



Calgary Planning Commission

Agenda Item: 7.2.1



LOC2023-0130 / CPC2024-1067

Policy, Outline Plan, and Land Use Amendment

November 7, 2024

RECOMMENDATIONS:

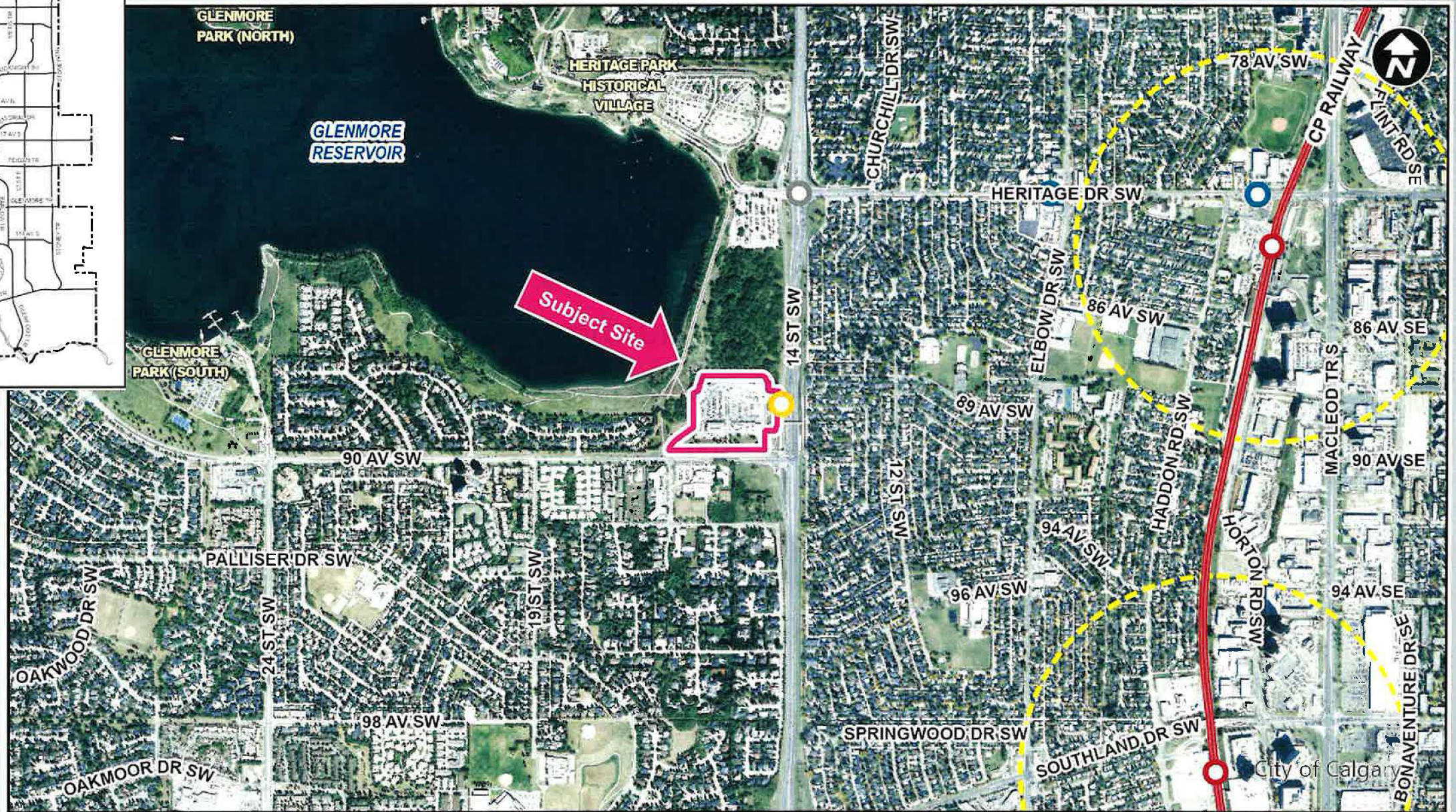
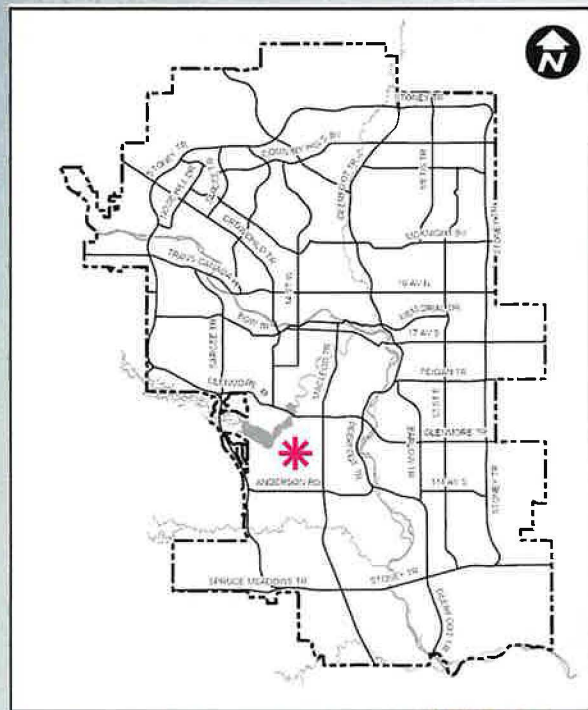
That Calgary Planning Commission **APPROVE** the proposed outline plan located at 1600 – 90 Avenue SW, 1630 – 90 Avenue SW and 9045 – 14 Street SW, (Plan 8311942, Blocks 1, 3 and 4) to subdivide 5.72 hectares \pm (14.13 acres \pm) with conditions (Attachment 2).

Forward this report (CPC2024-1067) to the 2024 December 03 Public Hearing Meeting of Council.

That Calgary Planning Commission recommend that Council:

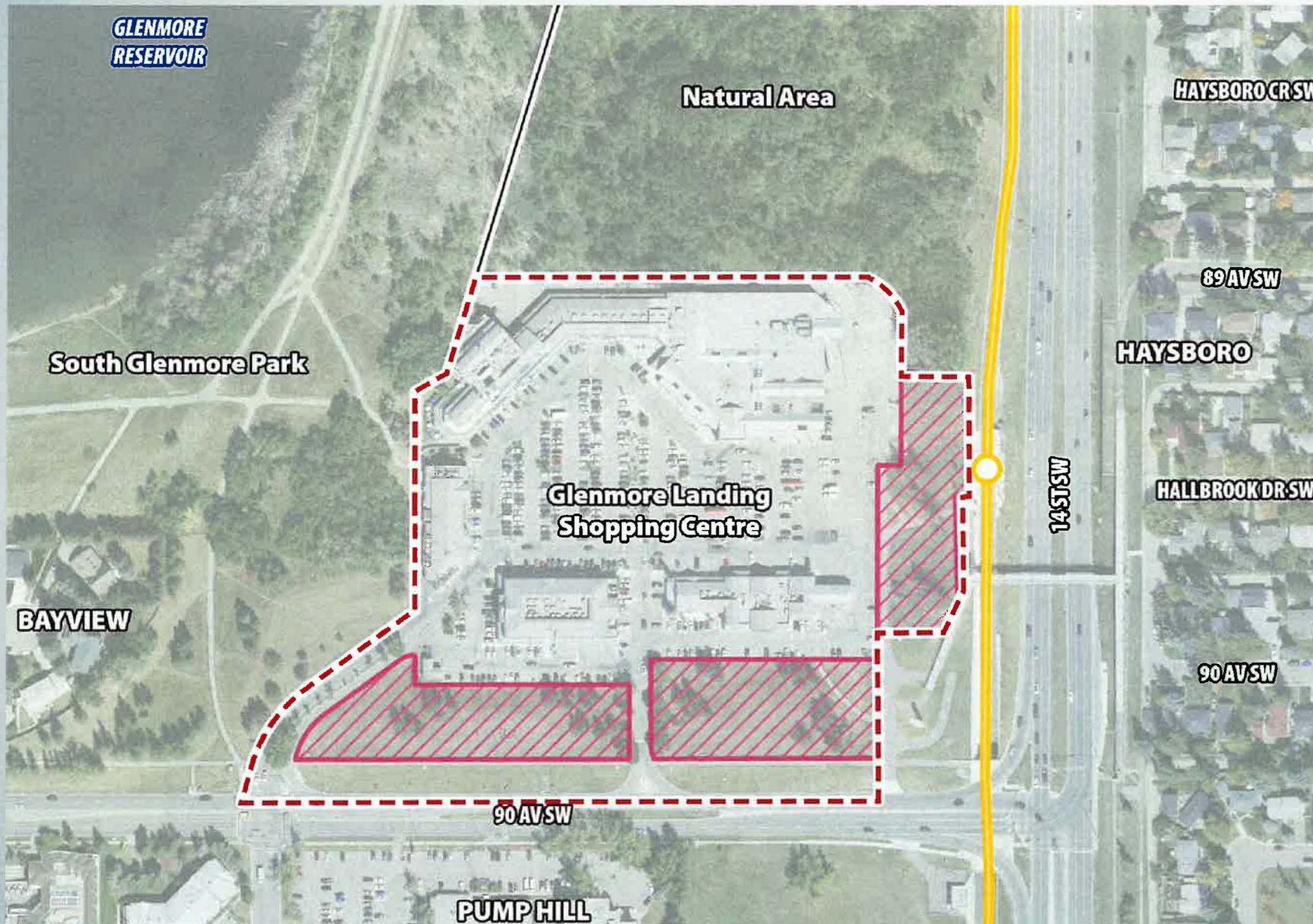
1. Adopt, by resolution, the proposed Glenmore Landing Land Use and Design Framework (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 2.38 hectares \pm (5.88 acres \pm) located at 1600 – 90 Avenue SW, 1630 – 90 Avenue SW and 9045 – 14 Street SW, (Plan 8311942, Blocks 1, 3 and 4) from Commercial – Community 2 (C-C2f0.34h10) District and Special Purpose – Community Service (S-CS) District to Commercial – Community 2 (C-C2f0.34h10) District, Multi-Residential – High Density High Rise (M-H3f5.75h65) District, Multi-Residential – High Density High Rise (M-H3f6.75h65) District, Multi-Residential – High Density High Rise (M-H3f9.0h96) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

In 2015, Council adopted a Notice of Motion directing City Administration to work collaboratively with the owner of the Glenmore Landing Shopping Centre to develop a comprehensive plan for redevelopment that considers the Southwest Transitway and explores the disposition of surplus City owned lands to be included in the overall comprehensive redevelopment.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Outline Plan and Policy Parcel
Size: 5.72 ha

Land Use Amendment Parcel
Size: 2.38 ha

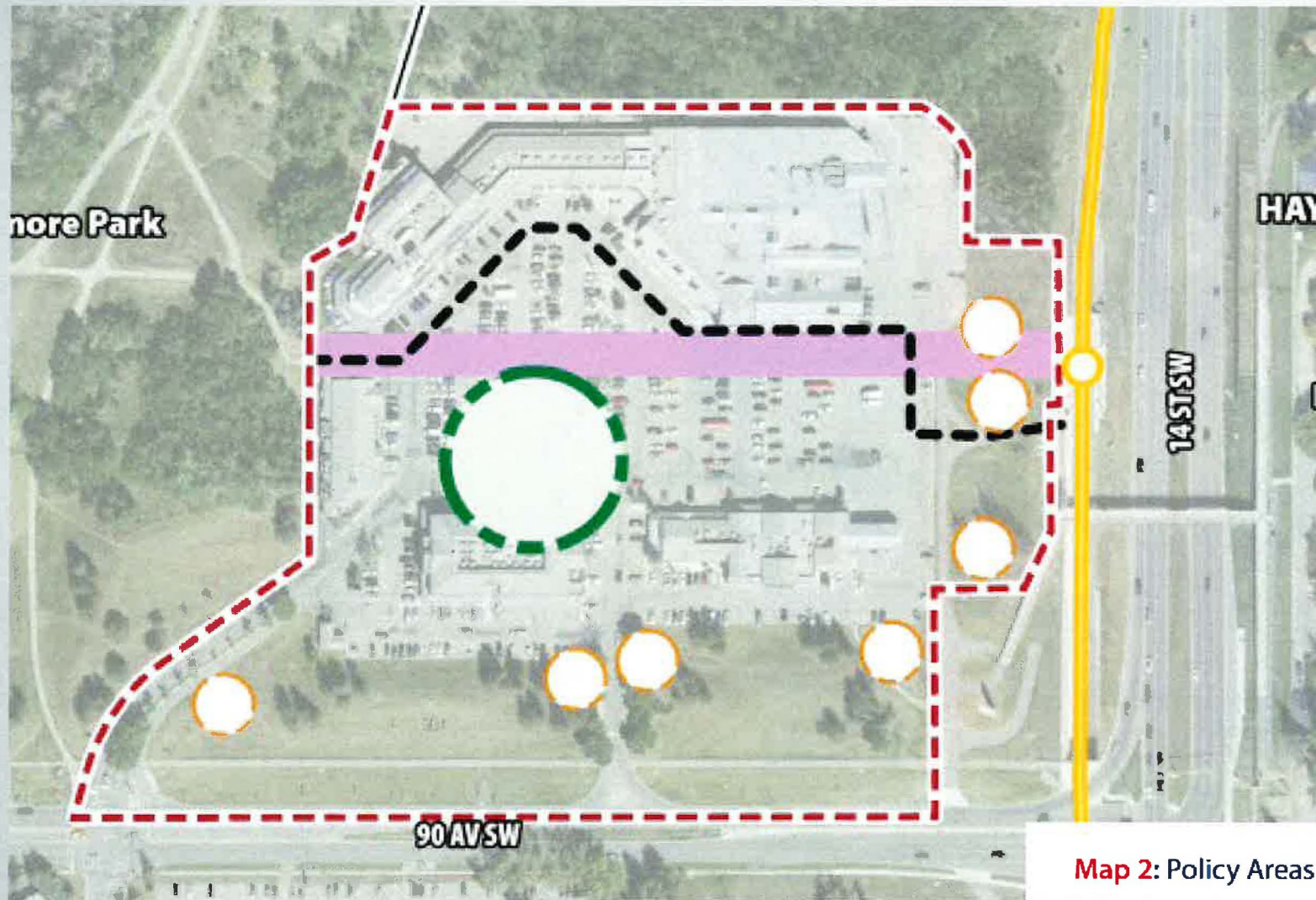








Glenmore Landing Land Use and Design Framework 11



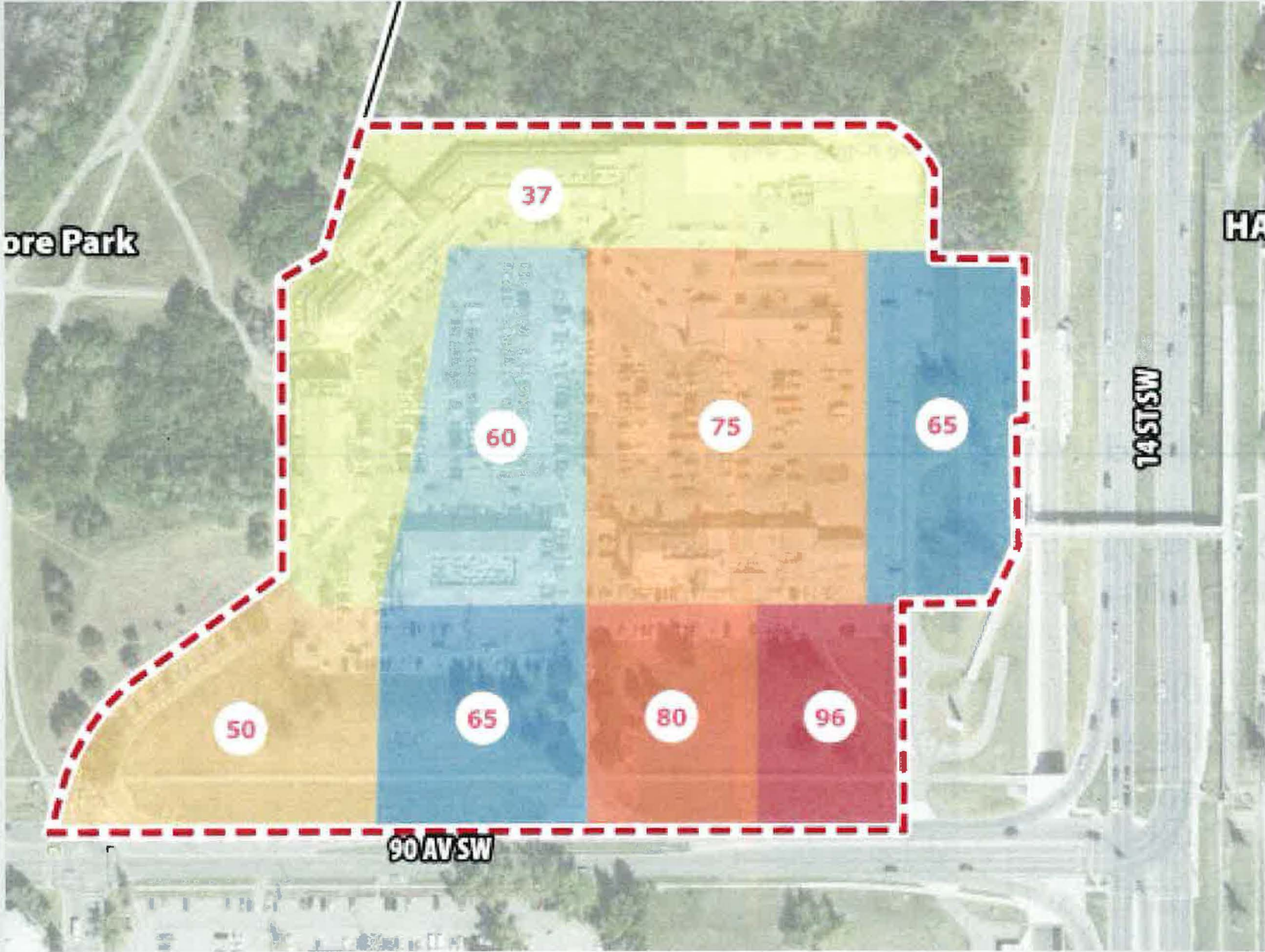
Map 2: Policy Areas

Highlights:

- Development policies (Site design, built form, landscape design)
- High Street and Interim Mobility Connection
- Public Amenity Space
- Areas of Activation

Legend

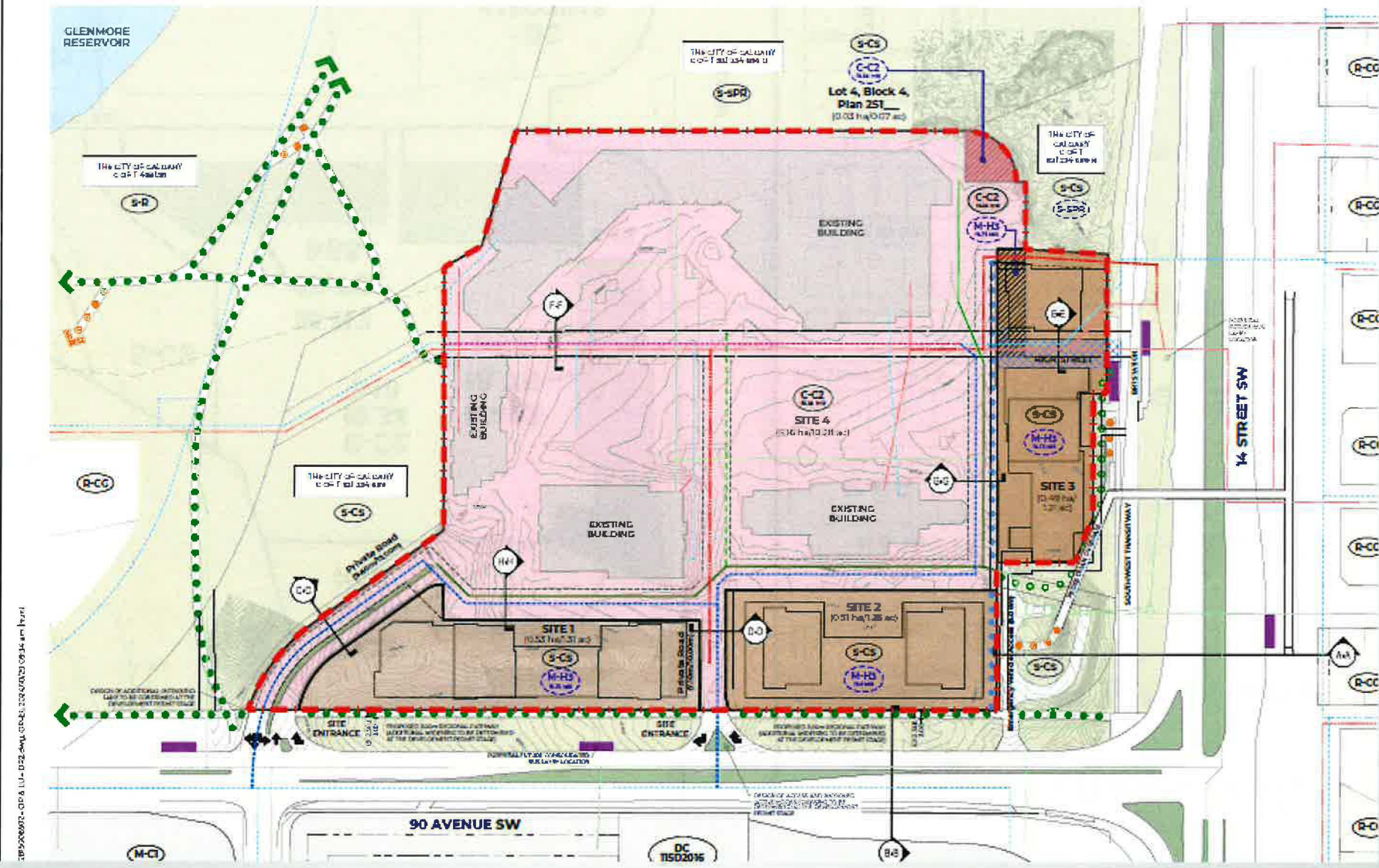
- | | | | |
|--|----------------------|--|------------------------------------|
| | 90 Avenue SW Station | | Interim Active Mobility Connection |
| | Areas of Activation | | MAX Yellow BRT Line |
| | Public Amenity Space | | Framework Boundary |
| | | | High Street |

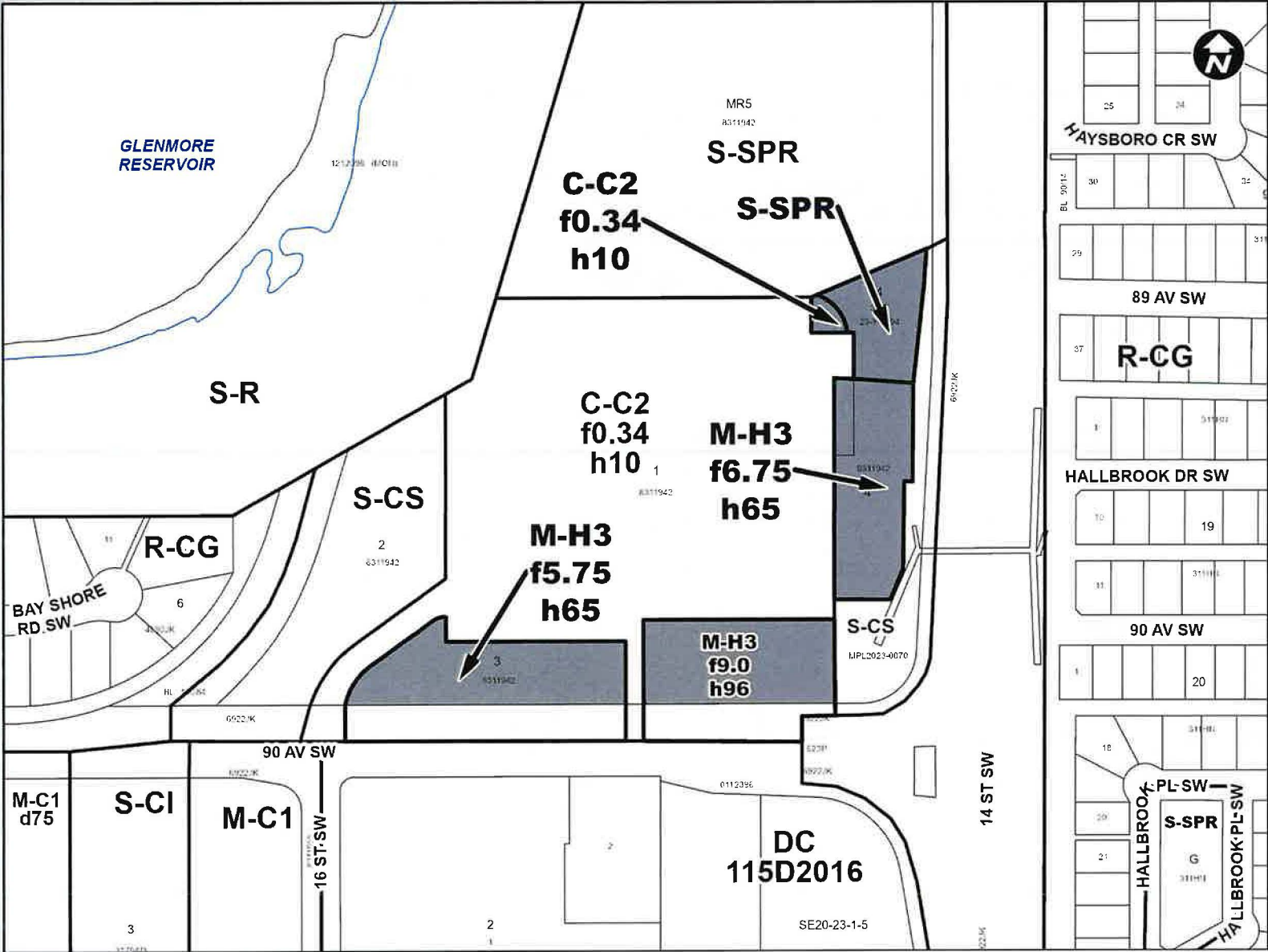


Map 3: Building Scale

- Legend**
- Framework Boundary
- Building Heights**
- 37 metres
 - 50 metres
 - 60 metres
 - 65 metres
 - 75 metres
 - 80 metres
 - 96 metres

OUTLINE PLAN





Proposed M-H3 District:

- Max floor area ratio indicated by “f”
- Max building height indicated by “h”

Proposed S-SPR District:

- School, Park and Community Reserve

Proposed C-C2 District:

- Max floor area ratio: 0.34
- Max building height: 10m

RECOMMENDATIONS:

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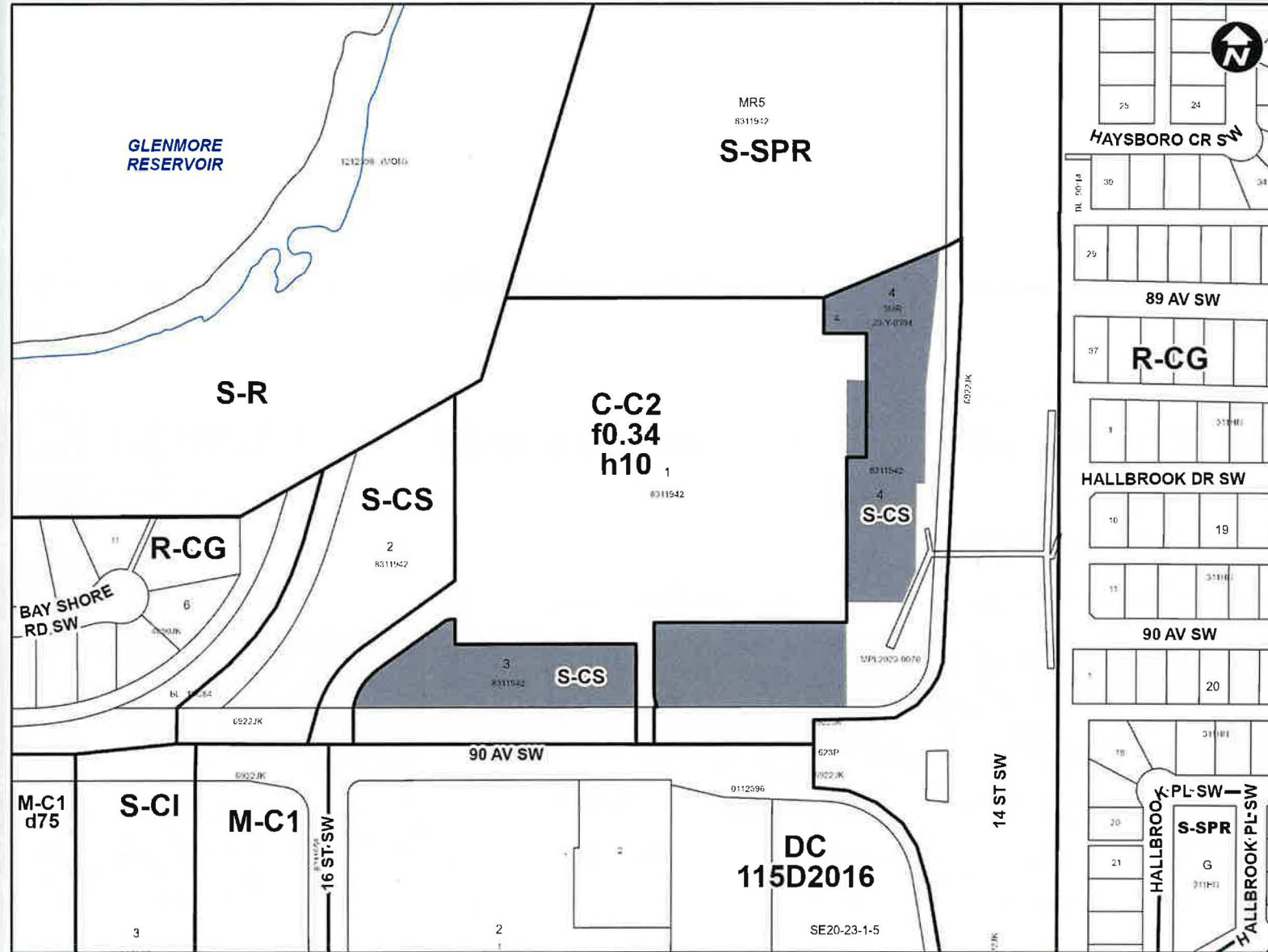
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Supplementary Slides

Specific Area in outline plan	Original Submission (May 2023)	Anticipated Heights (after DR1 response – October 2023)	Anticipated Heights (after DR2 response – June 2024)
M-H3 f5.75h65	115 metres	70 metres maximum	50 metres (15 storeys) to 65 metres (20 storeys)
M-H3 f9.0h96	115 metres	85 metres maximum	80 metres (25 storeys) to 96 metres (30 storeys)
M-H3 f6.75h65	115 metres	85 metres maximum	65 metres (20 storeys)

















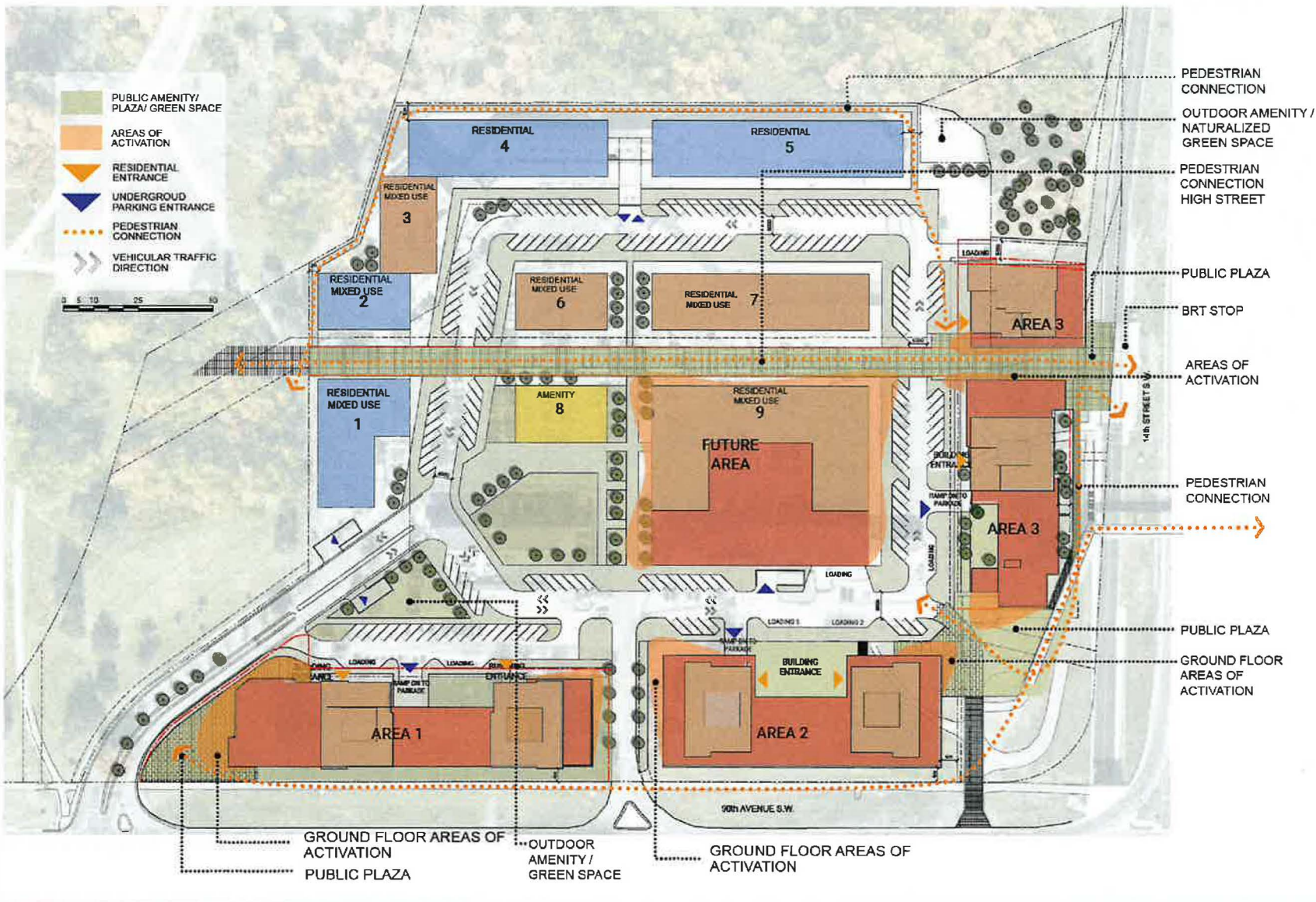
Shadow Study - Phase 1+2+3

2



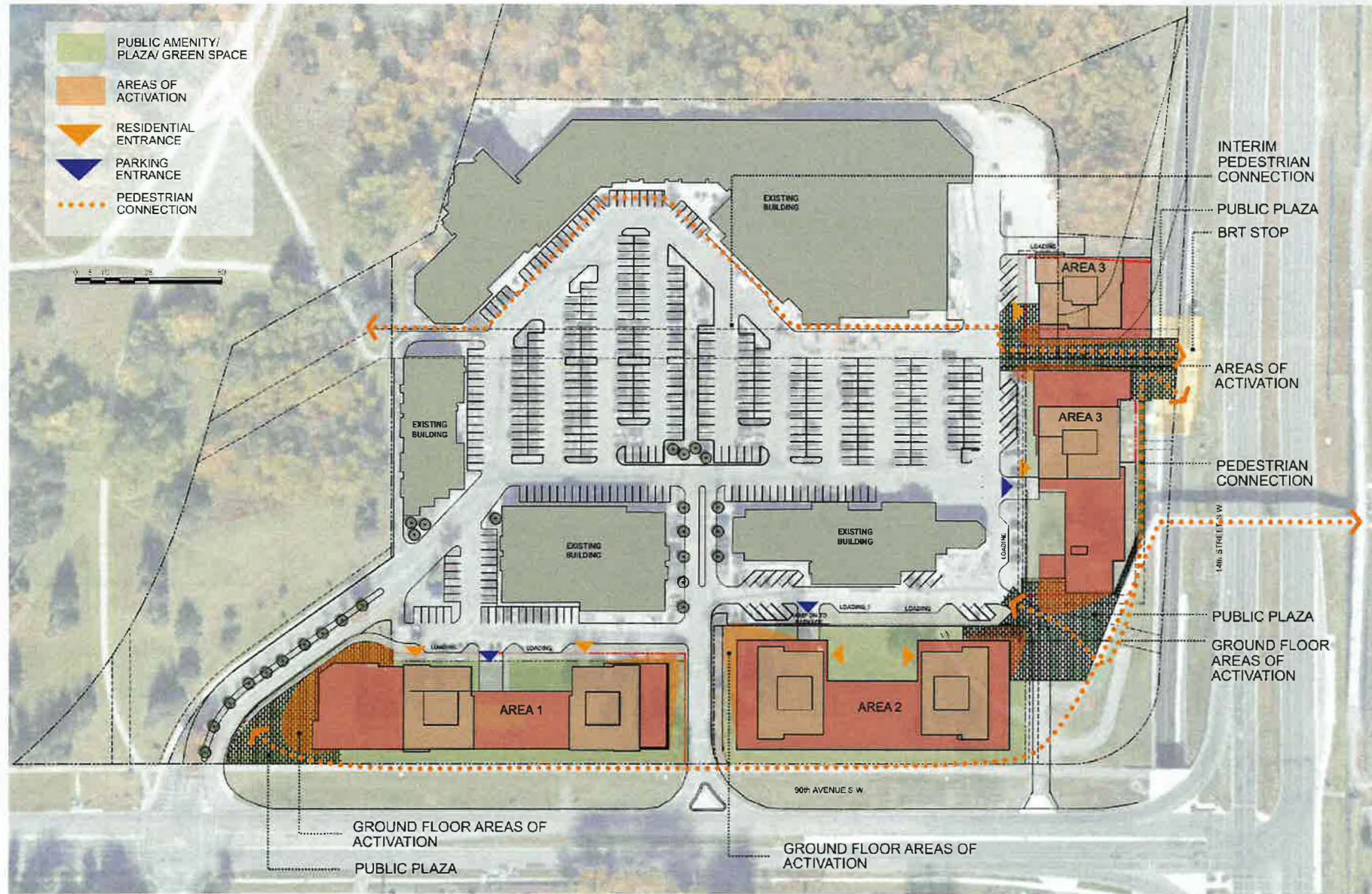
PHASE 1: 15-20 STOREYS; 50-65M PHASE 2: 25-30 STOREYS; 80-96M PHASE 3: 20-20 STOREYS; 65M-65M

LONG RANGE MASTER REDEVELOPMENT PLAN



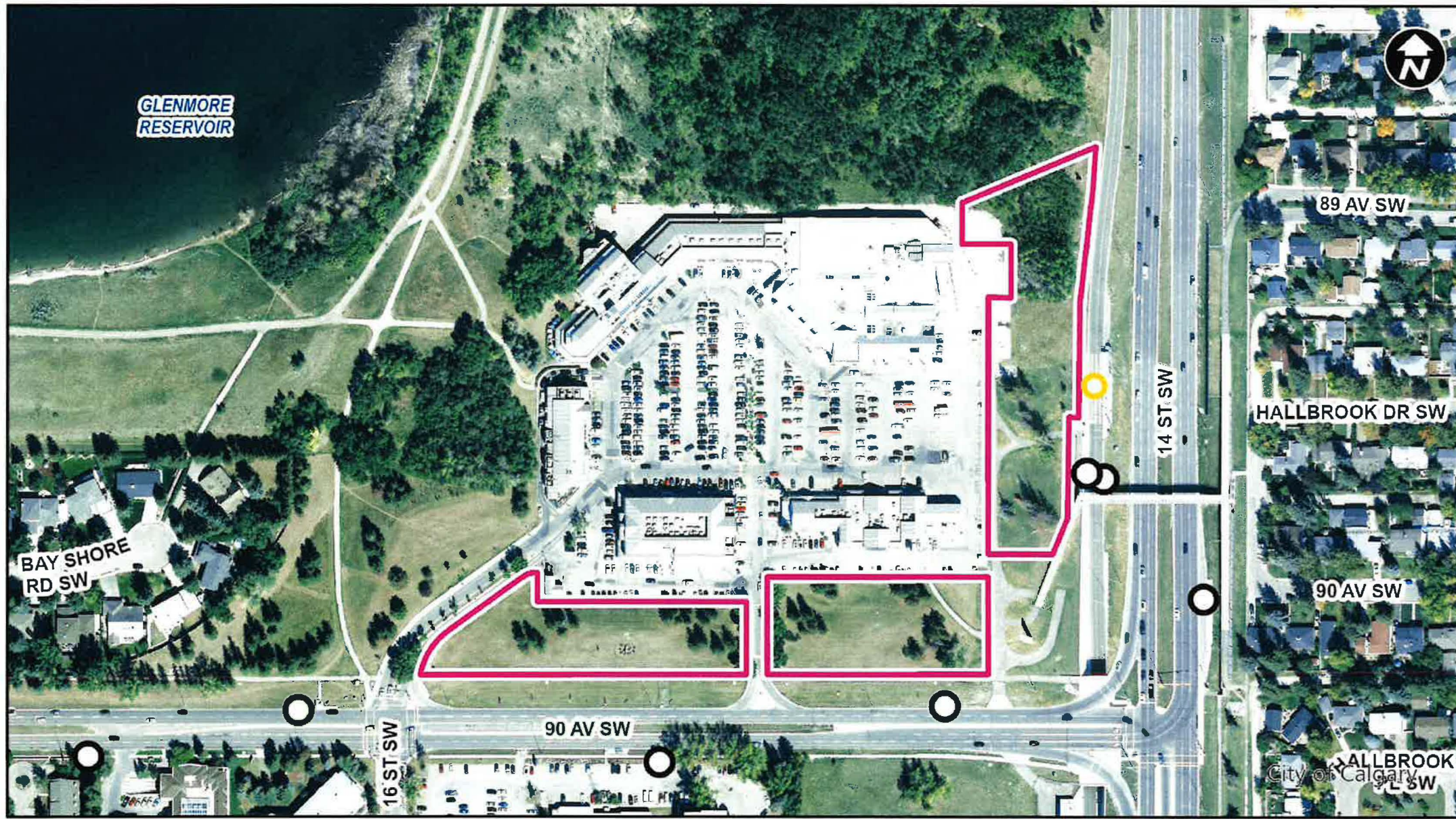


EXISTING SHOPPING CENTRE / PHASES 1-3



PEDESTRIAN CONNECTIVITY





- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Land Use Amendment
Parcel Size:
2.38 ha



NM2015-02
NM RECEIVED

2015 JAN 29 AM 9:24

THE CITY OF CALGARY
CITY CLERK'S
[Signature]

NOTICE OF MOTION
CC 661 (R2009-05)

NM2015 February 9

RE: GLENMORE LANDING AND ADJACENT CITY OWNED LANDS
COUNCILLOR PINCOTT

WHEREAS on 2014 January 31, Council approved C2014-0081: Transit Corridor Funding and Prioritization, which included the detail design and construction of the Southwest Transitway with the time line for detail design to be 2015 - 2016;

AND WHEREAS the functional plan for the Southwest Transitway identified a station in the area of 14 Street SW north of 90 Avenue SW, adjacent to the Glenmore Landing Shopping Centre;

AND WHEREAS The City desires comprehensive transit-oriented development in proximity to transit stations;

AND WHEREAS the owner of Glenmore Landing Shopping Centre intends to proceed with redevelopment to intensify and broaden the uses to include residential;

AND WHEREAS The City owns lands to the south and east sides of the shopping centre comprised of approximately 5.48 acres, however, development potential is impacted by limited access through the adjoining shopping centre lands;

NOW THEREFORE BE IT RESOLVED that Administration be directed to:

- a. work collaboratively with the owner of the Glenmore Landing Shopping Centre through the Transforming Planning "Explore" process to develop a comprehensive plan for redevelopment that takes into account the future Southwest Transitway, Municipal Development Plan and Calgary Transportation Plan policy guidance, and the adjoining City owned lands; and
- b. work directly with the Glenmore Landing Shopping Centre owner to explore the disposition of surplus City owned lands to be included in the overall comprehensive redevelopment, including opportunities for the provision of non-market housing within the future development and report back to Council through the Land and Asset Strategy Committee for approval of any resulting terms and conditions of sale.

[Signature]
Signature of Member(s) of Council

CITY OF CALGARY
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NOV 07 2024
ITEM: 7.2.1 CPC2024-1067
Distrib-Presentation
CITY CLERK'S OFFICE