Applicant Submission

URBAN
S Y S T E M S

October 24, 2024   File: 2815.0065.02

The City of Calgary
Community Planning - South
Calgary, Alberta
T2P 2M5

Attention: Melanie Horkan, Senior Planner

RE: LOC2023-0130 - APPLICANT'S SUBMISSION – GLENMORE LANDING

On behalf of CTDC #1 Alberta Ltd. (RioCan Management Inc.) and the City of Calgary, Urban Systems is pleased to submit our applications for redevelopment of the Glenmore Landing Shopping Centre and adjacent lands which are located in southwest Calgary. Our applications include a non-statutory policy document, an Outline Plan, and a Land Use Redesignation.

In 2015, Council adopted NM2015-02 Notice of Motion (NOM) that directed City Administration to work collaboratively with RioCan to develop a comprehensive plan for redevelopment that considers the Southwest Transitway and to explore the disposition of surplus City owned lands to be included in the overall comprehensive redevelopment. This NOM also reflects RioCan's intent to intensify through redevelopment and broaden the uses to include residential. The NOM also includes the intent to provide opportunities for the provision of non-market housing to be included within the proposed development. An Affordable Housing Agreement with RE+DS & the City of Calgary's Housing team is being prepared in collaboration with RioCan Management Inc. which will incorporate non-market units as part of this application proposal. The City is working on a revised version of the Agreement for RioCan's review. RioCan Management Inc. and the City are both committed to collaborating to ensure each party is comfortable with the direction of the Agreement and the specific terms outlined in the Agreement.

RioCan Management Inc. entered into a purchase and sale agreement with the City of Calgary as of June 2022 to achieve the collective long-term vision of developing a vibrant, master planned community hub through redevelopment of the existing Glenmore Landing Shopping Centre. This agreement includes the purchasing of the City of Calgary surplus land along 14 Street and 90 Avenue, surrounding the existing Glenmore Landing property.

As part of this agreement, RioCan will be amending the Land Use for the surplus City-owned lands only and has prepared an Outline Plan and non-statutory policy document to support the proposal. Approval of these applications will allow RioCan to take a phased approach to strengthen the retail at Glenmore Landing with the addition of residential housing options to transform the site into a pedestrian- friendly, mixed-use community.

The non-statutory policy document (The Glenmore Landing Land Use and Design Framework) provides guidance for future, phased development to occur on site and provides direction for future land use and development permit expectations. This policy document provides guidance on elements such as built form, site and building design, landscape design, amenity space, areas of activation, and mobility connections. In addition, the Outline Plan and Land Use Amendment applications provide additional details related to density and intensity expectations and appropriate uses.

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As required by the purchase and sale agreement, all lands require a comprehensive plan for redevelopment which is satisfied by the Glenmore Landing Land Use and Design Framework. The purchased lands are proposed to be redesignated to a standard Multi-Residential – High Density High Rise (M-H3) District with appropriate FAR and height modifiers for each site. The existing shopping centre is proposed to remain as the Commercial – Community 2 (C-C2) District to maintain commercial uses within existing buildings on site for the foreseeable future. These districts have been selected to appropriately reflect both short and long-term development plans for the site. The Outline Plan provides statistics for both anticipated densities, as well as maximum densities – it is the intention to build to anticipated densities only, and maximum densities were only provided to assess upset servicing capacities. It is likely that the purchased lands will build out over the next 15-20 years and future redevelopment of the shopping centre would proceed thereafter.

Public and stakeholder engagement occurred prior to our application submission in order to inform interested parties about the proposed redevelopment. Engagement took several forms including public open houses, community association meetings, meetings with individual community stakeholders and institutions, discussions with Councillor Kourtney Penner, a project website, and engagement with shopping centre tenants. Later in the process, our project team has further engaged with the public in the form of an in-person Information Session followed by an additional virtual Webinar engagement session. These latest engagement sessions provided stakeholders and the public opportunities to engage with the project team regarding the updates ahead of a Public Hearing of Council.

There are currently no guiding neighbourhood level policy documents, such as a Local Area Plan/Area Structure Plan/Area Redevelopment Plan, to guide development for this site. Therefore, as referenced in the NOM, the comprehensive plan for redevelopment aligns with the following higher order policy documents: CTP – Calgary Transportation Plan, MDP – Municipal Development Plan, and the TOD –Transit Oriented Development Policy Guidelines.

On behalf of CTDC #1 Alberta Ltd. (RioCan Management Inc.) and the City of Calgary, Urban Systems respectfully requests approval for the aforementioned applications.

Sincerely,

URBAN SYSTEMS LTD.

Mike Coldwell, RPP, MCIP
Senior Planner / Principal

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