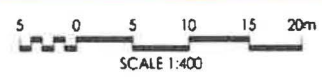
### MR 3 LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVERS
	ASPHALT PATHWAY
	CRUSHED GRANULAR
	PLANT BED
	PLAYGROUND AREA
	MANICURED LAWN

ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.

FIGURE 4.0 | GLACIER RIDGE  
OPEN SPACE CONCEPT - MR 3

PREPARED FOR: QUALICO

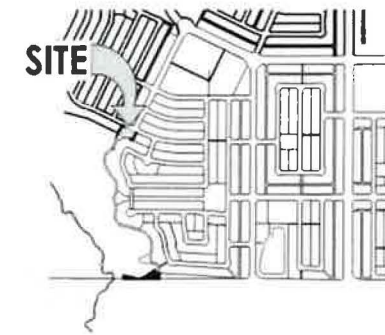


February 9, 2024





- PARCEL STATISTICS:**  
 SUB-NEIGHBOURHOOD PARK  
 5 SPR (MR) 0.22ha± / 0.54ac±
- THEME/ FUNCTION:**
- LINEAR PATHWAY CONNECTION
  - PASSIVE OPEN SPACE
  - CENTRAL GATHERING NODE
  - NON-IRRIGATED FESCUE SOD AREA
  - NATIVE SEED AREA
- OPTIONAL AMENITIES:**
- ARBOR STRUCTURE



CONTEXT MAP  
 NTS

### MR 4 LEGEND

SYMBOL	DESCRIPTION
	DECORATIVE ARBOR SHADE STRUCTURE
	NATURAL BOULDERS - VARYING SIZES
	PICNIC TABLE
	AREA CONCRETE
	CONCRETE PAVERS
	ASPHALT PATHWAY
	PLANT BED
	NATURAL AREA - NATIVE PLANTS TO REMAIN UNDISTURBED AS MUCH AS POSSIBLE. DISTURBED AREAS TO HAVE NATIVE LOAM AND SEED.
	MANICURED SOD/SEED

ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.

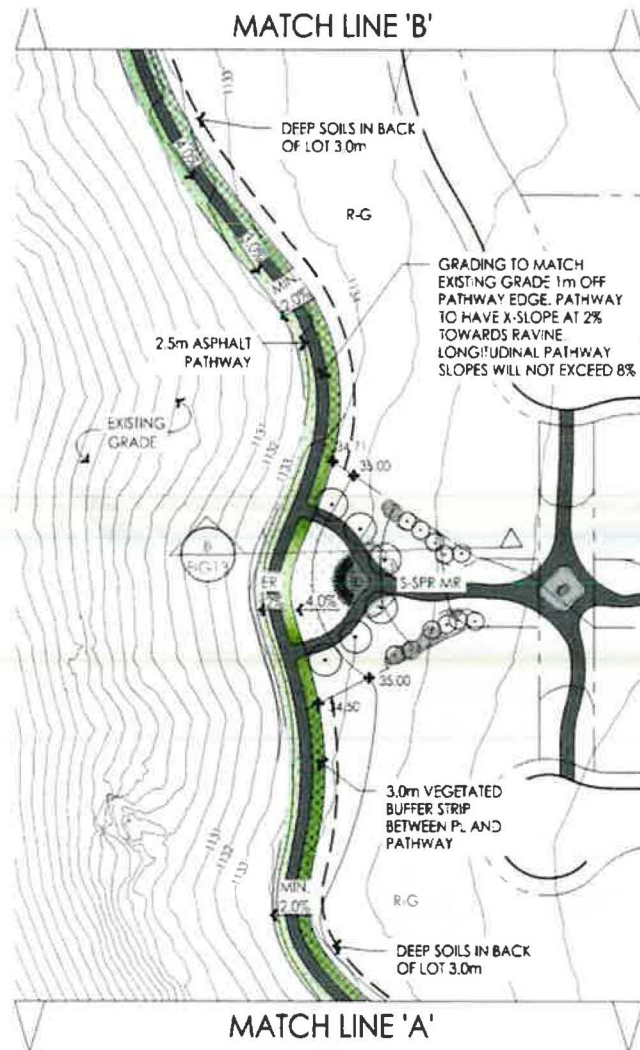
FIGURE 5.0 | GLACIER RIDGE  
 OPEN SPACE CONCEPT - MR 4

PREPARED FOR: QUALICO



February 9, 2024





\* ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.



CONTEXT MAP

PARCEL STATISTICS:  
ENVIRONMENTAL RESERVE  
S-UN (ER) 2.19ha / 5.40acres

- THEME/ FUNCTION:
- SEATING NODES
  - LINEAR PATHWAY CONNECTION
  - NON IRRIGATED NATIVE SEED

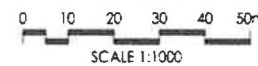
- OPTIONAL AMENITIES:
- NONE

### ER LEGEND

SYMBOL	DESCRIPTION
	BENCH
	AREA CONCRETE
	ASPHALT PATHWAY
	PLANT BED
	NATURAL AREA - NATIVE PLANTS TO REMAIN UNDISTURBED AS MUCH AS POSSIBLE. DISTURBED AREAS TO HAVE NATIVE LOAM AND SEED.

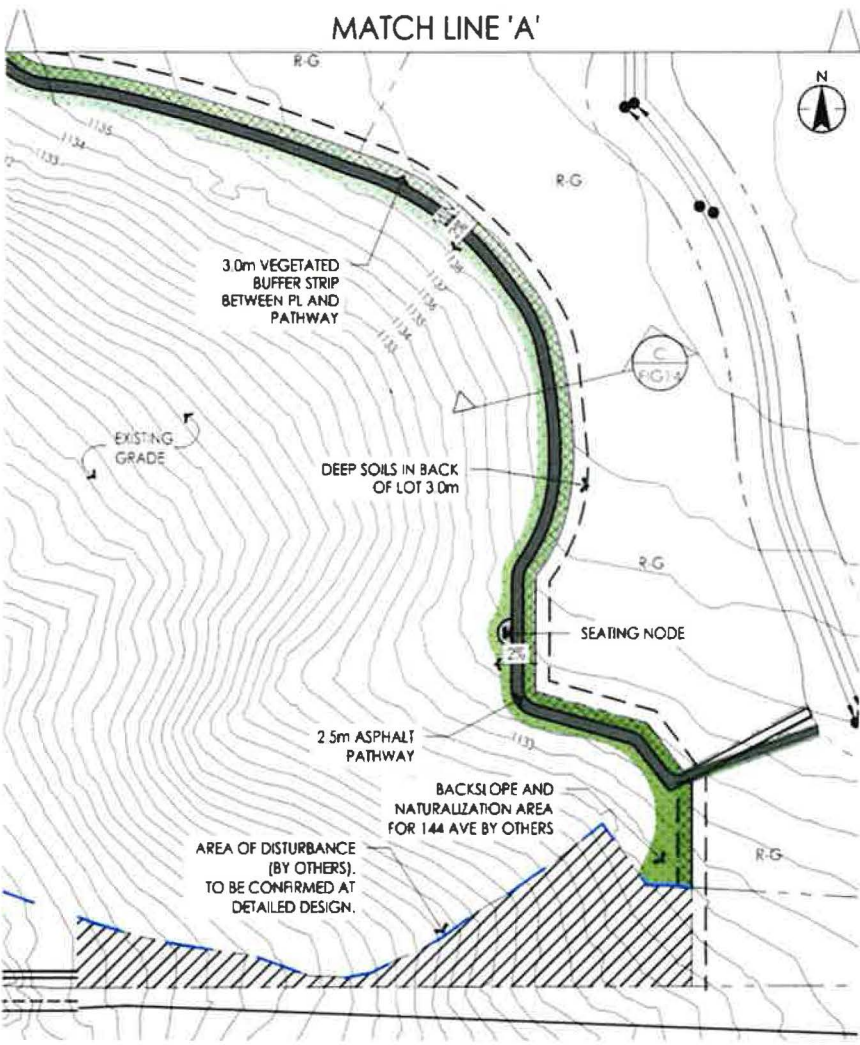
FIGURE 10.0 | GLACIER RIDGE  
OPEN SPACE CONCEPT - ER

PREPARED FOR: QUALICO



FEBRUARY 2024





PARCEL STATISTICS:  
ENVIRONMENTAL RESERVE  
S-UN (ER) 2.19ha/ 5.40ac

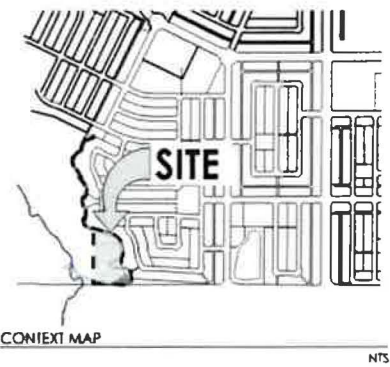
- THEME/ FUNCTION:
- SEATING NODES
  - LINEAR PATHWAY CONNECTION
  - NON-IRRIGATED NATIVE SEED

OPTIONAL AMENITIES:

- NONE

ER LEGEND

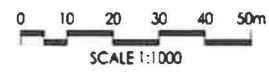
SYMBOL	DESCRIPTION
	BENCH
	AREA CONCRETE
	ASPHALT PATHWAY
	PLANT BED
	NATURAL AREA - NATIVE PLANTS TO REMAIN UNDISTURBED AS MUCH AS POSSIBLE. DISTURBED AREAS TO HAVE NATIVE LOAM AND SEED.



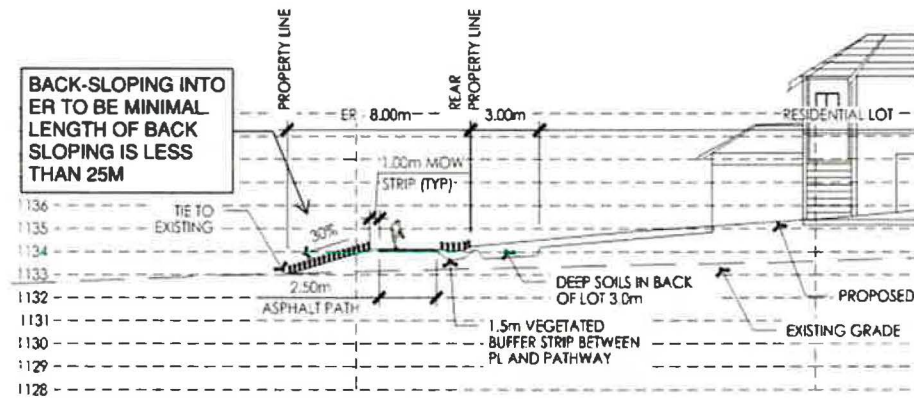
ALL GRADING INFORMATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND REVIEW. GRADES MAY CHANGE AT A LATER DATE.

FIGURE 11.0 | GLACIER RIDGE  
OPEN SPACE CONCEPT - ER

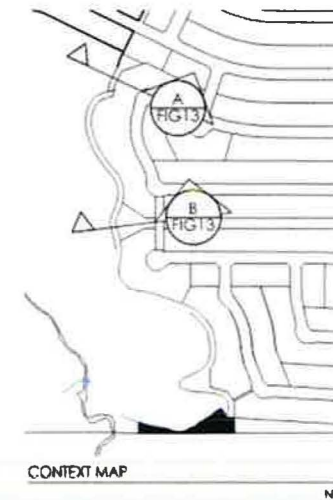
PREPARED FOR: QUALICO



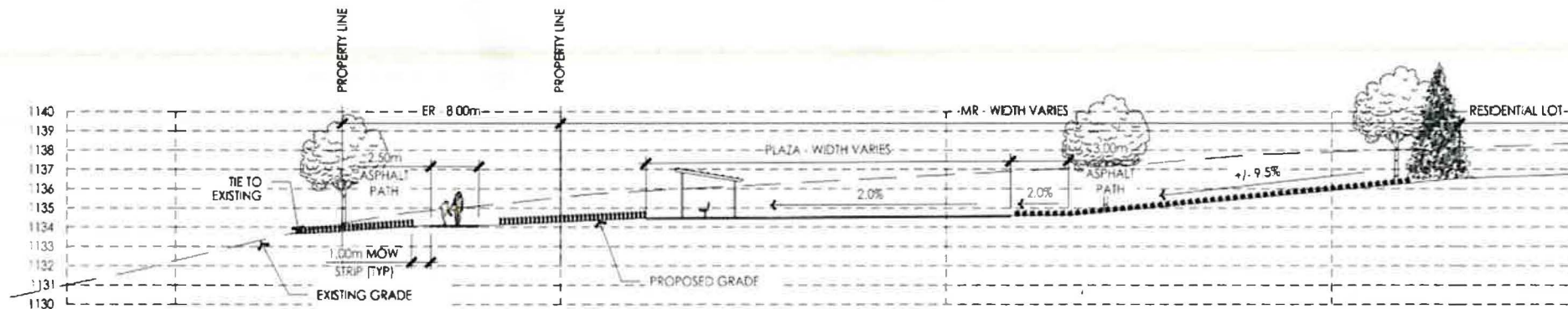




**A** CROSS SECTION A-A  
SCALE: 1:200



NTS



**B** CROSS SECTION B-B  
SCALE: 1:200

FIGURE 13.0 | GLACIER RIDGE  
OPEN SPACE CONCEPT - ER - CROSS SECTION A-A AND B-B



SCALE 1:200



January 16, 2023







## Proposed Outline Plan Conditions of Approval

The following Conditions of Approval shall apply:

### Planning

1. The proposal as submitted has an over-dedication of roadways/public utilities. The developer has the option to either re-design the subdivision to eliminate the over-dedication of public roadways/public utilities, or proceed with the processing of this plan on the understanding that compensation for said over-dedication be deemed to be \$1.00.
2. If applicable, prior to approval of the initial Tentative Plan, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument for where the building is located.
5. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
6. Prior to Tentative Plan approval, the proposed community name and street names shall be approved by City Council.
7. A deferred reserve caveat shall be registered on the residual lands concurrent with the registration of the first subdivision for the balance of MR/MSR owing.
8. This Outline Plan approval covers an area in excess of the lands that have land use redesignation under report CPC2023-0399. The Calgary Planning Commission Outline Plan approval does not constitute or guarantee land use amendment approval for any lands within the Outline Plan. The outside of the Land Use Redesignation Boundary on this Outline Plan will require a future separate approval from Council when the 650-unit (2000 population) water servicing capacity limit is resolved to the satisfaction of the City. At that time, if changes to road networks, utility configurations, or the proposed

land uses necessitate, in the approving authority's opinion, changes to the approved Outline Plan, a new Outline Plan for the affected lands may be required.

9. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the -Plan-) and its -no net loss- policy. All Class III and above wetland(s) (as defined by the Stewart and Kanrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve (-ER-) pursuant to the Municipal Government Act (Alberta)(-MGA-) and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).
10. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide a copy of the Water Act approval from by Alberta Environment to the City of Calgary Parks and Open Spaces.
11. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
12. Prior to approval of the tentative plan, arrange an onsite meeting to review the top of slope, and the feasibility of the pathway in the proposed Environmental Reserve (ER). This meeting should be coordinated through the Parks Planner and Parks Ecologist.
13. Prior to approval of the tentative plan or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. This meeting should be coordinated through the Parks Planner. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
14. Prior to approval of the tentative plan, indicate the limit of disturbance for the pathway or any other disturbance related to the proposed development in the Environmental Reserve.
15. Prior to approval of the affected Tentative Plan, coordinate a meeting through the Parks Planner with Parks Pathways to field fit the pathways or trails.
16. No disturbance of Environmental reserve lands is permitted without



written permission from Parks for this area.

- 17. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
- 18. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's *Guidelines for Erosion and Sediment Control*, to the satisfaction of the Manager of Water Resources and the Director of Calgary Parks. Contact the Development Inspector, Annie Rodrigues at 403-804-9397 to approve the location prior to commencement of Stripping and Grading activities.
- 19. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
- 20. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of adjacent parks (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
- 21. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the high water line.
- 22. Prior to Endorsement of the tentative plan, approval from Parks is required for all utility rights-of-way proposed within existing or future Reserve (MR, MSR, ER) lands.
- 23. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review.
- 24. Prior to approval of the Tentative Plan, Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
  - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
  - Grading plans that are coordinated with engineering to show updated

perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.  
- Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.

- 25. Prior to Endorsement of the tentative plan Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Coordinator of Landscape Construction Approvals for review and approval prior to construction.
- 26. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for all Environmental Reserve land to be affected by construction activities, such as the area impacted due to 144 Avenue project (for work performed by the developer), ER to be disturbed due to pathway construction, etc. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
- 27. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Parks.
- 28. Any damage to Environmental Reserve lands shall be restored to a natural state at the developer's expense, to the satisfaction of Parks. If disturbance occurs to Environmental Reserve, a Restoration Plan shall be submitted to the satisfaction of Parks Ecologist. The restored area is to be maintained until established and approved by the Development Inspector (Annie Rodrigues, 403-804-9397).
- 29. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Parks.
- 30. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
- 31. Construction access through Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.



32. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.
33. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
34. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
35. All proposed parks (MR/ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
36. A restrictive covenant shall be registered against the titles prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The Restrictive Covenant shall be registered concurrent with the registration of the final instrument.  
  
Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the Developer shall rehabilitate and replant the lands within the balance of the Setback Area with appropriate vegetation to the satisfaction of Parks.
37. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
38. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Development Inspector, Annie Rodrigues at 403-804-9397 to approve the location of the fencing prior to its installation.
39. All relevant recommendations and mitigation measures identified in the approved Biophysical Impact Assessment (BIA) shall be adhered to throughout the development process. Any changes to the outline plan / land

- use amendment for which the BIA was prepared may trigger requirements to update the BIA and/or complete additional studies.
40. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
41. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
42. All shallow utility alignments, including street light cables, shall be set back 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
43. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).

#### Utility Engineering

44. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):  
- Post Grading Slope Stability Assessment, prepared by Englobe Corp. (File No. 020M9338.003), dated January 31, 2023.  
- Geotechnical & Pre-Grading Slope Stability Assessment, prepared by Englobe Corp. (File No. ML 020M9338.003), dated December 14, 2022.
45. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City-s signature.
46. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Customer applications will be reviewed and discussed at the Land Use stage for the potential to retain open space, reduce the potential effects of increased imperviousness, and implement green Infrastructure systems into the overall development plan. Please refer to the April 2019 Industry bulletin Interim



Runoff Volume Control for additional information.

47. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
48. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
49. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-216-8613 or email [Mary.Jerebic@calgary.ca](mailto:Mary.Jerebic@calgary.ca).
50. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Development Commitments for further information at 587-216-8613 or email [Mary.Jerebic@calgary.ca](mailto:Mary.Jerebic@calgary.ca).
51. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities and surface improvements within and along the boundaries of the plan area.
  - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
  - e) Construct the MSR/MR/ER/PUL within the plan area.
  - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
52. Make repayment arrangements with the City of Calgary for part cost of the underground utilities and surface improvements in 144th AVENUE NW

adjacent to the site, which was installed and financed by The City of Calgary 144 Avenue SVR Improvement Project - Water Resources.

53. Due to water servicing limitations, the development is capable of supporting a maximum population of up to 2,000 people/650 units (whichever is less) until planned increases in utility capacity become available. Subdivisions/Development Permits that propose to increase the density above 2,000 people/650 units will not be approved until such time that required water infrastructure is available to the satisfaction of Development Engineering.
 

Prior to the first subdivision within the outline plan area, identify and differentiate the interim onsite and off-site water network required to support 650 units cap from the ultimate overall network. Please include/overlay this interim network with a development phasing plan.

Note: There are capacity limitations for water servicing in the North Sector of the City. To improve the water system capacity, major water capital infrastructure referred to as the "North Water Servicing Option" (NWSO) is in the planning stages and is expected to be in service by 2030. As delivery options are identified and confirmed, the City will complete ongoing reviews of water capacity limitations in the North Sector of the City with consideration to phased delivery and servicing where possible.
54. Subsequent development applications (i.e. tentative plan or DP) will require information/maps indicating the proposed on-site water network and offsite tie-ins necessary to service the phase (size and location). Should any part of the original approved water network be altered, an updated water network plan is required for review.
 

More detailed fire flow calculations (in accordance with the Fire Underwriters Survey Guidelines (FUS)) may also be required for any Development Permits to be approved within the Tentative Plan area.
55. Prior to each any future/subsequent Tentative Plan / DP Approvals, the Developer must submit a status report of allocated units within the Outline Plan area, summarizing total unit counts remaining towards this 650 capacity.

#### Mobility Engineering

56. In conjunction with the applicable Tentative Plan, construction drawings with vehicle templating and fastest path analysis shall be submitted for roundabout(s) within the Tentative Plan boundary. Prior to the approval of the affected tentative plan, the design and right-of-way for the subject roundabout intersections will be determined to the satisfaction of the Manager,



Development Engineering.

57. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with cross sections and grading profiles to verify grading requirements for the lands adjacent to 144 Avenue NW. Prior to Approval of the Tentative Plan(s), the grading requirements for lots adjacent to 144 Avenue NW will be determined the Satisfaction of Development Engineering.
58. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with turning templates for the applicable intersections along 144 Avenue NW to verify the ultimate intersection geometric design and associated right-of-way requirements. Specifically, the intersection of 24 Street NW and 144 Avenue NW will be widened and designed to include an exclusive southbound to westbound right-turn lane and channelized right-turn at the intersection corner. Prior to Approval of the Tentative Plan(s), the designs for the intersections and their associated right-of-way requirements will be determined the satisfaction of Development Engineering.
59. In conjunction with the initial Tentative Plan, the applicant shall register a road plan for the north half of 144 Avenue between the ER boundary and 24 Street NW. The road plan will include the right-of-way for the back sloping and retaining walls to accommodate 144 Avenue NW over the escarpment.
60. No direct vehicular access shall be permitted to or from 24 Street NW and 144 Avenue NW. A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable Tentative Plan stage.
61. For residential lots along collector roadways, access shall be only permitted to and from the adjacent residential lanes. A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable Tentative Plan stage.
62. In conjunction with the applicable Tentative Plans and/or Development Permits, noise attenuation studies are required for the residential developments adjacent to 144 Avenue NW. The noise attenuation studies are to be completed by a certified a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Development Engineering for approval.













Note that where sound attenuation is not required adjacent to Arterial or Skeletal roadways, a uniform screening fence shall be provided, in accordance with the City of Calgary 2014 Design Guidelines for Subdivision Servicing.

63. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
64. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus / each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering.
65. In conjunction with the applicable Tentative Plan, Sidewalks along the school site frontages shall be designed and constructed as monowalks.
66. In conjunction with the applicable Tentative Plan, regional and/or multi-use pathways along the school site frontages shall be designed and constructed as mono-pathways, 3.5m wide.
67. In conjunction with the applicable Tentative Plan, for intersections adjacent to school sites and high-volume pedestrian crossing locations, curb extensions shall be provided to the satisfaction of the Manager, Development Engineering.
68. In conjunction with the applicable Tentative Plan access to Ambleridge Street NW (Road Q) for the M-1 parcel will provided over CN-1 parcel via an access easement agreement. The access easement agreement and easement plan over the CN-1 parcel for the benefit M-1 parcel will be registered concurrent with the final instrument.
69. In conjunction with the applicable Tentative Plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
70. In conjunction with each Tentative Plan, Transit service shall be provided to the satisfaction of the Director, Transit and the Manager, Development Engineering.
71. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.

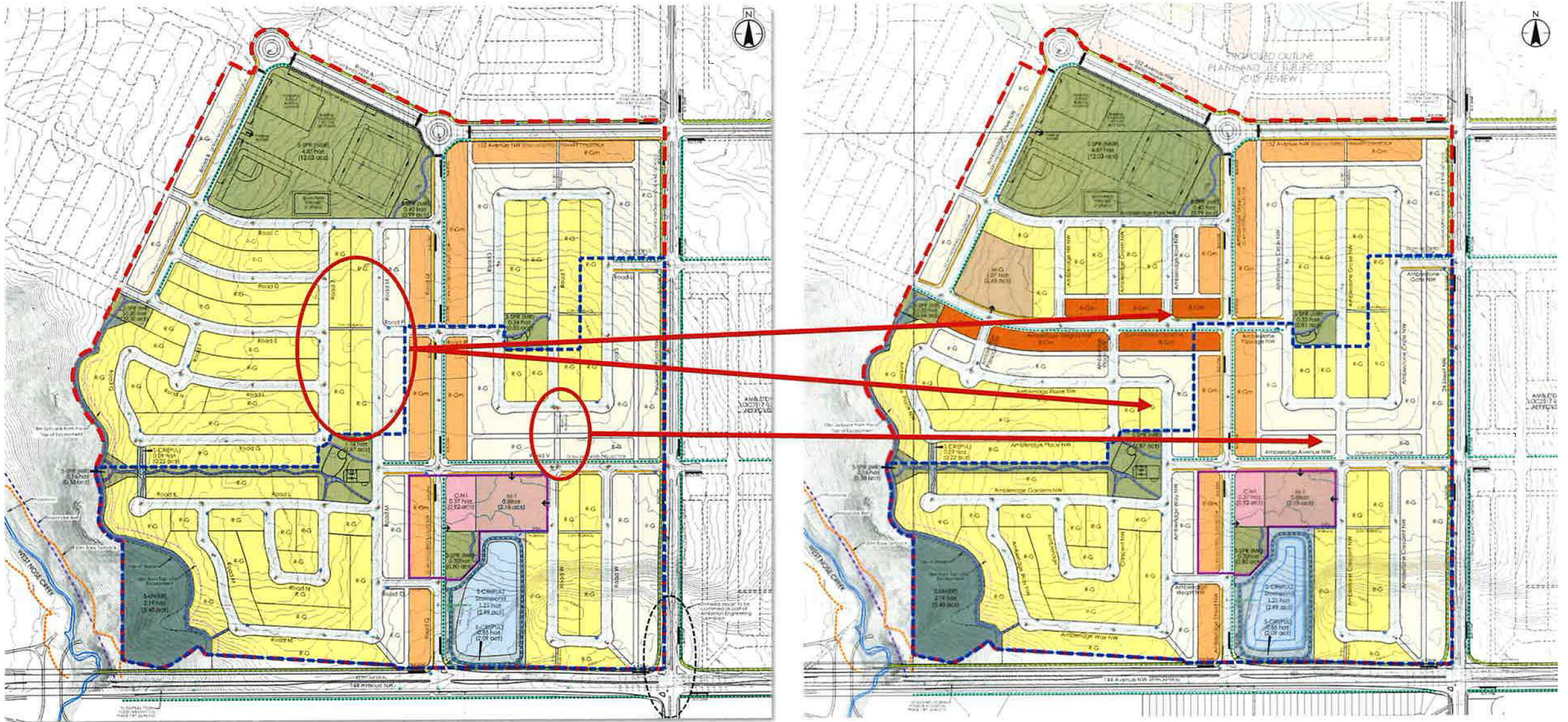


- 72. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian rapid flashing beacons at the intersection of Ambleridge Street (Road Q) and Ambleridge Avenue NW (Road V). Note that the Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.



OUTLINE PLAN STATISTICS			
<b>TOTAL AREA OUTLINED</b>	<b>47.31 ha</b>	<b>144.32 ac</b>	
 less ENVIRONMENTAL RESERVE (S-UN)	2.19 ha	5.40 ac	
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>45.12 ha</b>	<b>140.92 ac</b>	<b>100.0%</b>
<b>RESIDENTIAL</b>	<b>34.84 ha</b>	<b>91.04 ac</b>	<b>56.6%</b>
<b>Low Density</b>	<b>34.89 ha</b>	<b>86.21 ac</b>	<b>53.6%</b>
 RG - Loned	11.01 ha	27.21 ac	
Anticipated Number of Units (8.23m lot width)			3,344m 406 units
 RG - Laneless	18.40 ha	45.47 ac	
Anticipated Number of Units (9.75m lot width)			5,378m 551 units
 RGm - Townhomes	3.83 ha	9.47 ac	
Anticipated Number of Units (6.7m lot width)			1,198m 178 units
 RGm - Townhomes (28m Depth)	1.64 ha	4.06 ac	
Anticipated Number of Units (6.7m lot width)			588m 87 units
Total frontage			10,508m
<b>High Density</b>	<b>1.95 ha</b>	<b>4.83 ac</b>	<b>3.0%</b>
 M-G	1.07 ha	2.65 ac	
Number of units (60upha)			64 units
 M-1	0.88 ha	2.18 ac	
Non-Ear of units (110upha)			97 units
<b>TOTAL UNITS</b>			Anticipated 1,383 units
<b>DENSITY</b>			
Anticipated: 29.2 upha			
8.6 upac			
<b>COMMERCIAL</b>	<b>0.37 ha</b>	<b>0.92 ac</b>	<b>0.4%</b>
 C-N1	0.37 ha	0.92 ac	
<b>CREDIT OPEN SPACE (S-SPR)</b>	<b>7.46 ha</b>	<b>18.42 ac</b>	<b>11.4% *</b>
 Open Space & Parks	2.59 ha	6.39 ac	
 School	4.87 ha	12.03 ac	
<b>PUBLIC DEDICATION</b>	<b>20.45 ha</b>	<b>50.54 ac</b>	<b>31.4% **</b>
 Stormwater Pond	1.21 ha	2.99 ac	
 PUL	0.93 ha	2.31 ac	
<b>Roads and Lanes</b>	<b>18.31 ha</b>	<b>45.24 ac</b>	
Includes road widening and bus blocking			
<small>* City Council 12 - As per the 2014 Amalgamation Agreement</small>			
<small>** City Council 12 - As per the 2014 Amalgamation Agreement</small>			

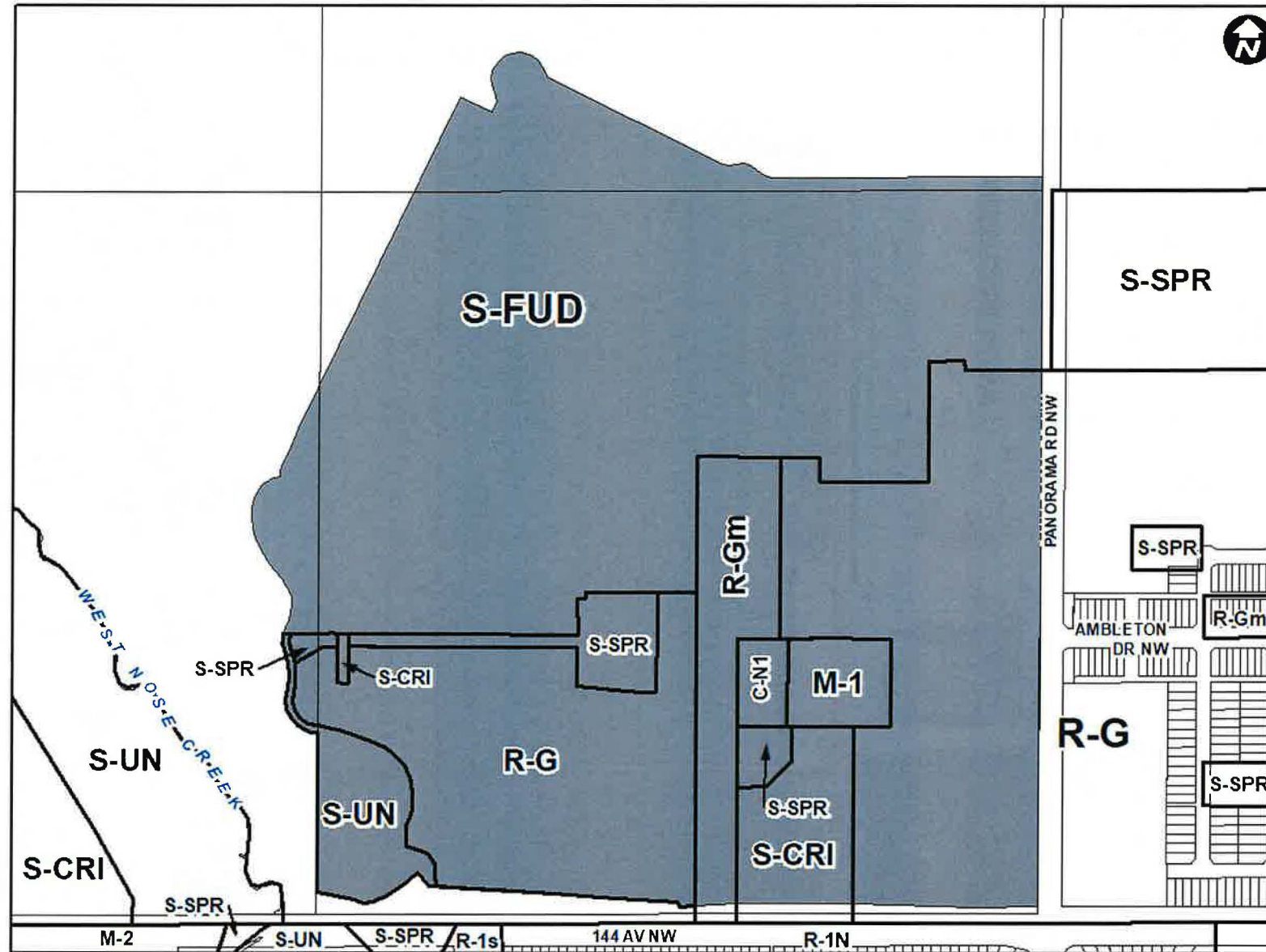




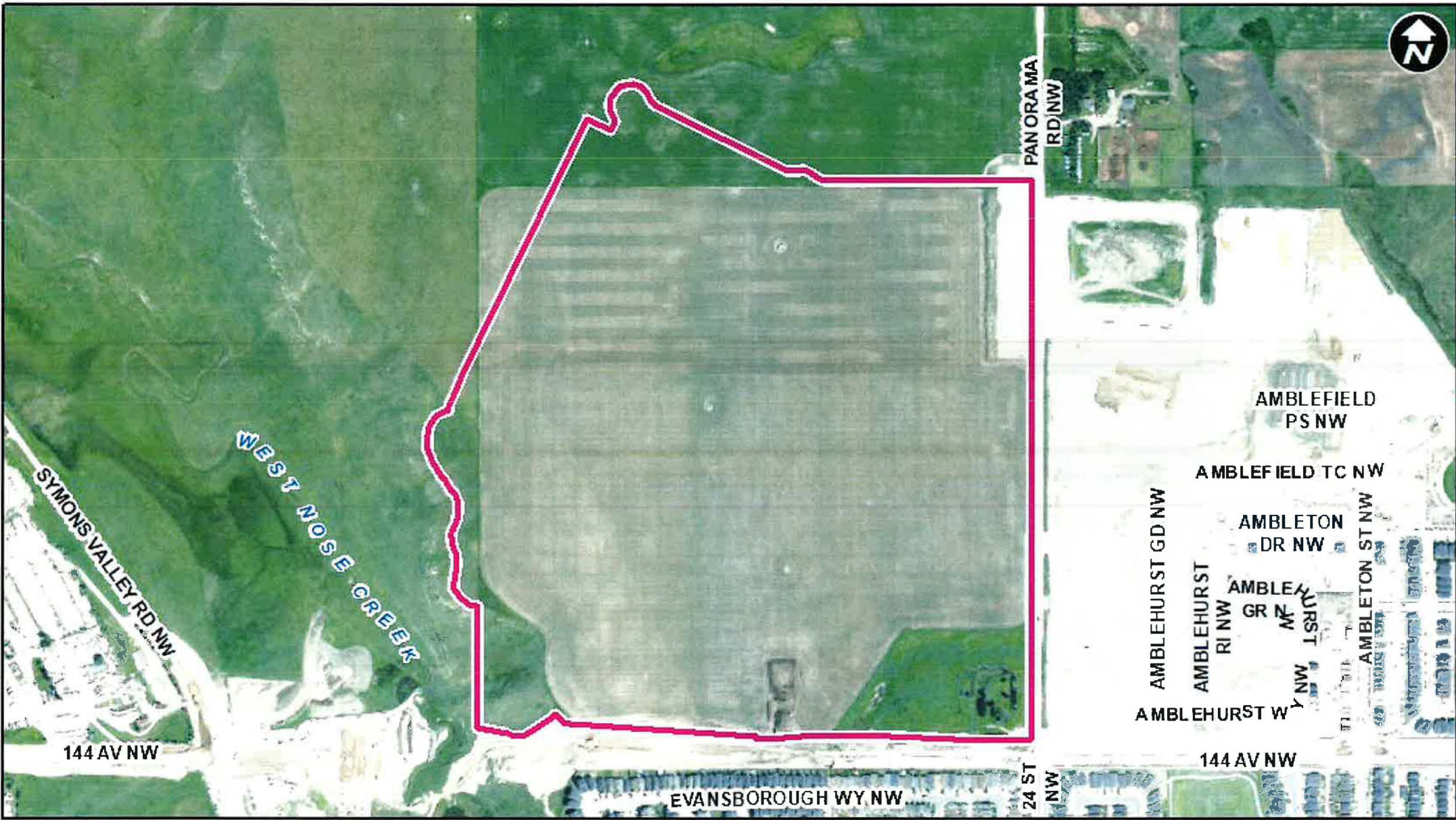












Add legend here

Parcel Size:

XX ha  
XXm x XXm



## Proposed **XX** District:

- Bulleted text as needed
- Text
- Text



## LEGEND

-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary



## RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at **Municipal Address (Legal Description)** to subdivide **XX.XX hectares ± (XX.XX acres ±)**, with conditions (Attachment 1).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the **XXX Area Redevelopment Plan/Area Structure Plan** (Attachment **X**); and
2. Give three readings to the proposed closure of **X.XX hectares ± (X.XX acres ±)** of road (Legal Description), adjacent to Municipal Address, with conditions (Attachment **X**); and
3. Give three readings to the proposed bylaw for the redesignation of **X.XX hectares ± (X.XX acres ±)** located at **XX Street Name Quadrant** (Plan **XXXX**, Block **XX**, Lots **XX** and **XX**) from **XXXX (XX) District** to **XXXX (XX) District**.