

Background and Planning Evaluation

Background and Site Context

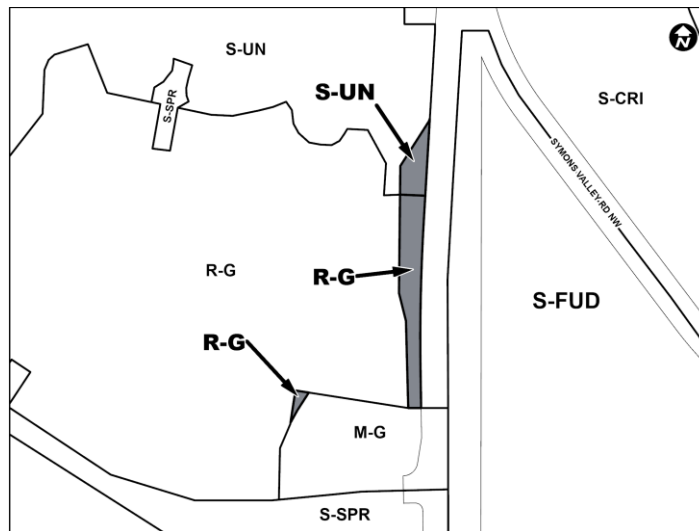
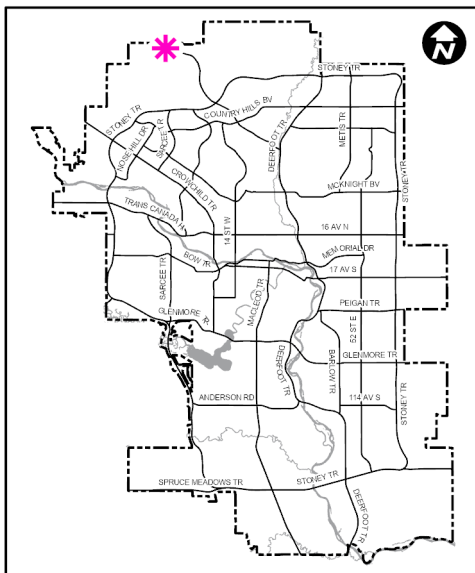
The subject site is located in the northeast corner of a quarter section parcel in the northwest developing community of Glacier Ridge. The site previously received land use and outline plan approval in 2020 as part of LOC2017-0368. The larger quarter section parcel is located north of 144 Avenue NW, south of the City of Calgary city limits, and west of the future Shaganappi Trail NW. Within this parcel, the subject site itself is in the northeast corner and has not been subdivided. This application has two components: the land use portion is for 0.57 hectares (1.42 acres) of land while the outline plan boundary is for 4.53 hectares (11.20 acres) and has been included to account for minor street and pathway changes that are proposed as part of this land use redesignation.

Lands to the south and immediately west are currently undergoing stripping and grading, subdivision, and build out of low-density residential development. A future school site is anticipated immediately south of the subject site. To the east of the site is the future Shaganappi Trail NW and further east, is a residential acreage, and east of that, Symons Valley Road NW. Agricultural uses with homes and outbuildings are located north of the plan area in the neighbouring county of Rocky View.

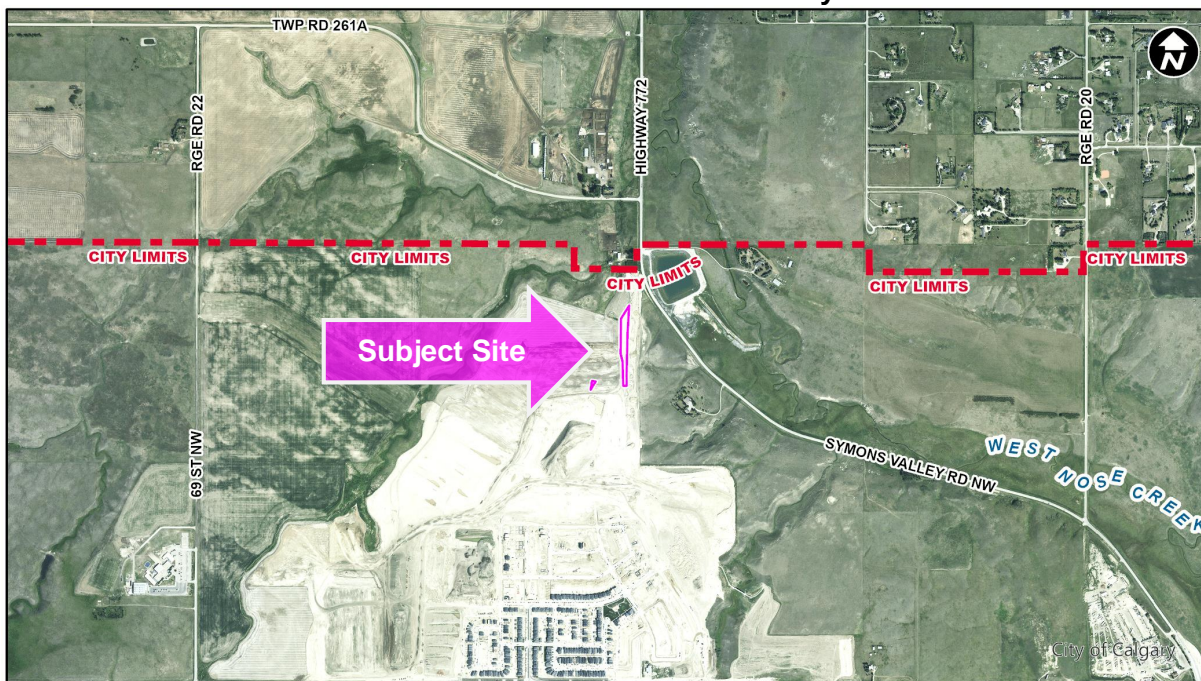
Community Peak Population Table

There is no existing demographic information available for Glacier Ridge as this is a newly developing community.

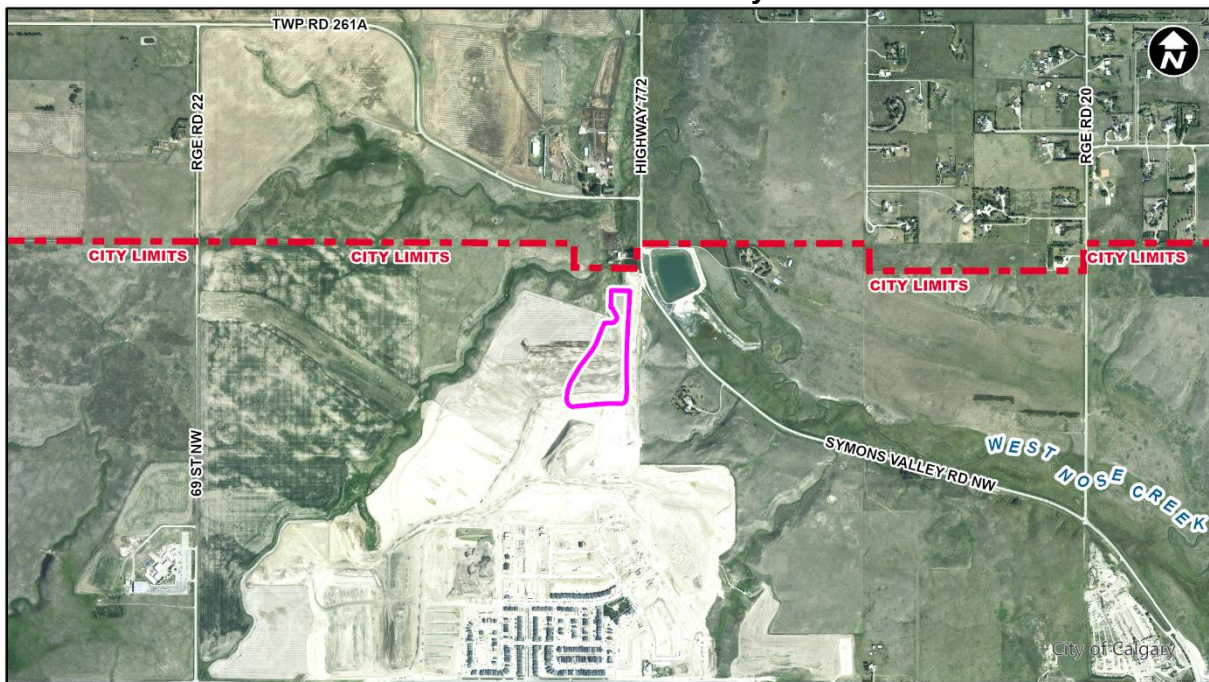
Location Maps



Land Use Amendment Boundary



Outline Plan Boundary



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land uses on the subject sites include the:

- Residential – Low Density Mixed Housing (R-G) District,
- Multi-Residential – At Grade Housing (M-G) District,
- Special Purpose – City and Regional Infrastructure (S-CRI) District, and
- Special Purpose – Urban Nature (S-UN) District.

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 M-G District is intended for developing areas and provides multi-residential development of low height and low density and is intended to be in close proximity or adjacent to low density residential development. The maximum building height in this district is 13 metres.

The existing S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development.

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 *Municipal Government Act*. This district limits development to improvements that facilitate passive recreational use.

The land use amendment area is for approximately 0.57 hectares (1.42 acres) and redesignates a S-CRI land use district to R-G and S-UN, with a portion of the S-CRI parcel being assigned as road right-of-way. The S-CRI District was originally intended to accommodate the backsloping from construction of Shaganappi Trail NW as it joins with Highway 772 to the north. Further studies have resulted in this backsloping not being needed. A reduced backsloping area that is still required from Shaganappi Trail NW is being accommodated in the road right-of-way, which is consistent with standard practice. A small portion of the M-G District is redesignated to R-G to correspond with a minor road realignment in the outline plan.

Subdivision Design

In accommodating additional land needed for the developer to offer new laned home options to the west of the subject site, this outline plan application proposes an eastward shift to Annette Terrace NW and surrounding blocks. While the new laned homes to the west are being proposed separately through a minor non-conforming subdivision plan, this revision is being captured through this outline plan due to the corresponding land use redesignations and regional pathway modifications it prompted.

The regional pathway along the north of this plan area, within the ER, has been realigned to work with the grades in this area while maintaining its connection to the multi-use pathway on the west side of Shaganappi Trail NW. The design also provides a new connection from this pathway back into the neighbourhood's street network, providing additional route choices to area residents.

This application did not alter any lands identified as municipal reserve (MR), so does not impact MR dedication numbers for the Glacier Ridge community.

The general subdivision pattern is consistent with what was approved under LOC2017-0368. The addition of laned parcels in this area of the Glacier Ridge community contributes to the variety of housing types and price points increasing this development's alignment with *Municipal Development Plan (MDP)* and *Glacier Ridge Area Structure Plan (ASP)* policy objectives.

Density and Intensity

The MDP sets out minimum density targets for new communities of 20 units per gross developable hectare (eight units per acre). The ASP sets out the same density targets as the MDP.

The proposed changes to the outline plan and associated land use amendment anticipates 21.1 units per hectare, which is less than the overall anticipated density of the lands under LOC2017-0368 of 24.88 units per gross developable hectare. However, it is commensurate with the approved plan if a similar boundary is considered (see the Outline Plan Comparison in Attachment 6).

Further information can be found on the Proposed Outline Plan Data Sheet included in Attachment 7.

Transportation

This site will be accessed from Shaganappi Trail NW, a modified arterial, via Marmot Green NW. Multi use pathways are provided on the west side of Shaganappi Trail NW and a regional pathway lines the east side. Shaganappi Trail NW is identified as part of the Primary Transit Network. Marmot Green NW provides a multi-use pathway along the south side of the street adjacent to the school site and provides a separated sidewalk on the north adjacent to the subject site. Local bus service will be provided along this street.

A transportation impact assessment (TIA) was not required as part of the outline plan and land use amendment review. The street and mobility networks were previously reviewed and planned with the original approved outline plan. The proposed amendments do not significantly impact the proposed street and mobility networks.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

The overall utilities and servicing for this development area were previously planned with the original approved outline plan. The proposed amendments do not significantly impact the proposed services for the area.

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 land use amendment and 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)

The proposal is located south of the identified City of Calgary Residential Growth Areas as shown in Map 4 Growth Corridors/Areas. The Site falls within the policy area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The recommendation aligns with the policy direction of the IDP and the general policies of interface planning.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential Planned Greenfield with Area Structure Plan (ASP) typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas comprise residential communities that have been planned and are still being developed. Approved ASPs in these areas are recognized as appropriate policies to provide specific direction for development of the local community. The proposed application is in alignment with the applicable policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The site is located within a Neighbourhood Area and an Environmental Open Space Study Area according to Map 3: Land Use Concept in the [Glacier Ridge Area Structure Plan](#) (ASP). Neighbourhood Areas allow for an appropriate mix of residential and non-residential uses. The Environmental Open Space Study Area identifies environmentally significant areas. The proposed land uses and supporting outline plan aligns with the policies and development expectations of the ASP.