

Applicant Submission

Company Name (if applicable):

Stantec Consulting Ltd.

Applicant's Name:

Daniel MacGregor

Date:

May 27, 2024

Stantec Consulting Inc., on behalf of Qualico Communities, is pleased to submit the Land Use Redesignation application for 32.93 ha (81.36 ac) of a land located at 2828 - 144 Ave NW and legally described as portion of Section 6-26-1-W5.

The subject lands form the northern portion of the recently approved Ambleridge Outline Plan (LOC2023-0316) within Neighbourhood C4 of the Glacier Ridge ASP. Following the approval of the Ambleridge Outline Plan on March 7, 2024, this application aligns the proposed Land Use Districts with the Outline Plan for the remaining northern portion of the site, thereby facilitating future development. Land Use for the southern portion was approved on June 20, 2023 through LOC2020-0148.

The subject lands are currently designated as S-FUD District. This application proposes to change the Land Use to the following Districts:

1. The **R-G/R-Gm Districts** cater to low-density neighborhoods in suburban areas, accommodating diverse residential forms such as single, semi-detached, and rowhouse dwellings. The application proposes a R-G District accommodating both laned and laneless homes and a R-Gm District for rowhouses along the collector roads.
2. The **M-G District** aims to provide low-rise, low-density multi-residential developments, near low-density residential areas. The M-G parcel is located along a collector road and close to a park and the school site to increase accessibility to amenities.
3. The **S-SPR District** is designated for educational, recreational, and open spaces of varying sizes and intensities. This District is assigned to two parks and a school site.
4. The **S-CRI District** is allocated for essential city and regional infrastructure, accommodating utilities in the southwest portion of the LUR and designated as PUL.
5. The **S-UN District** preserves natural landforms, vegetation, and wetlands, limiting development to passive recreational enhancements. This District is applied to the West Nose Creek escarpment, designated as ER.

In addition to aligning with the recently approved Outline Plan, this redesignation adheres to the goals and policies of the MDP and the New Community Planning Guidebook fostering complete communities through compact forms and Main Streets that are connected, serviced, and sustainable. It embodies the city's vision by offering a mix of uses, diverse housing options, amenities, and open spaces.

Moreover, it supports the Glacier Ridge ASP's vision of a complete community, blending residential land uses with pathways, and enhancing connections to the area's natural beauty. This integration of natural amenities with other open spaces allows residents and visitors to engage with the defining features of northern Calgary's Glacier Ridge, honoring the ASP's commitment to open space preservation.