

# Glenmore Landing

**LOC 2023-0130**  
**Land Use Redesignation**  
**Non-Statutory Policy Document**

*(Glenmore Landing Land Use  
and Design Framework)*

December 3, 2024



# Introductions

## PRESENTERS:

**RIO**  **CAN**™

**Heidi Green**

Director of Development

**URBAN**  
SYSTEMS

**Mike Coldwell**

Senior Planner/Principal,  
RPP, MCIP

bunt & associates

**NORR**

**EIGHT ONE EIGHT STUDIO**  
PLANNING + DESIGN COLLABORATIVE

## PROJECT TEAM:

**Melissa Bruzzese**

Assistant Vice President,  
Development

**Christina Varriano**

Senior Coordinator,  
Development

**Kris Compton**

Engineer/Principal

**Becky Soby**

Planner

**Glen Pardoe**

Engineer/Principal

**Ross Roy**

Architect/  
Principal

**Jacob Lackman**

Architect

**Alisha Gorda**

Landscape Architect

# Outline

1

Why?

2

Why here?

3

Why does it matter?

4

How did we get here?

5

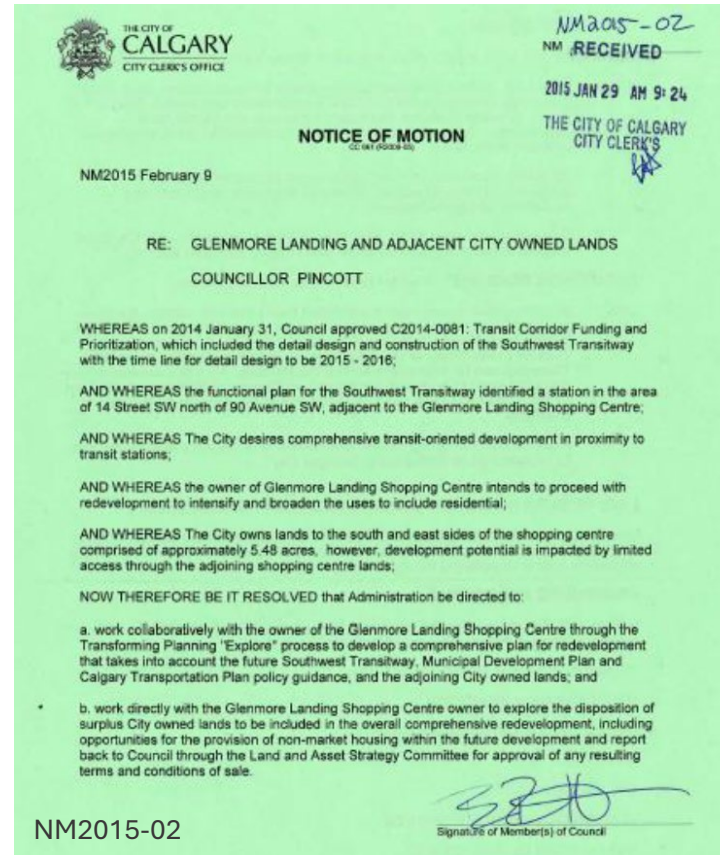
How will development happen?



# The Why

## 2015: City Council adopts NM2015-02 Notice of Motion (NOM)

Directed City Administration to work with RioCan to develop a **comprehensive plan for redevelopment** on the Glenmore Landing site that considers the SWBRT Station.



## 2019: BRT stop opens along the Glenmore site, part of the MAX Yellow Line (SWBRT)



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# Policy Direction

| Policy  | How do the following policy documents adopted by Council provide direction for the Glenmore Landing Redevelopment?   |
|---|--|
| <b>Municipal Development Plan (MDP), 2020</b>               | Directs City Administration to make sure current and future Calgarians are provided with a choice of housing forms, tenures, and affordability.                              |
| <b>Transportation Plan, 2020</b>                            | Outlines importance of concentrating housing, employment, shopping and other community amenities around transit stops.   |
| <b>Transit Oriented Development Policy Guidelines, 2005</b> | Supports development of underutilized sites around transit stops for residential development and public amenities (i.e., affordable housing, libraries, recreation centres). |
| <b>Notice of Motion (NM2015-02), 2015</b>                   | Confirms City Council’s desire to see Glenmore Landing proceed as a transit-oriented development that broadens land uses on site to include residential.                     |
| <b>Council’s Strategic Direction, 2023 - 2026</b>           | States Council’s priority to diversify the range of housing options in the City by supporting affordable housing development.  |
| <b>“Home is Here” Housing Strategy, 2023</b>                | Indicates Calgary is in a housing crisis and needs to increase the supply of housing to meet current and future demand.  |



# Why Here?



1. Why?

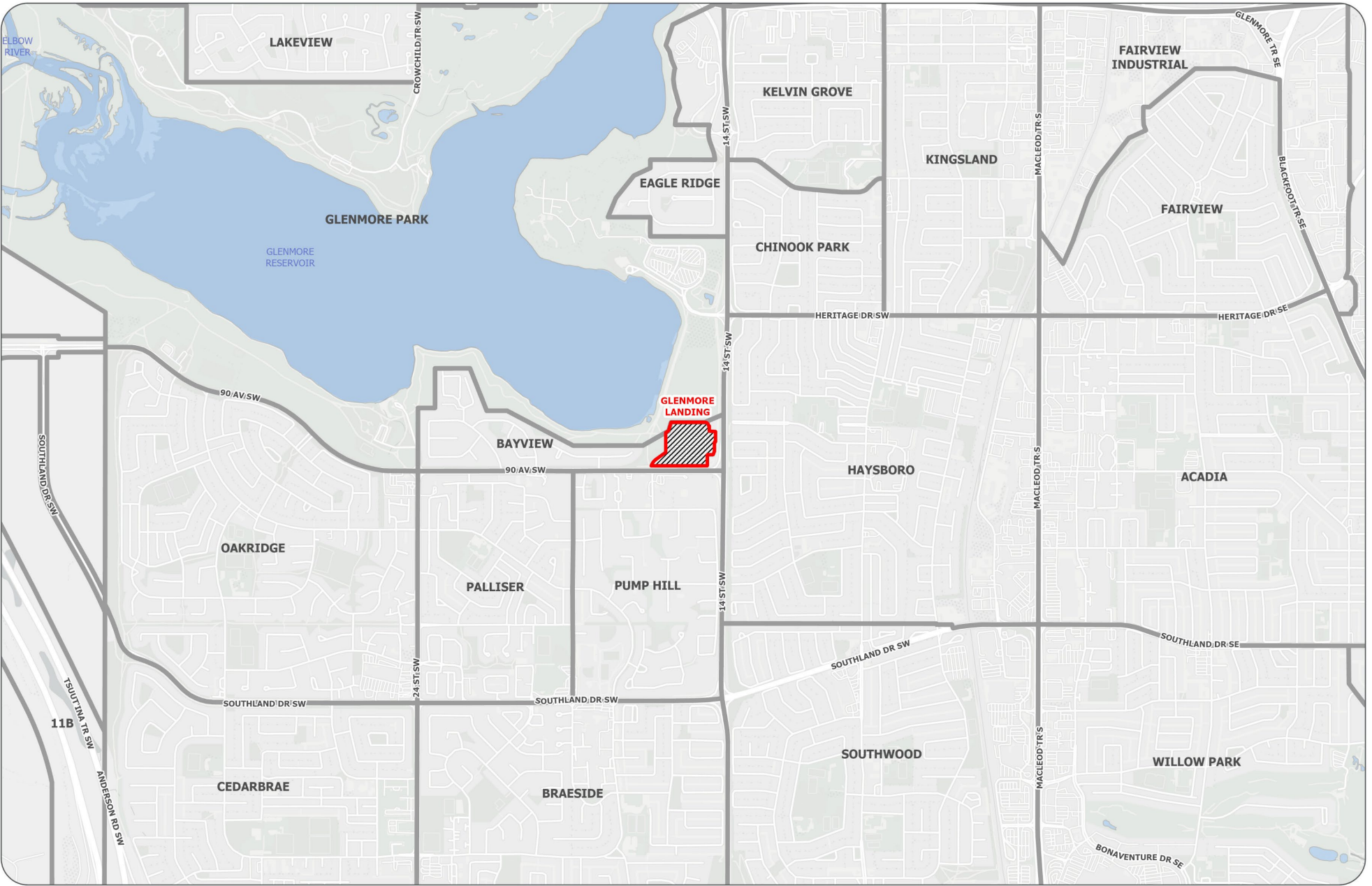
**2. Why here?**



3. Why does it matter?

4. How did we get here?

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 Glenmore Landing  
 Community Boundaries

1. Why?

**2. Why here?**

3. Why does it matter?

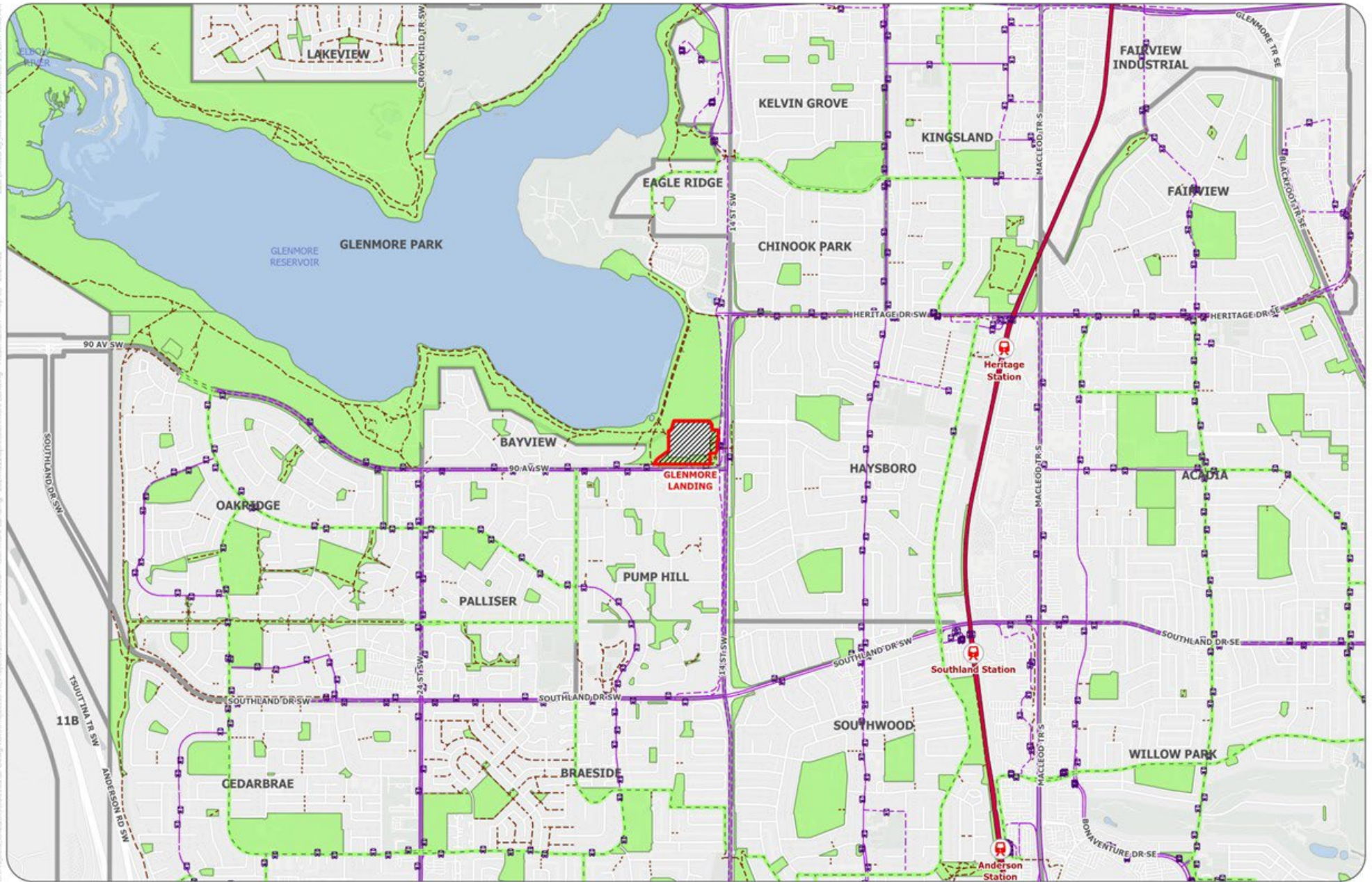
4. How did we get here?

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Map prepared by Joffe on November 29, 2024 at 2:44 PM  
Last modified by Joffe on November 29, 2024 at 2:44 PM  
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-  Glenmore Landing
-  Community Boundaries
-  Parks and Public Spaces
-  Bus Stops
-  LRT Station
-  Pathways
-  Bikeways
-  Bus Route
-  LRT Route

1. Why?

**2. Why here?**

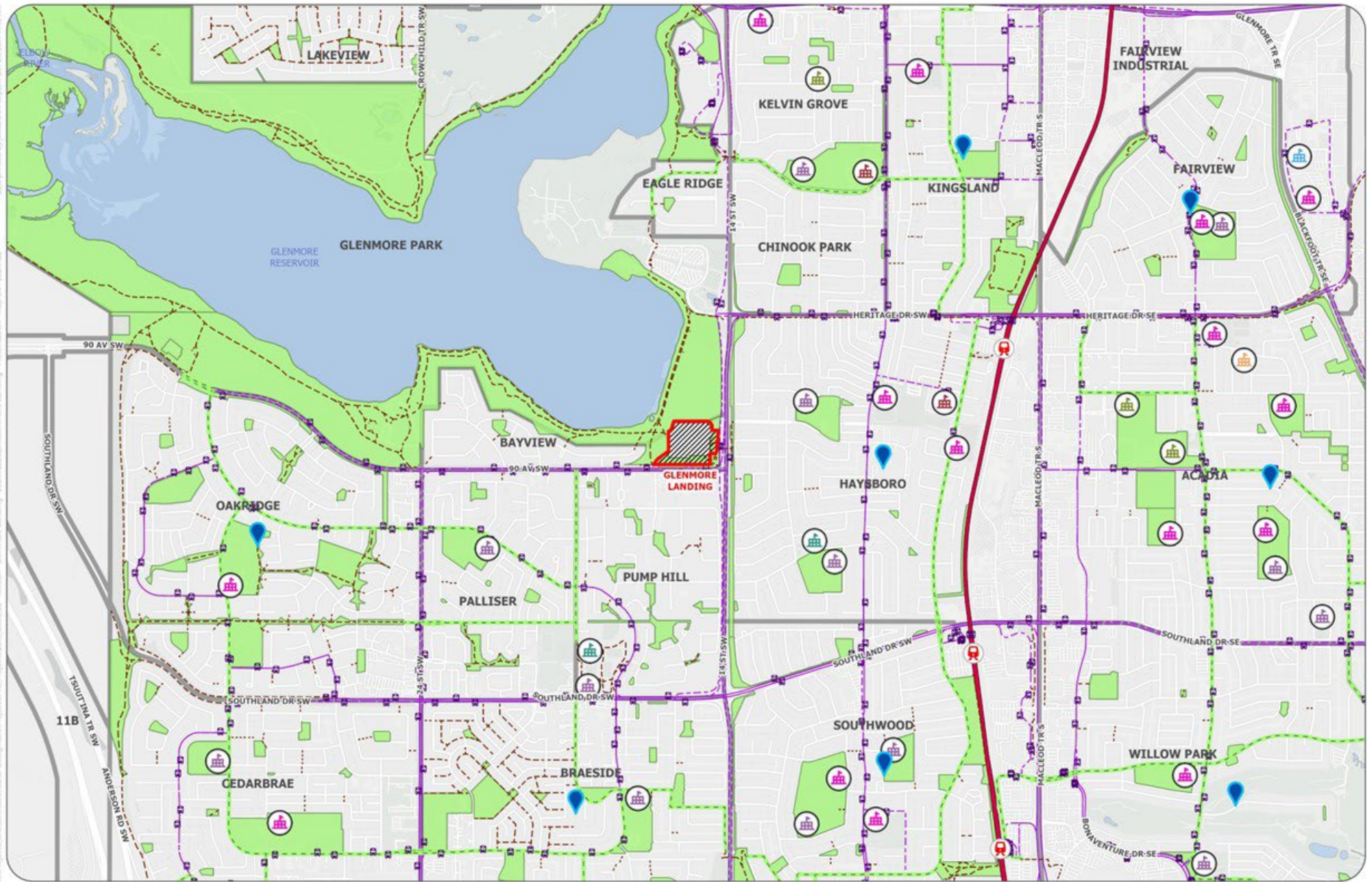
3. Why does it matter?

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Map created by Jovanna on November 29, 2024 at 2:44 PM  
Map data © OpenStreetMap contributors, Imagery © Mapbox  
Map created by Jovanna on November 29, 2024 at 2:44 PM



- Glenmore Landing
- Community Boundaries
- Parks and Public Spaces
- Child Care Services
- Elementary
- Elementary/Junior High
- Elementary/Junior High/Senior High
- Junior High
- Junior High/Senior High
- Senior High
- Unknown
- Bus Stops
- LRT Station
- Pathways
- Bikeways
- Bus Route
- LRT Route

1. Why?

**2. Why here?**

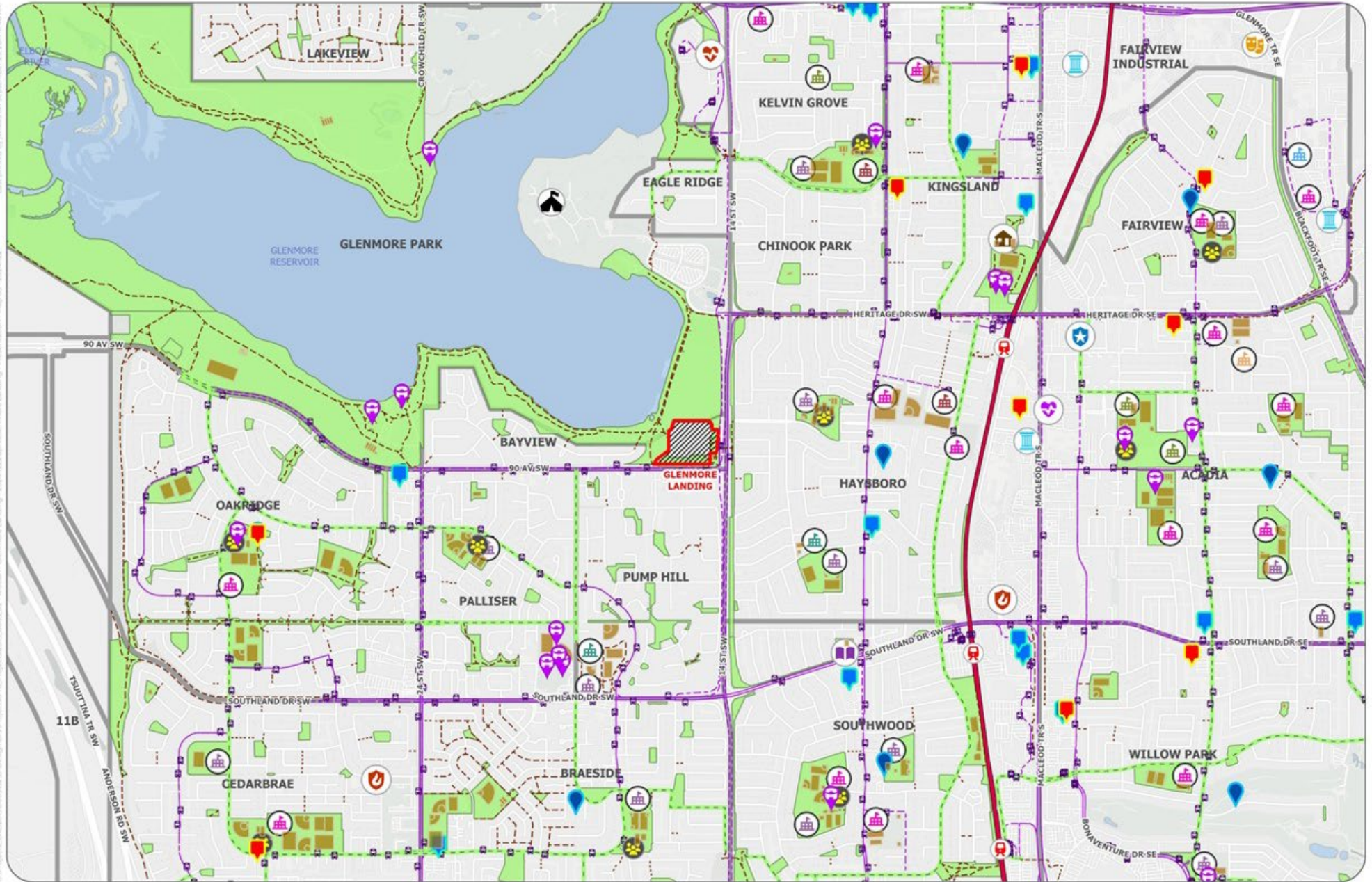
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Map prepared by Javelin on November 27, 2024 at 2:53 PM  
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- Glenmore Landing
- Community Boundaries
- Parks and Public Spaces
- Sports Field/Facility
- Police Service
- Fire Station
- Recreation Facility/Complex
- Medical Clinic
- Pharmacy
- Hospital
- PHS Clinic
- Social Dev Ctr
- Gallery
- Theatre
- Attraction
- Commercial
- Court
- Library
- Visitor Info
- Community Centre
- Elementary
- Elementary/Junior High
- Elementary/Junior High/Senior High
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- Junior High/Senior High
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# Community Summary

The surrounding area contains approximately:

- 155 parks & open spaces
- 54 bus routes & 395 bus stops
- 3 LRT stations
- 68 km's of pathways
- 43 schools
- 10 childcare services
- 1 police station
- 2 fire stations
- 16 recreation facilities
- 266 sports fields/facilities
- 9 medical clinics
- 15 pharmacies
- 3 hospitals/medical services
- 10 community centres
- 4 galleries/theaters

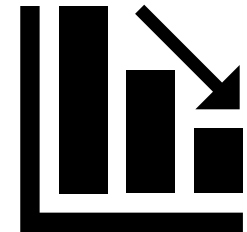


# Community Summary

## Changes in Population in Surrounding Area:

| Community    | Peak Population | Year | Population 2019 | Change | %      |
|--------------|-----------------|------|-----------------|--------|--------|
| Bayview      | 823             | 1981 | 751             | -72    | -8.7%  |
| Oakridge     | 7230            | 1986 | 5690            | -1540  | -21.3% |
| Palliser     | 3672            | 2019 | 3672            | 0      | 0.0%   |
| Pump Hill    | 1949            | 1999 | 1640            | -309   | -15.9% |
| Braeside     | 7652            | 1980 | 5805            | -1847  | -24.1% |
| Cedarbrae    | 6965            | 1990 | 6094            | -871   | -12.5% |
|              |                 |      |                 |        |        |
| <b>Total</b> | 28291           |      | 23652           | -4639  | -16.4% |

Population information provided by City of Calgary (2019 Data)



**Approximately  
a 16% decline in  
population**

# Why Does It Matter?

What is the opportunity that Glenmore Landing brings?



Increase in **housing supply & type**



Diversification & support of **economic growth**



Adding users to an **underutilized BRT stop**



Providing **housing for major employers** in the area  
*(Rocky View Hospital)*



**Transit Oriented Development (TOD)**



Bringing in people to **support the businesses** in the area



**Redevelopment of underutilized lands**  
*(Optimizing existing infrastructure)*



# How Did We Get Here?



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## Spring 2023 Engagement

- 2 public in-person open houses with 260 participants
- 3 community association board meetings
- 9 key stakeholders engaged
- Regular tenant updates and communications (April 2023)
- 4 road signs
- Active project website
- 120 comment cards received

2023

2024

## May 2023

### Applications

(Land Use, Outline Plan, Design Framework)  
submitted to the City

Total Anticipated Units: 1248

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### Fall 2023 Engagement

- All day in-person public information session with 430 attendees
- Virtual public information session with 130 attendees
- 4 community association project updates and communications
- 4 key stakeholders engaged
- Regular tenant updates and communications
- 4 road signs
- Updated project website and FAQ's
- 370 comment cards and webinar submissions received

### Winter 2024

Collaborated with the City to address the Development Applications Review Team's comments

### May 2024

Application revised and resubmitted to the City

#### KEY CHANGES:

- Land use proposed for the existing Shopping Centre redevelopment is added to the application
- Building heights revised and reduced in areas to mitigate shadow impacts and community concerns
- Total Anticipated Units: 1868

2024 Ongoing: Commercial Tenant Outreach to 65 tenants and project website updates/FAQ's

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### Oct. 2024

Final submission to City

#### KEY CHANGES:

- No land use proposed for the existing Shopping Centre
- Non-Statutory Policy Document proposed (Glenmore Landing Land Use and Design Framework)
- Total Anticipated Units: 1165

### Nov 7, 2024

- Calgary Planning Commission Outline Plan Approval
- Recommendation of Approval for Land Use

### May 2023 Applications

(Land Use, Outline Plan, Design Framework) submitted to the City

Total Anticipated Units: 1248

### Winter 2024

Collaborated with the City to address the Development Applications Review Team's comments

### Summer 2024

Collaborated with the City to address the Development Applications Review Team's comments

### Nov. 2024

Project Update to Stakeholders prior to Calgary Planning Commission

- Email to 65 commercial tenants
- Email to Community Associations

2024 Ongoing: Commercial Tenant Outreach to 65 tenants and project website updates/FAQ's

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2024

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- application
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- Total Anticipated Units: 1868

## Engagement Totals

- 845 individuals engaged
- 8 neighbourhoods represented
- 9 key stakeholders engaged
- 490 comments cards and webinar submissions received

### May 2023 Applications

## Non-Statutory Policy Document (Glenmore Landing Land Use & Design Framework)

This document outlines a vision for the site, detailing design requirements for development of buildings, pedestrian and vehicular routes, public realm, and shared spaces.

## Building Heights and Shadows

Sun shadow studies were conducted to determine revised building heights to avoid shadows on key areas, and policies included in the non-stat document to require articulated building masses and stepped heights to encourage appropriate scale and relationship to surrounding communities.

### Winter 2024

Collaborated with the City to address the Development Applications Review Team's comments

### Summer 2024

## Connectivity

The "Interim Active Mobility Corridor" will be provided with the first development permit to enhance pedestrian connections from the BRT station to the Glenmore Reservoir pathway system.

Improvements will be made to the off-site pedestrian network, including the pedestrian bridge landing in Haysboro.

## Land Use

The application no longer includes redesignation of existing Shopping Centre.

It is anticipated to be redeveloped in the next 15+ years, and will be subject to future land use applications.

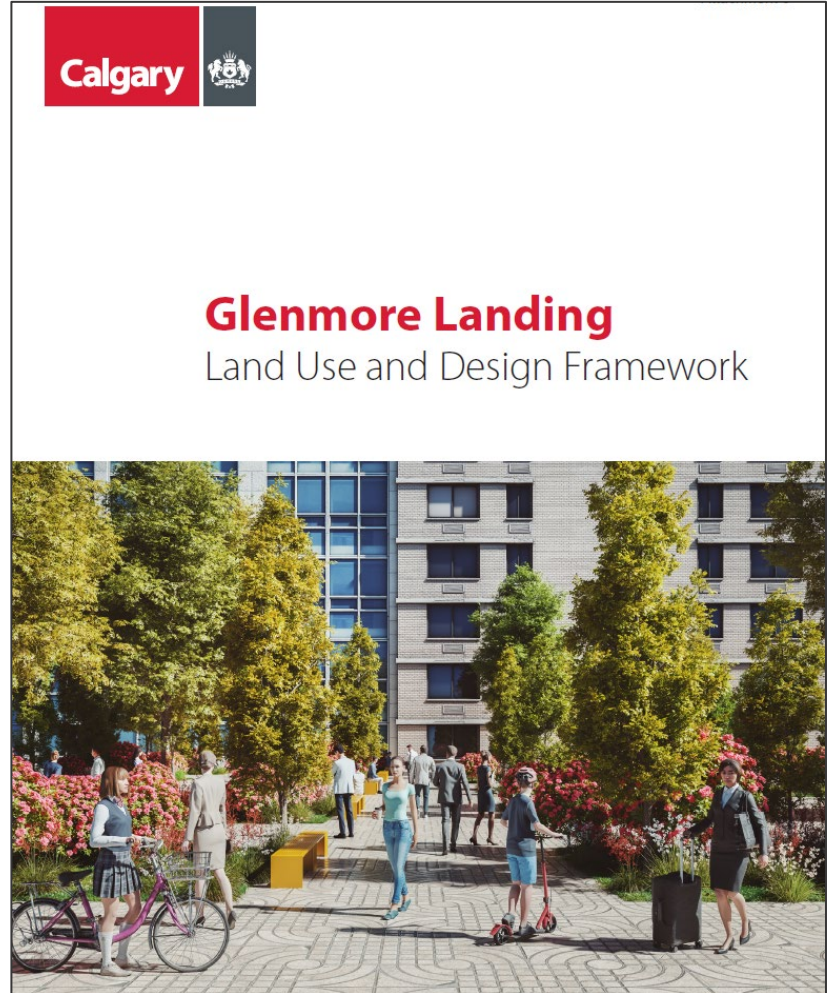
### Planning Commission

- Email to 65 commercial tenants
- Email to Community Associations



# How Will Development Happen?

- Glenmore Landing Land Use & Design Framework (Non-Statutory Policy Document)
- Conditions of Approval
- Additional Applications and Studies



# What We Heard



- Environmental impact
- Parking
- Construction impacts
- Fear of ground water contamination/drinking water
- Traffic
- Safety
- Strains on community infrastructure
- Building heights / density / shadowing
- Need for housing
- Lack of housing options
- Desire to see a better used SWBRT
- Opportunity to age in place, in community
- Housing for major employers
- Incredible access to amenities
- Support local and independent businesses
- Change/growth is challenging



# Closing



## Thank you

- **Community members**
- **Community Associations**
- **Local organizations**
- **City Administration**
- **City Council**