

**Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505
 Symons Valley Road NW, LOC2023-0383**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) to subdivide 4.53 hectares \pm (11.20 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.42 acres \pm) located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks a minor outline plan revision and land use redesignation in the community of Glacier Ridge to incorporate lands that are no longer required for public utilities.
- 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? This proposal would allow for more efficient use of land and infrastructure in a developing area of the city.
- Why does this matter? This redesignation application reduces future City maintenance costs by converting a redundant public utility lot into future housing parcels.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application was submitted 2023 December 11 by Stantec Consulting Ltd. on behalf of the landowner, Anthem United Glacier Ridge Development GP Ltd. and Glacier Symons Lands Ltd. The subject area is located in the northwest developing community of Glacier Ridge. The lands are currently undeveloped, though there are active subdivision applications to the south and west in alignment with previously approved outline plans (LOC2017-0368 and LOC2022-0165). The site is located west of the future Shaganappi Trail NW and south of the City of Calgary limits.

As referenced in the Applicant Submission (Attachment 3), the Proposed Outline Plan (Attachment 4) and the Proposed Land Use District Map (Attachment 5) request minor modifications to the land uses and outline plan previously approved through LOC2017-0368. An outline plan comparison is provided in Attachment 6 to further illustrate the changes. These changes result from the developer providing additional laned residential blocks in the adjacent subdivision which pushed this development further east. As more detail about the grading in this

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area is now known, the backsloping for future Shaganappi Trail NW that was accounted for in the 2017 application is no longer required.

The proposed changes are minor in nature and maintain the anticipated density of the community. The proposed application anticipates a density of 21.1 units per hectare (8.5 units per acre) which is a slight increase from the previous density in this area of 20.3 units per hectare (8.2 units per acre). Further details can be found in the Proposed Outline Plan Data Sheet (Attachment 7).

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 land use and outline plan application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. As indicated in the Applicant Outreach Summary (Attachment 8), they determined no outreach would be undertaken as the proposed changes are relatively minor and consistent with the anticipated built form for this area.

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.

Rock View County was circulated in accordance with the policies of the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)*. They provided comments noting that development should follow the Agricultural Interface Policies of the IDP, and that future development should employ dark sky practices near the rural/urban interface. Administration responded to their comments that the application maintains the low intensity interface with the county and that lighting is regulated in the applicable land use bylaw. The County responded with no concerns.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The changes are minor and generally align with what was previously approved by Council and Calgary Planning Commission on this site.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Glacier Ridge and provides for increased housing choice in the area.

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 stie with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

The proposal makes more efficient use of proposed infrastructure through the proposed outline plan and land use 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. Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Land Use District Map
6. Outline Plan Comparison
7. Outline Plan Data Sheet
8. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform