

Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 32.92 hectares \pm (81.35 acres \pm) located at 2828 – 144 Avenue NW, 14800 Symons Valley Road NW and 15333 – 24 Street NW (Portions of Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks approval of a variety of land uses to allow for residential development, a school and open space network in accordance with an approved outline plan within the community of Ambleridge.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development which will be served by neighbourhood parks and pathways, a kindergarten to grade nine school site and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the city limits.
- A development permit for stripping and grading for a portion of the site has been approved and a development permit for stripping and grading for the remainder of the site is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted on 2024 June 9 by Stantec Consulting on behalf of multiple landowners. The approximately 32.92 hectare (81.35 acre) site is located in the community of Ambleridge in the northwest quadrant of the city. The subject site is currently in an agricultural state, though stripping and grading activities have begun south of the application area.

As noted in the Applicant Submission in Attachment 2, this application seeks a variety of land use districts to complete the neighbourhood framework established in the site's outline plan (LOC2023-0316, Attachment 3) which was approved by Calgary Planning Commission on 2024 March 7. Land use for the south portion of that outline plan area had been granted by Council through LOC2020-0148 on 2023 June 20. The remainder of these lands do not require a growth application. Policies limiting the approvals of land uses to 650 dwelling units due to water service capacity were removed from the ASP as part of the adoption of the Growth Application

Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157

process on 2023 July 25 (IP2023-0559). The servicing of these lands remains dependent on the North Calgary Water Servicing (NCWS) project. Incremental capacity is expected to be available as Stage 1 of NCWS becomes operational, and available capacity is expected to be able to support a cumulative total of 1,008 units in the Ambleridge area starting in 2027. The incremental capacity allocation is conditional on the Stage 1 of NCWS being operational. A technical review at future subdivision and development permit stages will be required to validate that sufficient capacity is available until the full NCWS is completed.

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 application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken because the application had previously been notice posted during the initial land use and outline plan application. Refer to the Applicant Outreach Summary, Attachment 4, for further rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties and published [online](#). Notification letters were also sent to adjacent landowners. No comments were received in response to the circulation and there is no community association in the area.

Administration considered the relevant planning issues specific to this application and has determined the proposal to be appropriate. It is consistent with the outline plan framework that was approved by Calgary Planning Commission in 2024 March 7 and complements the approved land uses south of the proposed land use area approved by Council 2023 June 20.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. Proposed parks and schools will add to the amenities benefiting future residents of this neighbourhood.

Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. As part of the future development, the applicant will include increased topsoil depth (from a standard 300 millimetres to 600 millimetres) to help improve drainage conditions and increase resilience to storm events. They will also provide landscaping incentive programs to future landowners to help increase the urban tree canopy. These support Program K: Natural Infrastructure. The applicant has also committed to working with their builder partners in planning transitions to align with the Net Zero by 2030 Building Code. The latter supports Program A: New buildings.

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits as well as supporting jobs that will result from the neighbourhood's construction, the neighbourhood commercial site, home based businesses, and the school.

Service and Financial Implications

No anticipated financial impact.

RISK

While the NCWS has been fully funded, the project is complex and will take years to complete. There is a risk that it could be delayed and future subdivisions or development permits in this area could also be delayed until capacity is available. Ongoing monitoring of the progress and validation at future subdivision and development permits will ensure development approvals are aligned with when capacity is available.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. LOC2023-0316 Approved Outline Plan
4. Applicant Outreach Summary

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |