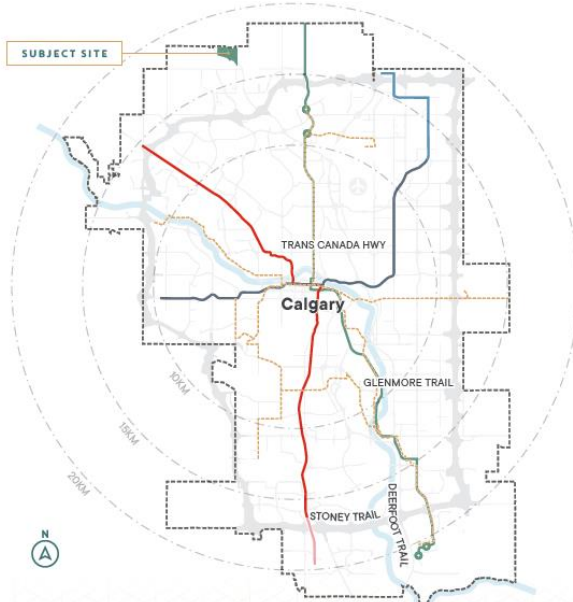


Applicant Submission



The Outline Planning process is underway with two committed developer groups seeking a unified vision for the subject lands.

This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), is financially viable, and implements key open space connections to the benefit of surrounding communities. These two future neighbourhoods are contiguous to the currently developed neighbourhoods of Sage Hill, Evanston, and Nolan Hill, as well as two active Growth Application areas directly east.

146 ha
Gross Area

107 ha
Developable Area

39,000 sq.Ft
Commerical Space

1,500+ Units
Low Density Residential

550+ Units
Multi-Family Residential

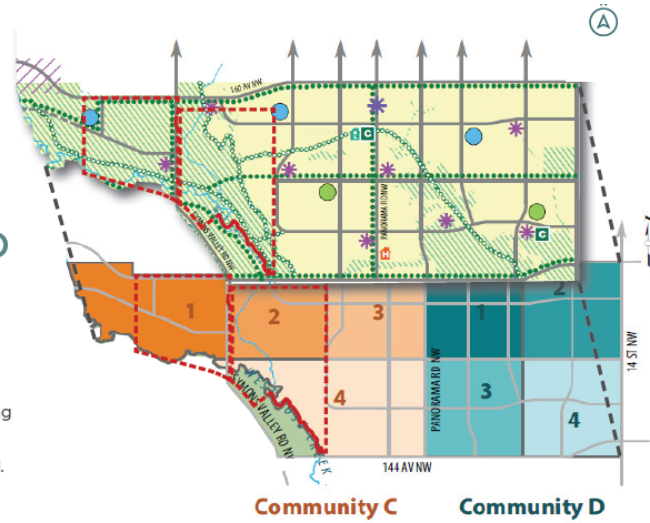
4,896
Future Residents



Growth Context

Esker Valley and The Woodlands propose to initiate development of Community C, as envisioned by the Glacier Ridge Area Structure Plan. Previous approvals in Ambleridge (Qualico) and Cabana (Brookfield) create a continuity of development along 144 Avenue NW, which is a key east-west transportation Corridor.

The Glacier Ridge ASP area has seen strong and steady growth with 2 developing communities and 3 active Growth Applications. This project is critical in maintaining that momentum to ensure product delivery keeps up with demand. Development of these lands will provide a variety of housing opportunities, a school, Neighbourhood Activity Centre, and natural open space connection.

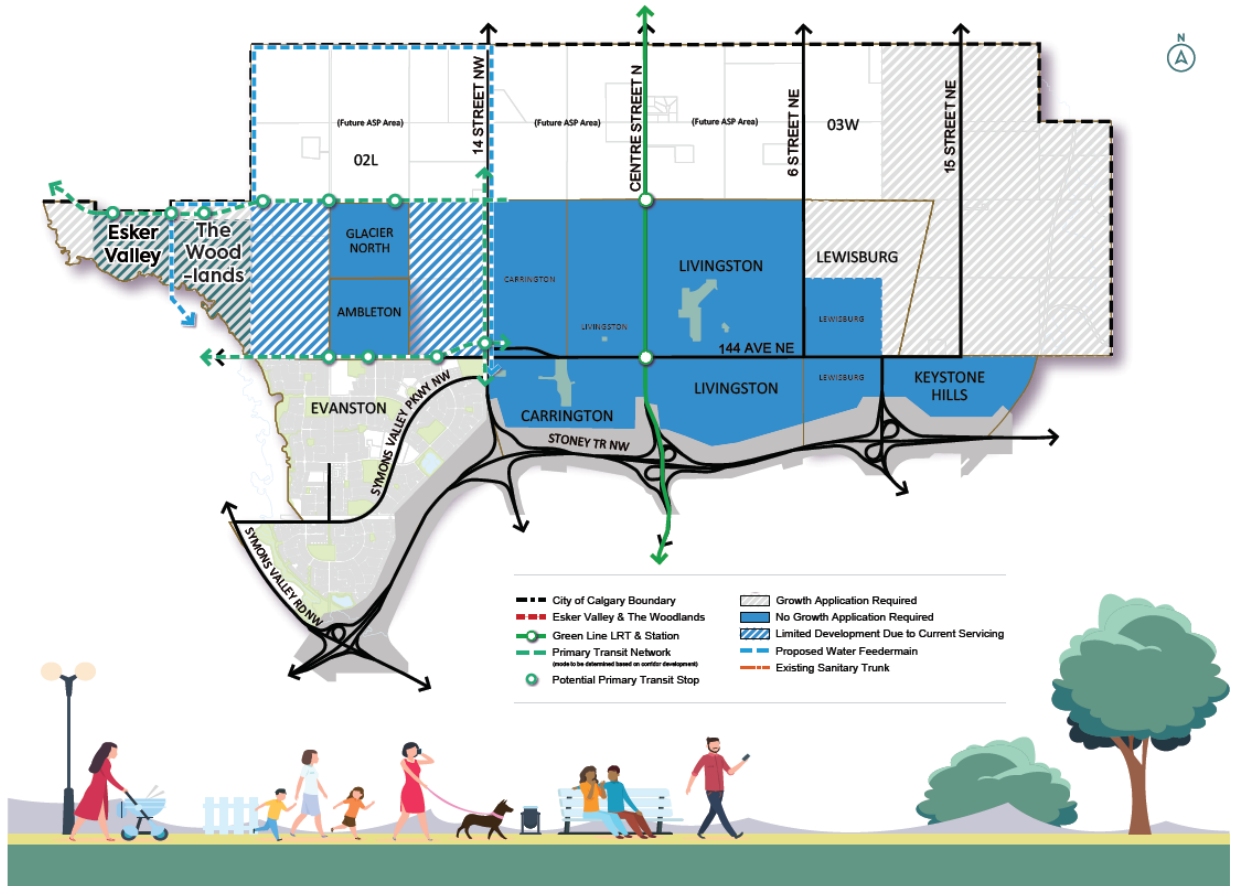


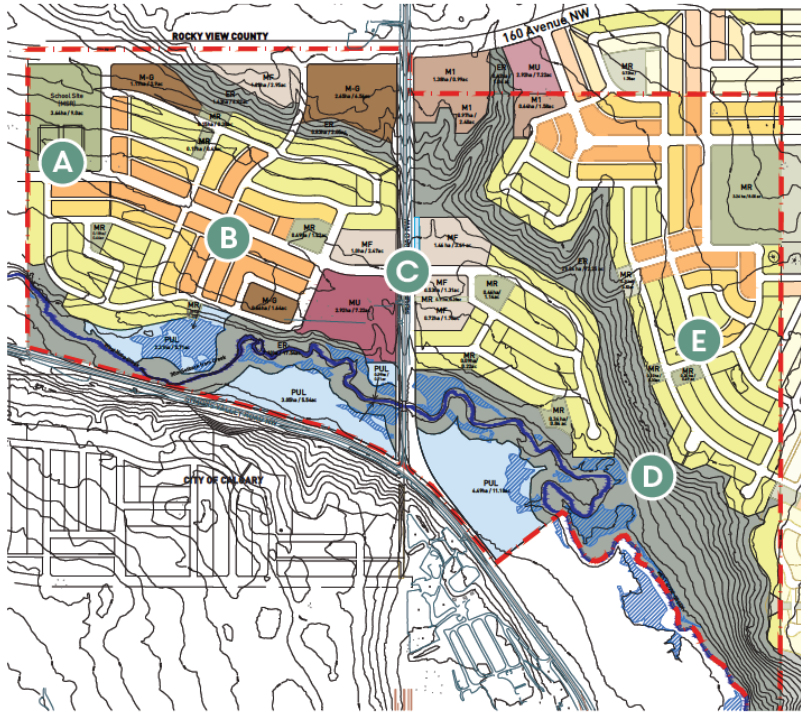
Anticipated Development Timeline

Shane Communities and Ronmor have initiated the Outline Planning process and are committed to deliver supply in the north sector.

- Q1 2025**
 Submit Outline Plan and Land Use Application
- Q4 2025**
 Outline Plan and Land Use Approval
- Q1 2026**
 Phase 01 Subdivision
- Q2-Q3 2026**
 Site Grading and Phase 1 Construction
- Q4 2026**
 Building Permits







- A** A future Joint Use School Site as contemplated by the Glacier Ridge ASP.
- B** Laned housing product along collector roads to limit driveway/traffic conflicts and create a pedestrian oriented environment along key corridors.
- C** A central Neighbourhood Activity Centre (NAC) oriented along the shared access road consisting of mixed-use and multi-family development.
- D** Integration of significant environmental corridors as defining features contributing to the overall community identity.
- E** A modified grid street network adjusted to respond to topography and environmental influences.

Esker Valley and The Woodlands will champion preservation and incorporation of green infrastructure, developing in harmony with the West Nose Creek environmental area.

