

Applicant Submission

March 5, 2024



APPLICANT SUBMISSION

On behalf of Anthem Properties (Anthem), Stantec has submitted an Outline Plan and Land Use amendment application for approximately 4.0 hectares (10.0 acres) of land within the developing community of Glacier Ridge. Glacier Ridge is located in North Calgary, east of 69 ST NW, north 144 AV NW, and west of Symons Valley RD NW.

The application proposes minor revisions to the layout of the approved LOC2017-0368 Outline Plan (approved in 2020), located at 1505 Symons Valley RD NW. The application area for the adjustments, referred to as Phase 8, represents a small portion of the Plan immediately west of Shaganappi TR NW.

The purpose of the amendment is to adapt to changes made to Phase 7 (west), where select blocks initially designed for front-drive low-density residential are being transitioned to a laned product. This transition in Phase 7 causes blocks to move eastward, due to the extra space needed for the added lanes, thereby requiring minor adjustments to Phase 8 to accommodate. There are no changes to the Residential – Low Density Mixed Housing (R-G) or Multi-Residential – At Grade Housing (M-G) Districts themselves proposed within the application area, only adjustments to their boundaries to accommodate a minor redesign of the blocks.

Background

Since the approval of LOC2017-0368 in 2020, Glacier Ridge has progressed through multiple stages of development. With each phase, both Anthem and Stantec have gained a deeper understanding of engineering and servicing requirements, neighbourhood needs, and how to proactively adapt to evolving market conditions. This continuous learning has led to ongoing refinement of the Outline Plan, including the relocation of the Community Association Site and integration of a new Residents Association as part of LOC2022-0165 (approved in 2023), and now this application involving Phase 8.

This application reflects an updated understanding of market demand, limited availability of laned product in Phase 7 to meet the needs of the area, and opportunity to increase laned product offering through a minor adjustment to Phase 8. Multiple scenarios were considered for integrating laned product within Phase 7 working with the current land use boundaries. However, each iteration resulted in a 'pinch point' on the east side of the Plan, constrained by the existing Special Purpose – City and Regional Infrastructure (S-CRI) District boundary west of Shaganappi TR NW. By attempting to add space to accommodate lanes in the existing block design for Phase 7, revisions to Phase 8 became necessary to achieve the desired outcomes.

This adjustment also prompted an engineering review to confirm the redesign would be viable from a grading and servicing perspective. Once the engineering was confirmed, we were able to successfully remove the majority of the backsloping lands adjacent to Shaganappi TR NW (currently zoned as S-CRI) to accommodate the redesign.

In summary, the desire to accommodate additional laned product in Phase 7 is what leads to this proposed Outline Plan and Land Use amendment for Phase 8.

Proposed Amendments

Block Pattern Adjustments

The proposed amendments to the Outline Plan aim to incorporate additional laned product in Phase 7 by undertaking minor adjustments to the layout of Phase 8 (the application area). Through a slight



reconfiguration of the road network, blocks were able to be successfully realigned to accommodate the desired outcome for Phase 7, which were confirmed through a detailed engineering review. As mentioned above, no changes to the types of land use districts are proposed, only slight adjustments to their boundaries in order to accommodate the redesign.

Regional Pathway Adjustments

As part of the engineering assessment, the existing Regional Pathway connection to Shaganappi TR NW was reviewed for accessibility (limiting slope to 8% grade or below). The current Outline Plan shows a direct pathway connection from the ravine to Shaganappi TR NW through a steeply sloped area (areas with 20-30% grade). Through discussions with City Administration, a revised alignment has been arranged to establish a proper, accessible route from the ravine to Shaganappi TR NW, working with the grades in this area.

A new Regional Pathway connection point has also been added to the cul-de-sac in Phase 8. This new connection reduces the length of travel needed for residents in the area to access the extensive Regional Path network, which spans the Environmental Reserve (ER) ravine throughout Glacier Ridge.

Density Analysis

This application does not significantly impact the overall density for the area. A high-level comparison of the subject lands shows that there is a minor increase in units based on existing Outline Plan assumptions. The proposed amendments are anticipated to result in a net increase of 4 units within the application area (approximately 4 hectares | 10 acres).

Outline Plan Density Comparison

	Current (LOC2017-0368)		Proposed	
	Units	Density	Units	Density
Application Area (Approximate)	81	20.3 uph (8.2 upa)	85	21.1 uph (8.5 upa)

Numbers may vary slightly due to rounding.

Policy Considerations

The application remains consistent with the existing Glacier Ridge Outline Plan, which achieves all relevant Calgary Municipal Development Plan (MDP) and Glacier Ridge ASP policies related to land use, density, and built form anticipated for this site. The vision and desired outcomes for the site are not intended to change, only the boundaries in which the land uses are contained.

A review of the entire Glacier Ridge Outline Plan was also undertaken to confirm density, Municipal Reserve (MR) allocation, and to provide updated statistics for the overall plan. This review includes the recently approved applications of LOC2022-0075 and LOC2022-0165 (both approved in 2023) and amendments proposed in this application.

The updated Outline Plan continues to exceed all minimum density targets required by City of Calgary policies and the Calgary Metropolitan Region Board (CMRB) Regional Growth Plan. The overall density for Glacier Ridge remains above the required density area and continues to provide for the proper balance of Municipal Reserve (MR) lands required for the entirety of the Outline Plan area.



Summary

The proposed amendments to the approved Glacier Ridge Outline Plan are considered minor in nature and serve as an adjustment to current land use boundaries in Phase 8. While the proposed amendments are mainly driven by the goal of integrating additional laned product into Phase 7, they result in several positive impacts on the overall Outline Plan that includes, but is not limited to:

- **Reduced Maintenance Costs:** Replacing lands currently designated as PUL with Residential development, ongoing City maintenance costs in this area reduced.
- **More Efficient Use of Land:** Converting existing PUL lands/backslowing area to Residential allows for a more efficient use of land, maximizing the use of available space for community development and contributing to a more compact and sustainable urban form.
- **Increased Tax Revenue:** Increasing the area of land allocated to Residential properties, the City is able to generate more tax revenue from the area compared to the current LOC2017-0368 Outline Plan.
- **Diversity of Housing Options:** Additional laned housing options in Phase 7 broadens the spectrum of available housing choices, accommodating a diverse range of lifestyle needs and preferences, and attracting a more varied demographic of future homeowners and tenants to Glacier Ridge.
- **Regional Pathway:** The additional pathway connection to the cul-de-sac and revised connection to the ravine/Shaganappi TR NW encourages increased usage for residents in the area and enables a more viable configuration for users of the overall network.

This application has undergone a thorough review from an engineering, grading, and servicing perspective, confirming the viability of the proposed development and address all technical concerns. This ongoing evaluation process has been instrumental in shaping the development of Glacier Ridge, leading to continuous refinement and enhancements to the overall Outline Plan. Considering the reasons above, we respectfully ask for your support for this application.