

Background and Planning Evaluation

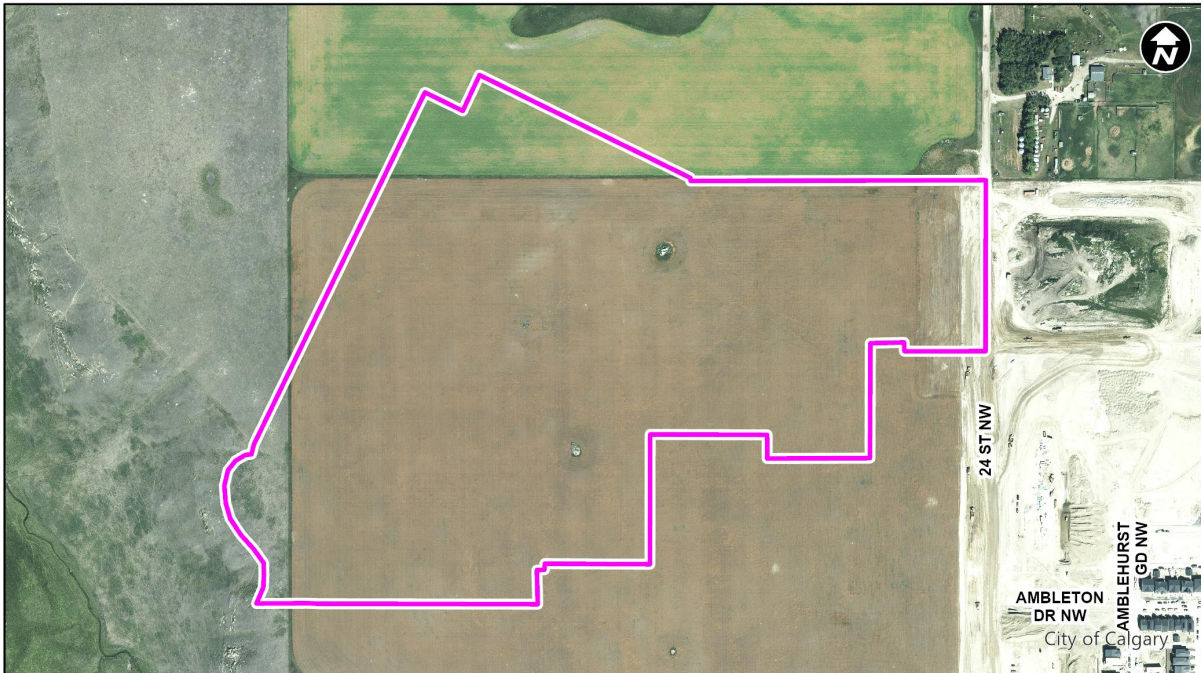
Background and Site Context

The subject site is located in the northwest quadrant of the city in the developing community of Ambleridge. The land use amendment area is approximately 32.92 hectares (81.35 acres) in area and is currently undeveloped and has been used for agricultural purposes. The land generally slopes towards the west where it is bounded by the escarpment lands of Symons Valley and West Nose Creek. The eastern boundary of the subject area is 24 Street NW. To the east of 24 Street NW is the developing neighbourhood of Ambleton.

Land uses in the south portion of the parcel were approved by Council on 2023 June 20 as part of LOC2020-0148. At the time of decision in 2023, a policy in the Growth Management section of the *Glacier Ridge Area Structure Plan (ASP)* restricted land use approvals to a maximum of 650 units based on existing water servicing infrastructure. However, as part of the implementation of the new Growth Application process, the ASP was amended in 2023 July 25 to remove that provision. Water service capacity will be reviewed as part of future subdivision and development permit applications. This application seeks approval of the land uses completing the remaining outline plan lands approved by Calgary Planning Commission on 2024 March 7 (LOC2023-0316). North of the plan area are lands owned by Qualico Communities which are currently designated Special Purpose – Future Urban Development (S-FUD) District.

Community Peak Population Table

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The Ambleridge outline plan (LOC2023-0316) was approved by Calgary Planning Commission on 2024 March 7 to provide guidance for the subdivision and development of approximately 67.31 hectares (166.32 acres) of land. This application is proposing a redesignation of approximately 32.92 hectares (81.35 acres) of land to complete the land use framework for this new community.

The existing land use for this portion of the site is the Special Purpose – Future Urban Development (S-FUD) District. This district is intended for lands that are awaiting urban development and utility servicing.

This application proposes several residential and special purpose districts to support the creation of a complete community. These land uses include:

- Residential – Low Density Mixed Housing (R-G and 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.

The proposed R-G District supports a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to work with the slope of the land as well as with interfacing prominent streets.

The proposed R-Gm District supports the same built forms as R-G but lists single detached dwellings as discretionary uses rather than permitted. Similar to the R-G District, the maximum building height is 12 metres. This district has been predominantly located along prominent streets to form urban gateways into the community.

The M-G District is intended for multi-residential development of low height and low density. It is intended to be in close proximity or adjacent to low density residential development and requires that development achieves a minimum density of 35 units per hectare with a maximum density of 80 units per hectare. This district has a maximum height of 13 metres.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. In this case, this district is to be used for land dedicated as municipal school reserve (MSR) for the future kindergarten to grade nine Calgary Catholic School and other forms of municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA) such as play and sports fields and small parks.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. These lands will be dedicated as Public Utility Lots (PUL) pursuant to the MGA.

The S-UN District is for lands that provide for natural landforms, vegetation, and wetlands and is used for lands dedicated as environmental reserve (ER) pursuant to the MGA. This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to lands that form the West Nose Creek escarpment.

Density

The *Municipal Development Plan* (MDP) sets out minimum density targets for new communities at a density of 20 units per hectare (8 units per acre). The ASP sets out the same targets as the MDP.

This proposed land use amendment in combination with the already approved land use districts (LOC2020-0148) provide a framework that will provide an anticipated 21.2 units per gross developable hectare (8.6 units per gross developable acre) for this neighbourhood in alignment with the approved outline plan and relevant policies.

Transportation

Regional pathways are located along 144 Avenue NW, 24 Street NW and along 152 Avenue NW on the north boundary of the plan area. Internal to the site, multi-use pathways and local pathways will be constructed that will provide residents with ample choices for getting around the neighbourhood.

Primary transit service will be provided along 144 Avenue NW with local service provided through the neighbourhood and along 24 Street NW. Transit service will be expanded into the area as the site develops, and the vast majority of the residences within the area are within a 400 metre walking distance (a seven-minute walk time) to transit.

The proposed neighbourhood is connected to the larger regional transportation network by 144 Avenue NW and 24 Street NW. To the west, 144 Avenue NW accesses Symons Valley Road NW along the now constructed crossing of West Nose Creek which provides access to Stoney Trail NW. Access to and from Stoney Trail NW is also available from nearby 14 Street NW.

A Transportation Impact Assessment was not required for this application as one was submitted and accepted as part of the previous outline plan with which this land use application is consistent.

Environmental Site Considerations

A Phase I Environmental Site Assessment was submitted and approved in support of the application. No significant environmental issues were identified.

Utilities and Servicing

Stormwater servicing for the subject lands will be provided via construction of a stormwater pond facility identified in the approved outline plan.

Sanitary servicing for the subject lands will be provided via connection to existing sanitary infrastructure located in 144 Avenue NW.

Water servicing to the proposed land use area will be provided via connections to water infrastructure along 144 Avenue NW and 24 Street NW. The servicing of these lands remains dependent on the North Calgary Water Servicing (NCWS) Project which is anticipated to be in service in 2029. 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.

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.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory - 2012)

This area is subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The proposed land use is in alignment with the general policies of the IDP. In accordance with the Rocky View County/City of Calgary Intermunicipal Development Plan, this application was circulated to Rocky View County who responded with no objection to the proposed application.

Municipal Development Plan (Statutory – 2009)

This site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed land use amendment ensures

future development allows for a range of housing types with access to local commercial services.

The proposed application adheres to the policy of creating complete communities and as such contributes to the MDP goals for balancing growth in the established and new communities.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. 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.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The [Glacier Ridge Area Structure Plan](#) (ASP) provides additional direction for the plan area with detailed policies and guidelines for development. The land use amendment area is identified as being within Community C, Neighbourhood 4. The Land Use Concept plan (Map 3) shows this as a Neighbourhood Area containing a Joint Use Site, which is identified for a future Calgary Catholic School Board kindergarten to grade nine school.

The proposed land use amendment completes the land use framework identified under the approved outline plan for this site (LOC2023-0316). The proposed land use complies with the policies and guiding principles of the ASP by providing a variety of housing forms, public park spaces, a school site, and preserves natural landforms such as the escarpment and a glacial erratic. The approved outline plan provides pathways through the neighbourhood and along the escarpment with views of the West Nose Creek valley. Laned residential blocks line 24 Street NW to ensure an active frontage along that street which complements and mirrors the neighbourhood of Ambleton to the east.