

# FREQUENTLY ASKED QUESTIONS

## How many homes will be in Glacier Ridge?

At build out, Glacier Ridge will have over 4,000 single family homes, 1,800 multifamily homes and over 18,000 residents.

## What is the expected completion time frame for Glacier Ridge?

Glacier Ridge is anticipated to develop over a 15-year time frame.

## Do I get a fence included with my home?

Glacier Ridge will feature four types of fencing that will be installed on certain lots within the community. In all cases, the Surface Information Plan will clearly depict which residential lots in the community will have which type of fencing installed and on which property lines. Surface Information Plans are available in all sales centres. Please ensure you discuss and confirm with your sales representative if there will be any fencing installed on a lot you are interested in and that you understand what it means for you as the future owner of this lot.

There are four types of fences that may be installed on residential lots in the community and some lots that will not receive any fence as detailed below:

1. Developer Fencing Program - For residential lots that share rear property lines and for lots that side onto roadways (i.e. corner lots) the Developer will construct and provide a wooden fence to the resident. This fence is included with the lot. Rear property line fences will be 1.8m and the fencing material and design is governed by the Glacier Ridge Architectural Guidelines. The Developer Fence Program is then passed over to the resident(s) for private ongoing maintenance and care.
2. Municipal Reserve and Municipal School Reserve Fencing – All residential lots that share a property line with a municipal reserve park or municipal school reserve will receive a pre-installed chain link fence along the shared property line. The fencing material and design is governed by the Glacier Ridge Architectural Guidelines, with ownership transferred to residents for ongoing maintenance and care.
3. Sound Wall Fencing – Residential lots directly adjacent to an arterial road may have a sound fence installed along the shared property line in order to meet City of Calgary sound screening regulations. The fence will be installed on private property within an easement that will be registered on the title of the lot. The fencing material will be governed by the City of Calgary sound screening regulations and the Glacier Ridge Architectural Guidelines. Ongoing maintenance and care of sound fences on the private yard side is the responsibility of the resident while the public-facing side will be the responsibility of the Residents Association.
4. Commercial and Multifamily Screen Fence - Residential lots that share a property line with a Commercial and/or Multifamily lot will have a wood screen fence installed along the shared property line. The wood screen fence may be installed by either Anthem or the multifamily/commercial developer but will ultimately be passed over to the resident for private ongoing maintenance and care of its side of the fence.
5. No fence - All other lots do not come with fence and it is up to the resident to coordinate with their immediate neighbours on if and how they would like a fence constructed along shared property lines. We encourage everyone to work together to design a fence but also ensure that the fence meets the standards outlined in the Glacier Ridge Architectural Guidelines.

If there is a discrepancy between this explanation, and the Surface Information Plan, the Surface Information Plan will prevail. Materials described throughout are subject to change. For more information, please reach out to one of our sales teams, as they can walk you through the details lot by lot. Please click [here](#).

## Will Anthem United plant trees on my property?

Anthem, the community developer, may plant trees on private property within a municipal Utility Right of Way (URW) that is registered on a homeowner's lot to comply with the City of Calgary's Complete Streets bylaw. The road right of way (or boulevard) adjacent to your property is land that is actually owned by the City, and maintained by you. The City uses this land for snow stock piling, road maintenance or other items as required.

The location and type of tree is decided by The City of Calgary's Parks. It is important to understand that not all lots can receive a tree due to shallow utility and other below ground conflicts.

Lot trees are typically planted around the time of sodding, which occurs annually between April and October. If you moved into your home after October, your tree will be planted the following Spring to ensure it has the best chance of taking root.

## What is the Complete Streets Tree Planting Program?

Complete Streets is one of the many reasons why Glacier Ridge is the perfect place to call home. It's an initiative designed to enhance residential streets with added colour, shade and natural protection by planting and caring for trees along public roads.

Anthem, and then the City of Calgary, will maintain these trees. Although excluded, the grass below the trees will grow wild and free until you rein it in with your expert mowing skills.

For more information, email [calgary@anthemproperties.com](mailto:calgary@anthemproperties.com), or learn about the program at <http://www.calgary.ca/Transportation/TP/Pages/Planning/Calgary-Transportation-Plan/Complete-Streets.aspx>.

## What is a Park Front home?

A Park Front home is built so the front of your property has a walkway and park space in front of it instead of a busy public road. It's an ideal home type for growing families who enjoy the outdoors or homeowners who enjoy breathtaking views and park spaces from the comfort of their homes.

## What amenities can residents expect in Glacier Ridge?

Glacier Ridge will have a variety of community amenities including:

- A future Resident's Association is planned to include outdoor play spaces and a building with gymnasium and banquet facility
- Parks and playgrounds
- Future commercial development
- 10 kilometers of trails
- Future high school site
- Four future elementary schools

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## Will there be a Residents Association in Glacier Ridge?

There will be a Residents Association with a Resident's Association Village at the heart of the community.

## What is the difference between a Community Association and a Resident or Homeowner Association?

- A Community Association is a voluntary organization formed by residents of an area to:
  - > Manage and direct its social and recreational activities (i.e. kids community soccer)
  - > Act as an intervener in civic matters (planning and development)
  - > Plan, develop and maintain community facilities and amenities
- A Resident / Homeowners' Association is a compulsory organization created by a land developer to:
  - > Manage and maintain community amenities (entrance signage, ornamental parks and ponds, boulevard landscaping and building) that the City will not maintain
  - > Membership in a Resident / Homeowners' Association is compulsory, and the annual fee is collected by the association through a caveat on title.

## When will the green spaces, pathways and playgrounds be completed?

Construction of the community's first park will commence in 2022 along with various trails and pathways connections to natural environmental corridors and open spaces. Upon development, the community will be home to multiple green spaces, trails and pathways throughout the neighborhood and into the coulees.

## Will there be commercial amenities in the community?

Yes, the community will be home to several commercial sites which will open as the community is developed. Glacier Ridge has many shops and services available in nearby shopping hubs for residents to enjoy from the moment they move in. For details on what's open, click [here](#).

## How far is the nearest grocery store?

Co-op will soon be opening in Sage Hill directly across 144th from Glacier Ridge. For now, the closest open grocery store is Sobeys located in Nolan Hill, just a short four minute drive away. A little further away in Sage Hill is also a City Market, Walmart and a variety of other services and restaurants.

## Who maintains the community's parks and pathway networks?

Anthem maintains parks for two years after completion of initial construction, upon which the City of Calgary will maintain the shared park spaces, boulevards and streets of the community. The Residents Association will also be involved in providing additional ongoing community enhancement and beautification of the park spaces throughout Glacier Ridge. The RA will also provide regular snow clearing and cleaning of the pathway connections throughout the community.

## Who is responsible for street cleaning and snow removal on the community's streets?

Anthem is responsible for street sweeping and regular snow removal on roads in active phases for two years after initial construction completion. After this two year maintenance period, the City takes over ongoing cleaning and clearing. Please refer to the City's bylaws for more information.