

Applicant Submission



Application Overview

On behalf of AlphaBuilt Homes and Stokker Homes, O2 is submitting a Growth application for the parcel located at 15355 Symons Valley Road NW.

This application was preceded by a pre-application meeting with Growth Strategies (PE GA2023-0005) and will be supplemented by a forthcoming Outline Plan / Land Use pre-application for the same site.

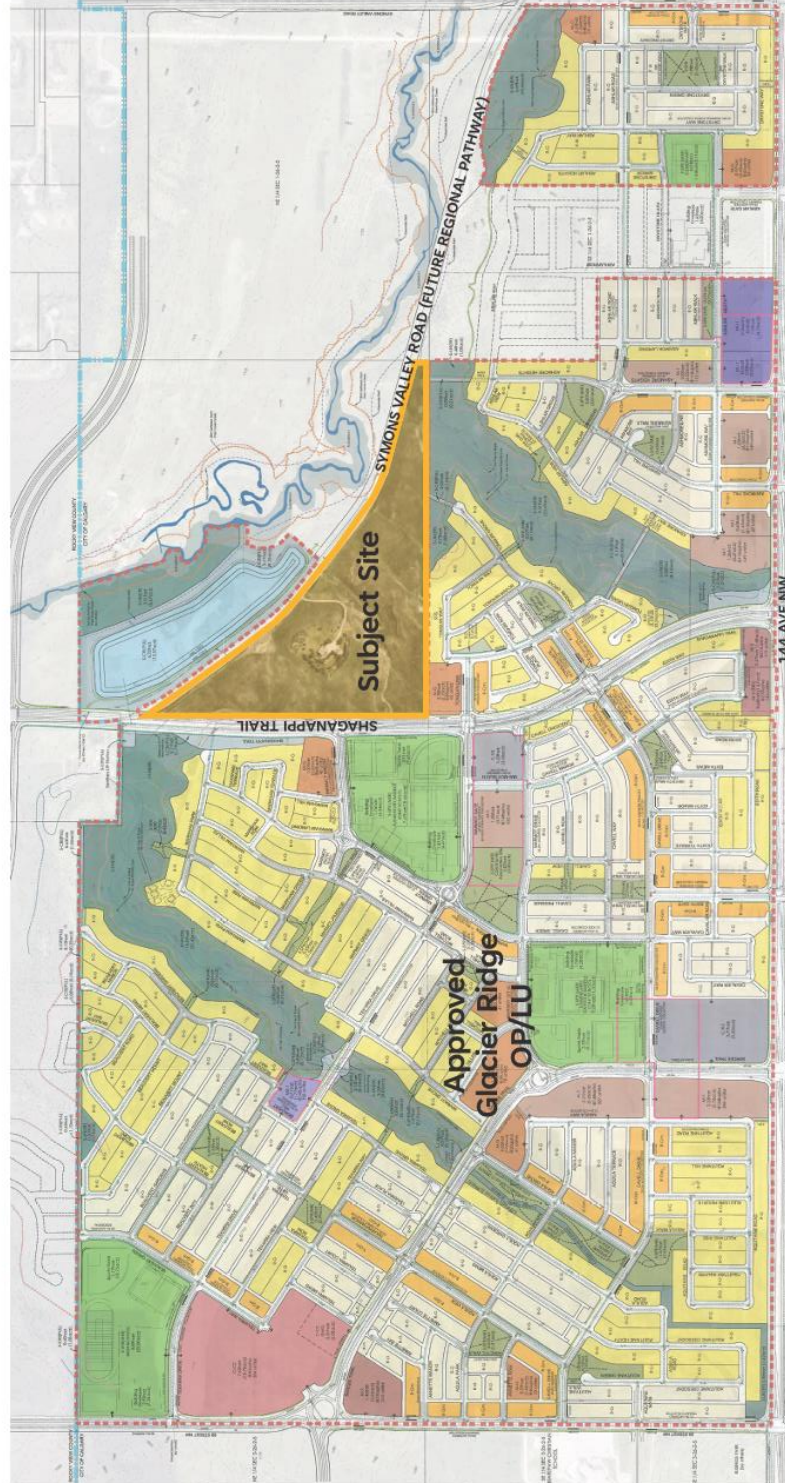
The site is located in the developing area along Calgary's West North Creek corridor, just north of the existing communities of Nolan Hill and Sage Hill. The site is within the community "B4" classification as defined by the Glacier Ridge ASP and is the remaining unplanned parcel under this classification.

The site is bordered by the approved Ronmor & Anthem "Glacier Ridge" Outline Plan which will develop the majority of the remaining land within the Glacier Ridge ASP boundaries.

The site is envisioned to accommodate a variety of mixed-use, multi-residential and public open space uses. The development aims to increase the diversity of housing in the area and provide future residents convenient access to open space, amenities, and a variety of transportation options.

O2 suggests that there is strong rationale for this parcel to receive growth approval for the following reasons:

- + The site is contiguous to the approved Ronmor & Anthem Glacier Ridge Outline Plan, which will bring approved and funded infrastructure to the site's boundaries.
- + This is the last remaining unapproved parcel in Community B4, representing the completion of this community.
- + Additionally, the proximity of the approved Glacier Outline Plan enables future residents of the proposed site close access to a variety of future amenities and services.
- + This development can be constructed at no up-front capital cost to the City and will yield a high rate of return on existing and future investments in transportation, utility and transit investments.
- + The development supports the City's residential growth targets by providing multi-residential developments in an area with high residential demand and absorption.
- + The proposed site design offers multiple pathway connection opportunities between the future Symons Valley Road and Shaganappi Trail regional pathways.



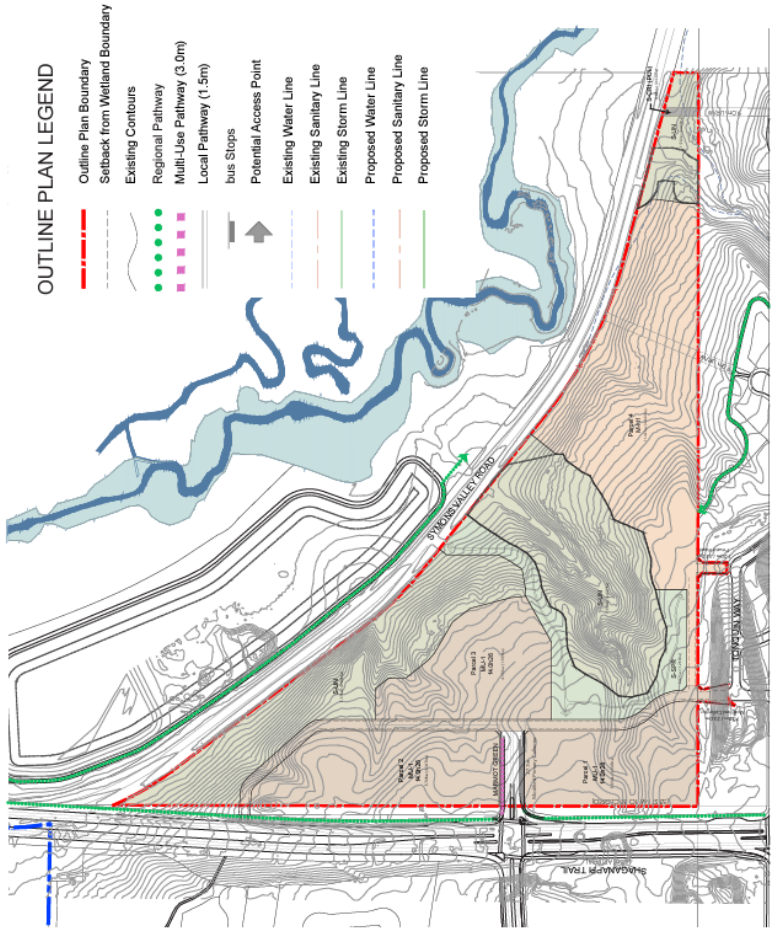
Proposed Development

The site is a 48.3 acres in size and has direct access to Shaganappi Trail. The intended development is comprehensively designed mixed-use development including a variety of multi-residential housing types supported by local retail, shops and services. A connected open space network focused on a central environmental reserve area will offer recreational opportunities.

The residential portion of the proposed development aims to supply the area with more diverse housing options through a mix of townhomes and apartments. An emphasis on higher density welcomes more residents at lower price points.

The development is projected to yield between 1,200 and 1,500 dwelling units under the proposed MU-1 and M-H1 land uses.

The plan area will provide its 10% Municipal Reserve dedication as part of a logical and connected open space network. A central Environmental Reserve will form a focal point of the community and provide natural amenity space for residents.



Approved and Funded Servicing

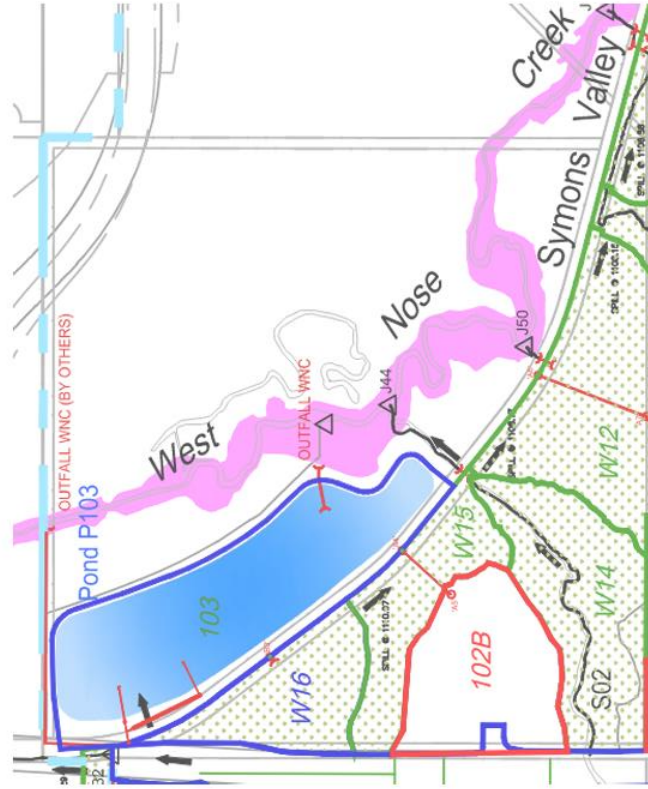
The site is adjacent to approved development to the south and west, with approved and capital funded servicing solutions in place.

Storm

Stormwater management is a critical component of the infrastructure planning for the Belcourt lands. The site adheres to the Glacier Ridge Stage 1 Staged Master Drainage Plan, developed by Stantec in February 2020.

It is worth noting that since the completion of this Master Drainage Plan, the City of Calgary has released the Interim Runoff Volume Control Industry Bulletin, setting out the runoff volume control objective for the area for West Nose Creek. The volume control requirements has been removed for the upstream catchments, the Glacier Ridge Stage 1 development area, and any downstream areas or ravines.

A portion of the downstream stormwater management facility has already been constructed, with the development required to construct its connection to this facility.



Sanitary

The Belcourt lands are advantageously positioned to connect to the existing sanitary main within Shaganappi Trail that was installed as part of the Glacier Ridge infrastructure. Additionally, there are provisions for connection to the sanitary trunk located under Symons Valley Blvd, ensuring comprehensive waste management.

The sanitary mains the site is intended to connect to are developer funded and are either already installed or slated for construction in the near future.

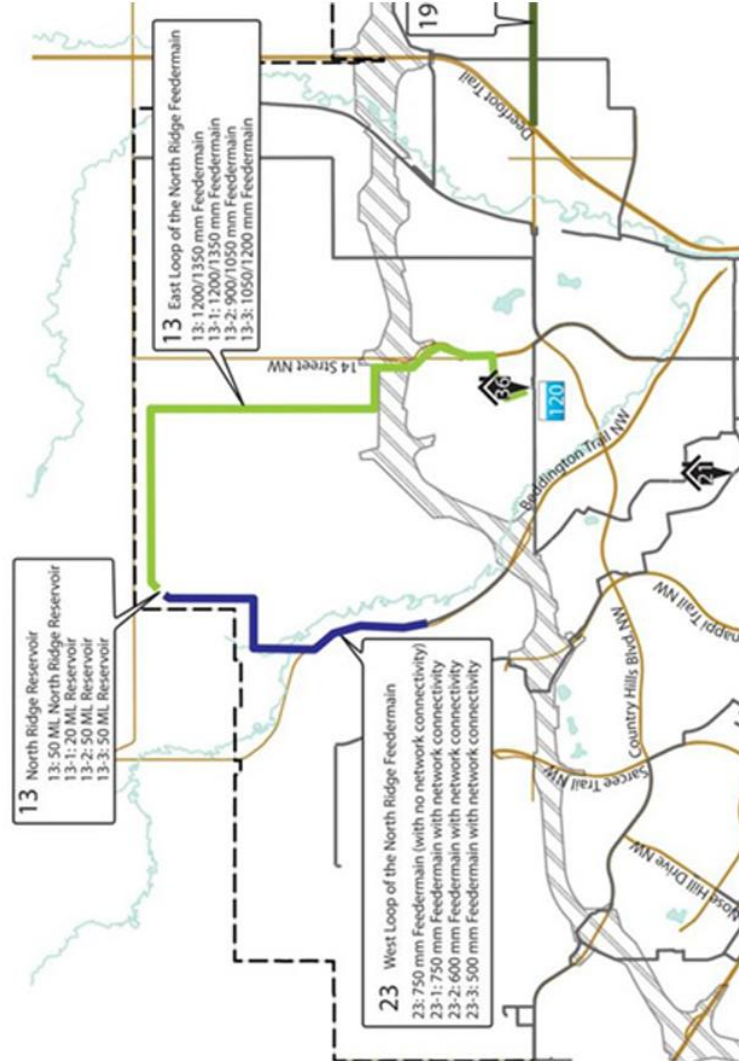
Water

The Belcourt lands are strategically located adjacent to Glacier Ridge which has water infrastructure within Shaganappi Trail NW. The Glacier Ridge infrastructure included a water service stub into the site.

It is also worth noting that these lands fall within the scope of the North Calgary Water Servicing Strategy, formulated in May 2015. This forward-thinking plan has enabled us to ensure a sustainable water supply for potable water and firefighting.

The City has allocated funding in 2024 Capital Plan for the feedermain infrastructure construction to support the general area. Furthermore, the site's position within the Big Hill East Pressure Zone assures adequate water pressure and supply consistency.

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Regional and Local Connections

The upgrade of Shaganappi Trail is approved, funded and underway. This will provide excellent vehicular and transit access to the site.

The site offers opportunities to connect the Glacier Ridge community to the future regional pathways along Symons Valley Road.

Transportation & Access

Access to the site has been comprehensively designed through the approved Glacier Ridge Outline Plan.

The primary vehicular access to the site will be via the intersection of Shaganappi Trail and Marmot Green on the west site boundary. This access point is a modified primary collector cross-section which has two lanes each side of a central median. Because this roadway is divided, it is considered as two access points for the purpose of emergency access.

A proposed right-in/right-out further north along Shaganappi Trail will provide a third access point and improve internal site circulation.

Vehicular access to the southeast portion of the site will be supplemented by extending a collector stub north from Tonquin Way.

An emergency access is proposed within the utility right-of-way on the southeast site boundary.

These solutions will be proposed and managed collaboratively with the adjacent developer (Anthem). Each of the four proposed site access points will be connected by an internal private road network, providing multiple routing opportunities and meeting emergency access requirements.

Regional Pathway Connectivity

The Glacier Ridge ASP proposes the removal of Symons Valley Road once the extension of Shaganappi Trail is in place, and the conversion of this corridor to a future regional pathway corridor. Without highway traffic, the Symons Valley Pathway will reconnect West Nose Creek with the south escarpment of Symons Valley. This area will also become the central green space for 50,000+ residents.

The subject site occupies a truly unique position adjacent to this future corridor and presents opportunities for connections from Symons Valley Pathway up to the Shaganappi Regional pathway and the rest of Glacier Ridge.

This site also contains environmental features including a central ravine and spring, and glacial erratic bedrock formations. These are proposed to be maintained as Environmental Reserve and integrated into this development.

Contiguous and Complete Community

The site is the remaining unplanned parcel and fits logically within the surrounding approved development context.

The site is within the community “B4” classification as defined by the Glacier Ridge ASP. The site is adjacent to approved development to the west and south, representing a logical extension of development.

The area is rapidly growing and will be served by the primary transit network based on the extension of Shaganappi Trail as indicated by the Glacier Ridge ASP. The adjacent proximity to the approved Ron offers excellent access to future employment and amenities.

The Glacier Ridge ASP also proposes transform Symons Valley Road into a regional pathway. The proposed site design will offer multiple pathway connections connecting these regional pathway corridors.

This site will have access to approved amenities, transit, and multi-modal transportation, and will complete links between proposed regional pathway and green corridor networks.

The proposed development also offers to add a significant amount of multi-residential housing supply in the northwest sector, which is actively growing and has a high rate of housing absorption.

The proposal is for mixed-use residential development in a variety of forms ranging from townhouses to 6-storey multi-residential with potential commercial podiums. The majority of the approved Glacier Ridge community is low-density residential development, therefore this proposal will offer additional housing diversity to the area in an area well-served by nearby proposed community amenities including:

- The primary transit network based on the extension of Shaganappi Trail
- Regional active transportation corridors
- An adjacent Elementary / Middle School
- Community Association Site
- Neighbourhood Activity Centre

