



Public Hearing of Council

Agenda Item: 7.2.21



LOC2023-0130 / CPC2024-1067

Policy, Outline Plan, and Land Use Amendment

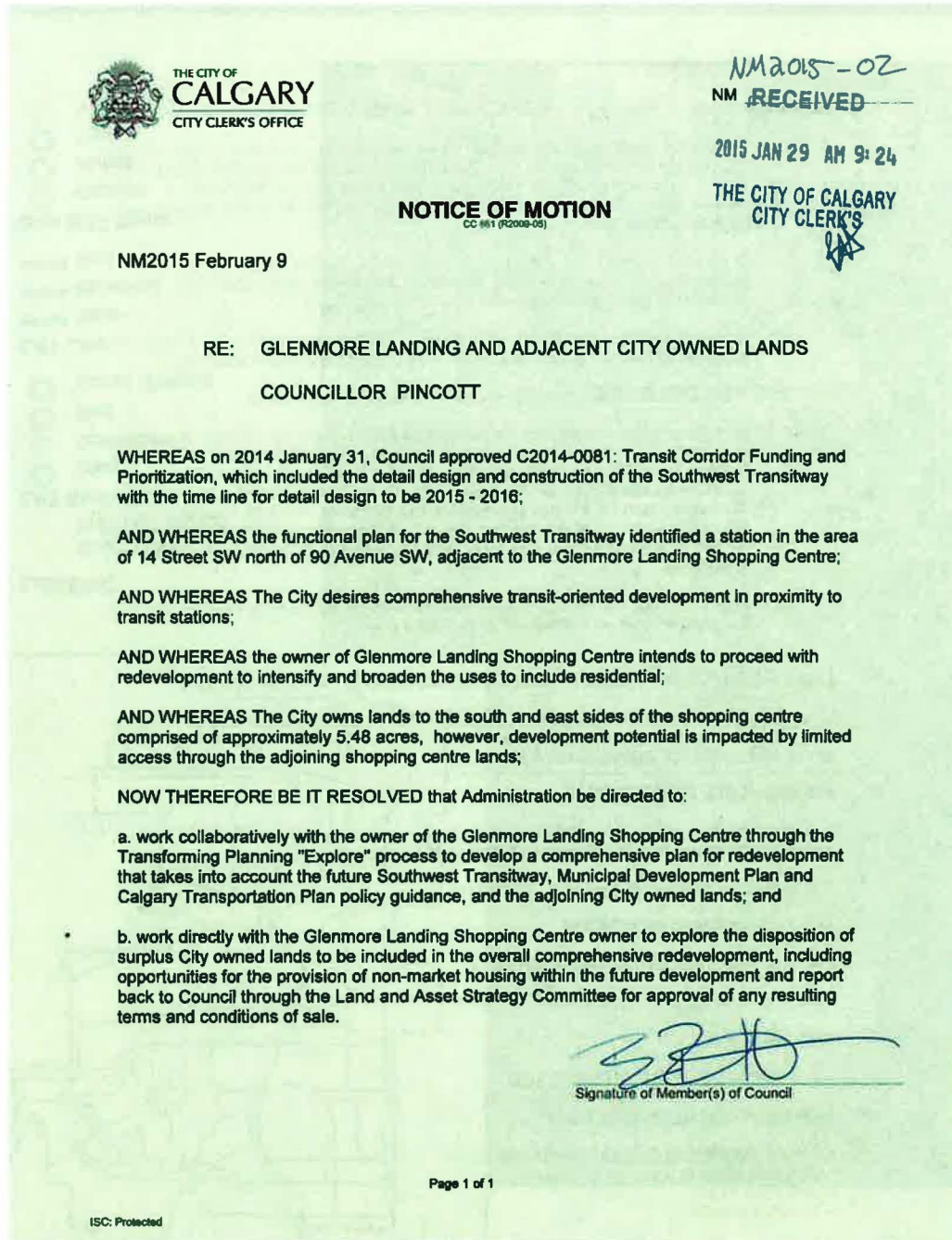
December 3, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 03 2024
ITEM: 7.2.21 CPC2024-1067
Dismb- Presentation 1
CITY CLERK'S DEPARTMENT

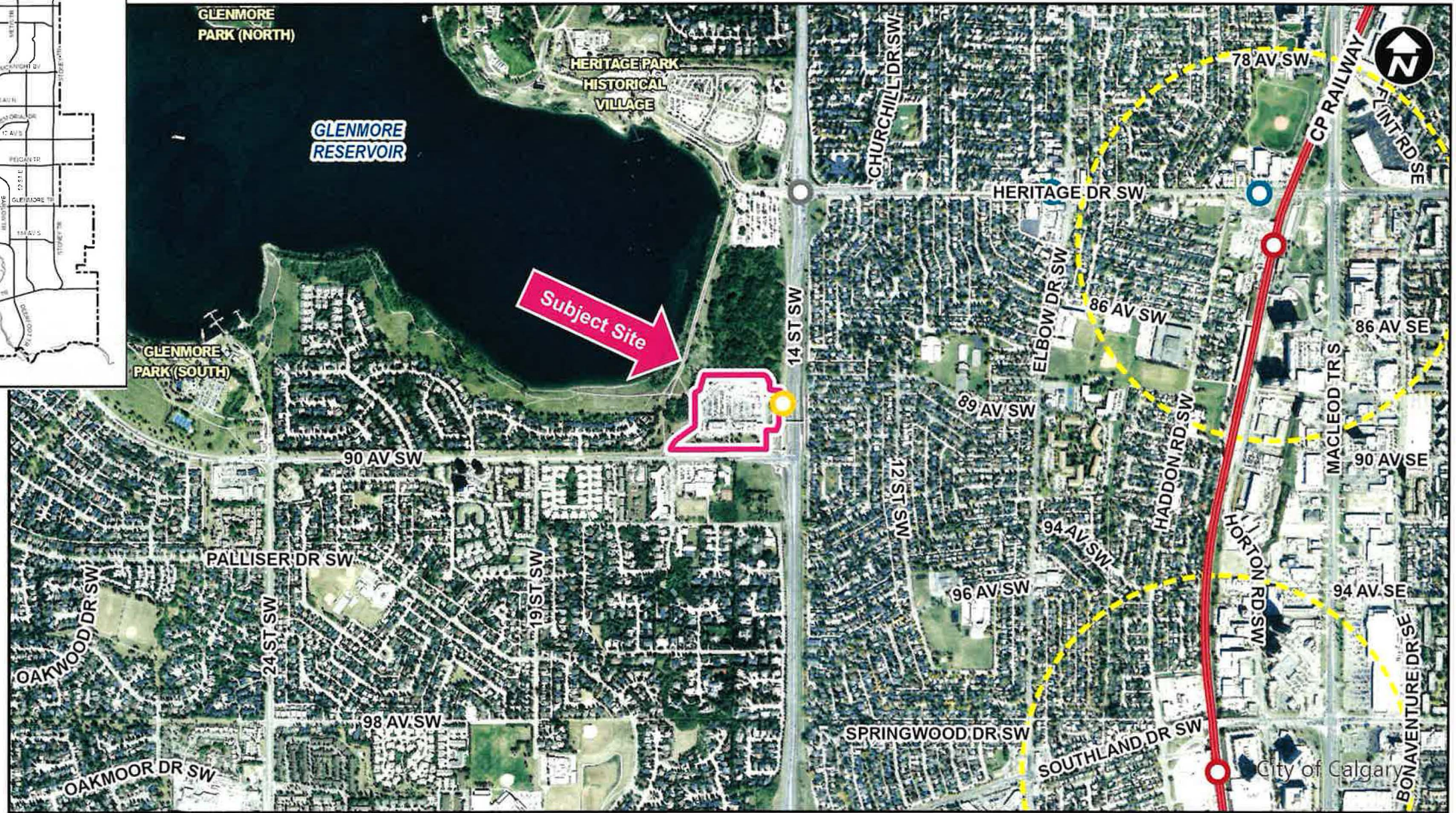
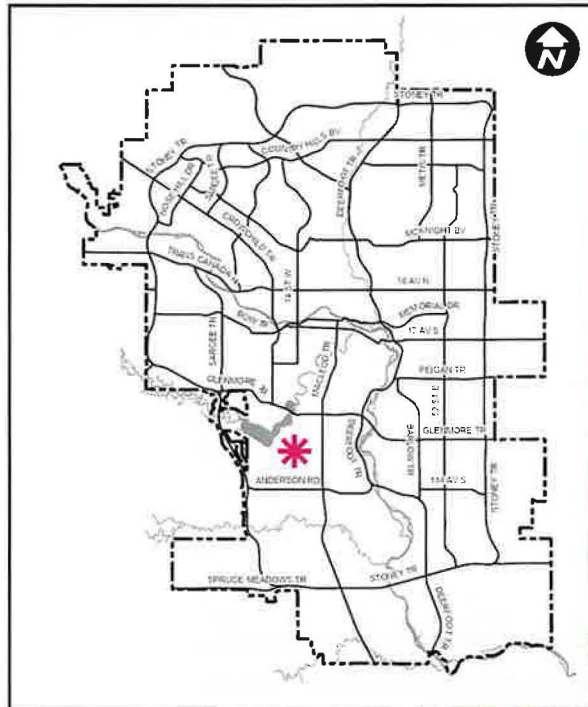
Calgary Planning Commission's Recommendation:

That Council:

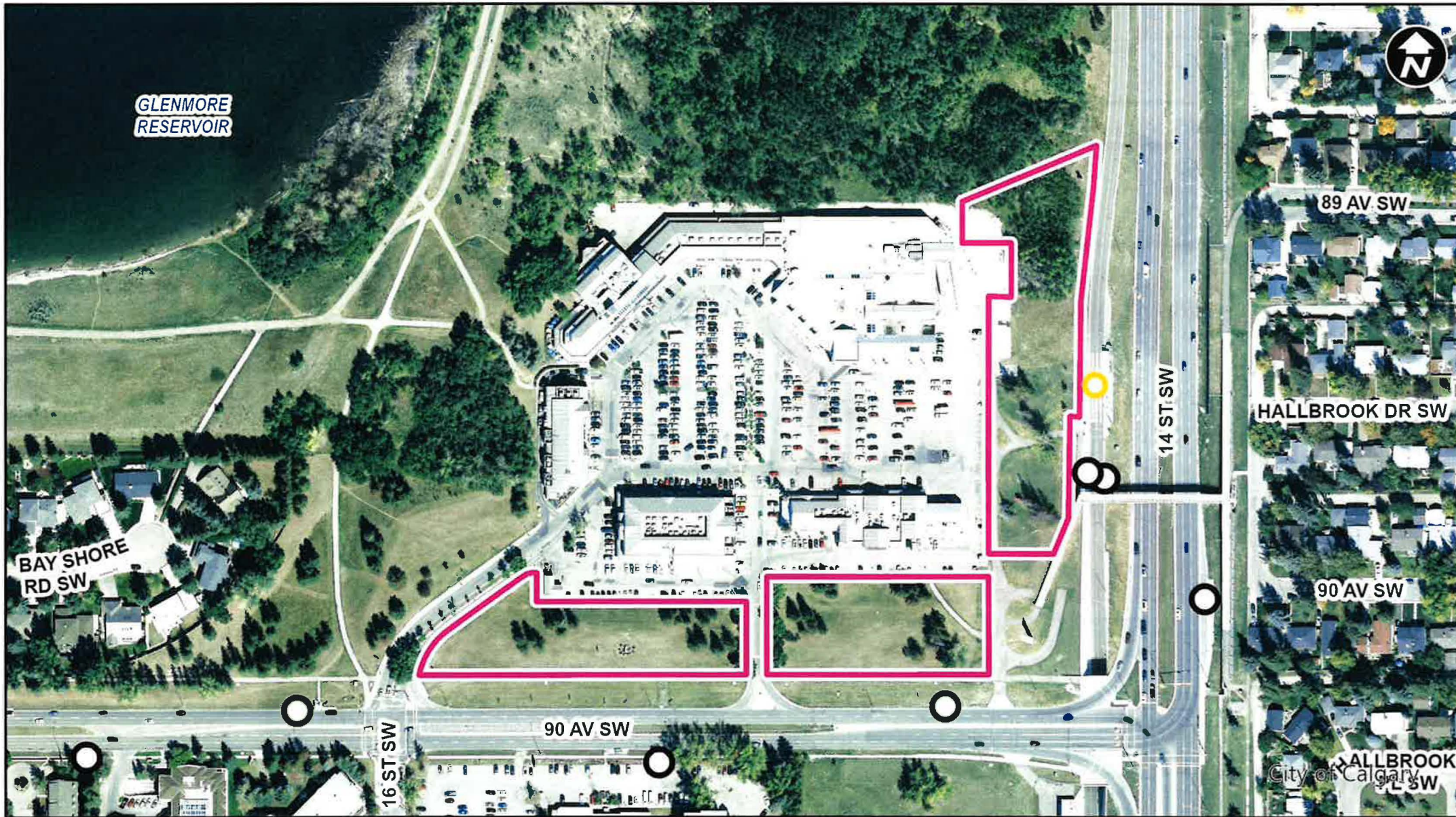
1. Adopt, by resolution, the proposed Glenmore Landing Land Use and Design Framework (Attachment 3); and
2. Give three readings to **Proposed Bylaw 302D2024** for the redesignation of 2.38 hectares \pm (5.88 acres \pm) located at 1600 and 1630 – 90 Avenue SW and 9045 – 14 Street SW, (Plan 8311942, Blocks 1, 3 and 4) from Commercial – Community 2 f0.34h10 (C-C2f0.34h10) District and Special Purpose – Community Service (S-CS) District **to** Commercial – Community 2 f0.34h10 (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.



- 2015 February 9
- Notice of Motion directs Administration to work collaboratively with the owner of the Glenmore Landing Shopping Centre to develop a comprehensive plan for redevelopment



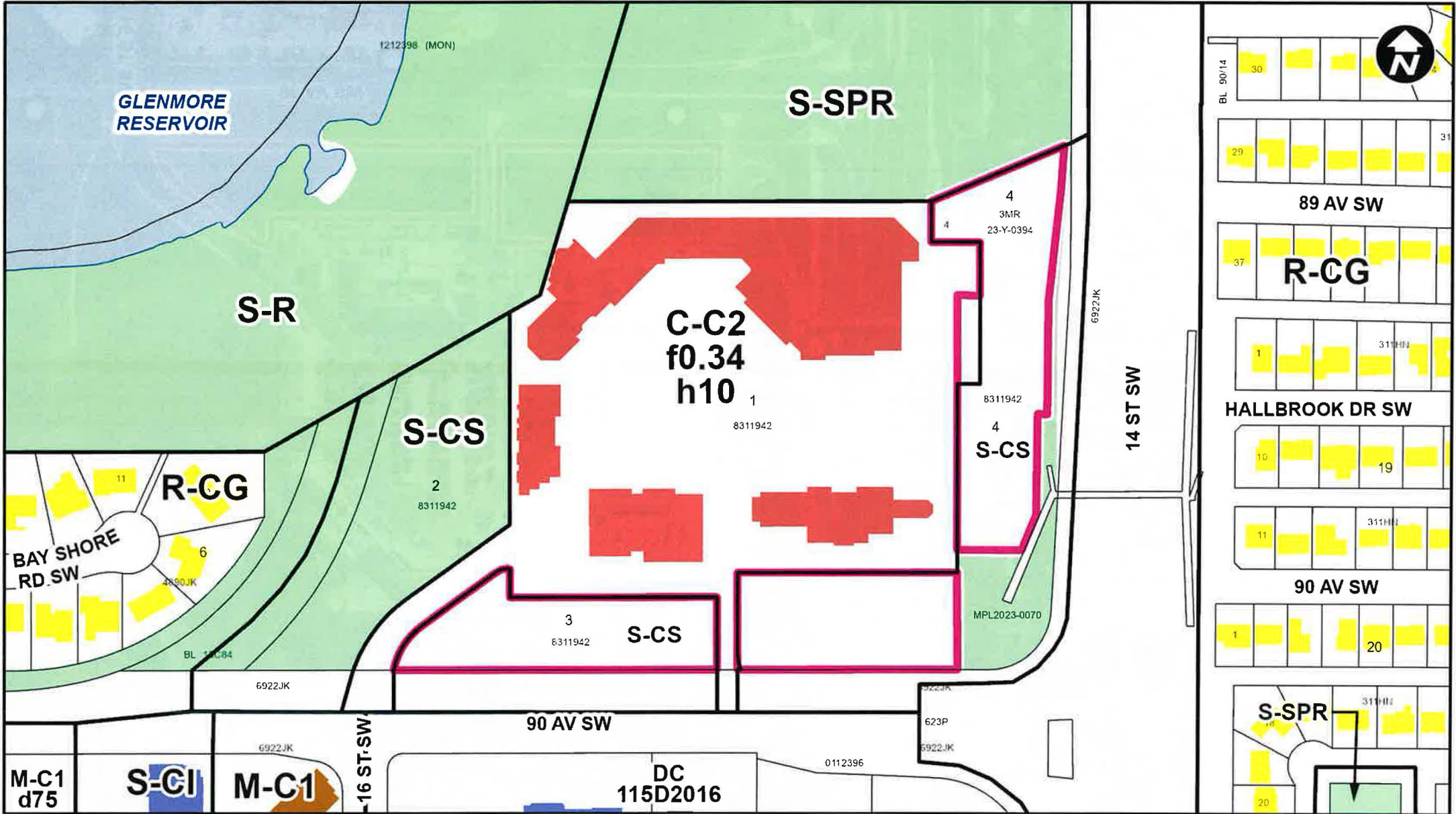
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



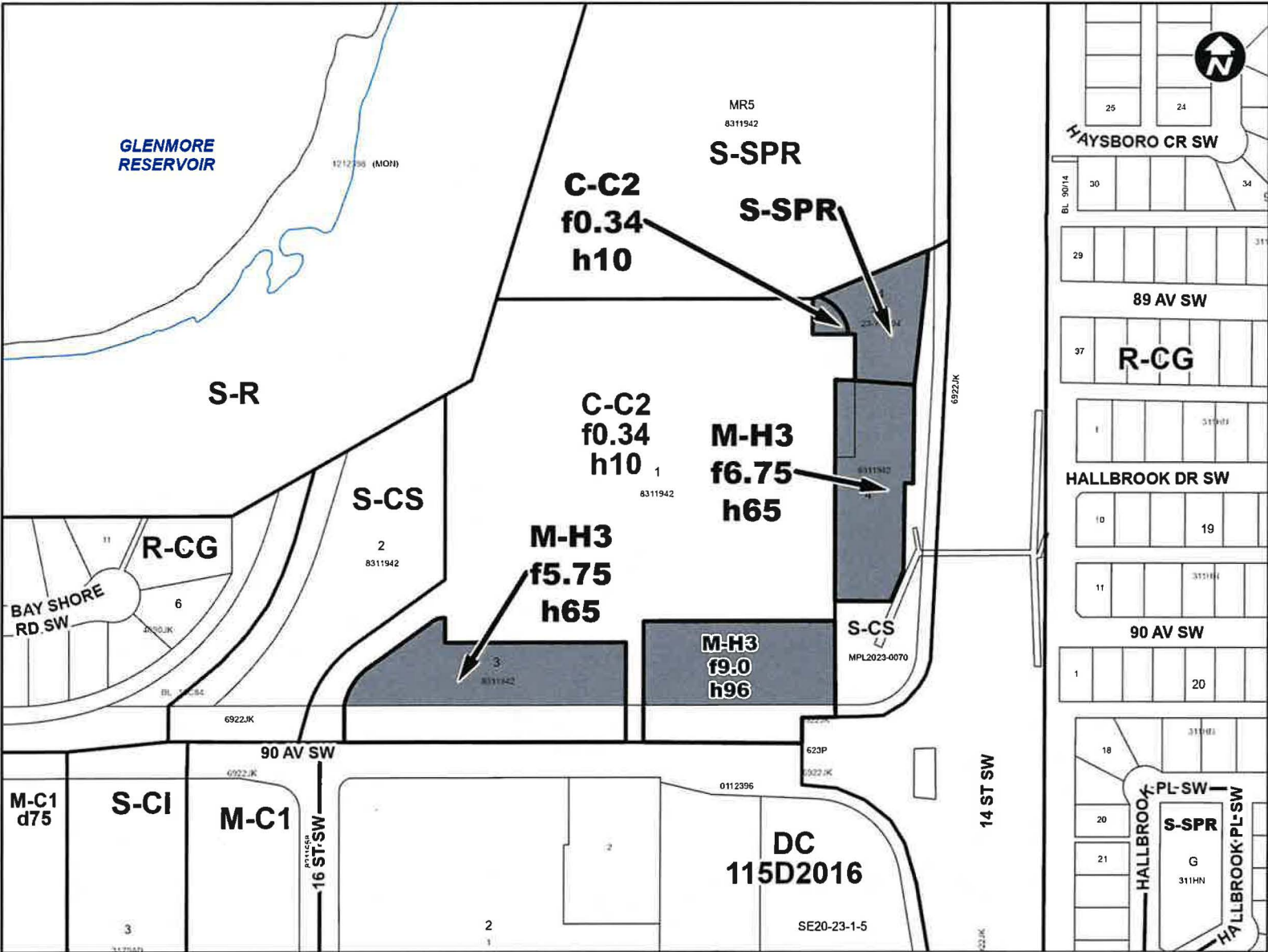
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 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

**Land Use
Amendment
Parcel Size:
2.38 ha**

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Land Use Map



Multi-Residential – High Density High Rise (M-H3) District:

- M-H3f5.75h65 (about 20 storeys)
- M-H3f6.75h65 (about 20 storeys)
- M-H3f9.0h96 (about 30 storeys)

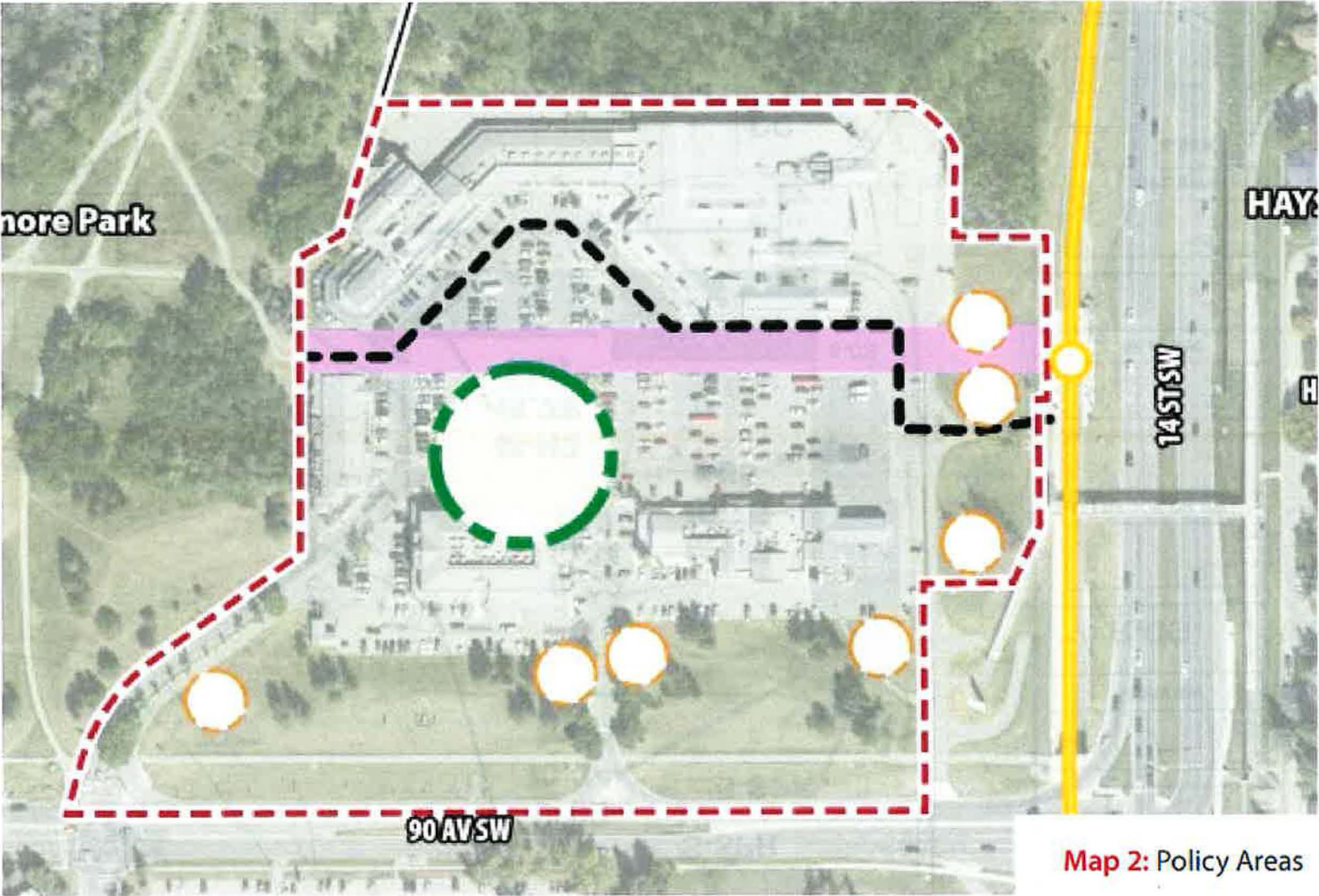
Special Purpose – School, Park and Community Reserve (S-SPR) District:

- Will be retained by the City and consolidated with the S-SPR District lands to the north

Commercial – Community 2 (C-C2f0.34h10) District:

- Aligns with current adjacent district to the west
- Max height 10 metres (about 3 storeys)

Proposed Glenmore Landing Land Use and Design Framework



Map 2: Policy Areas

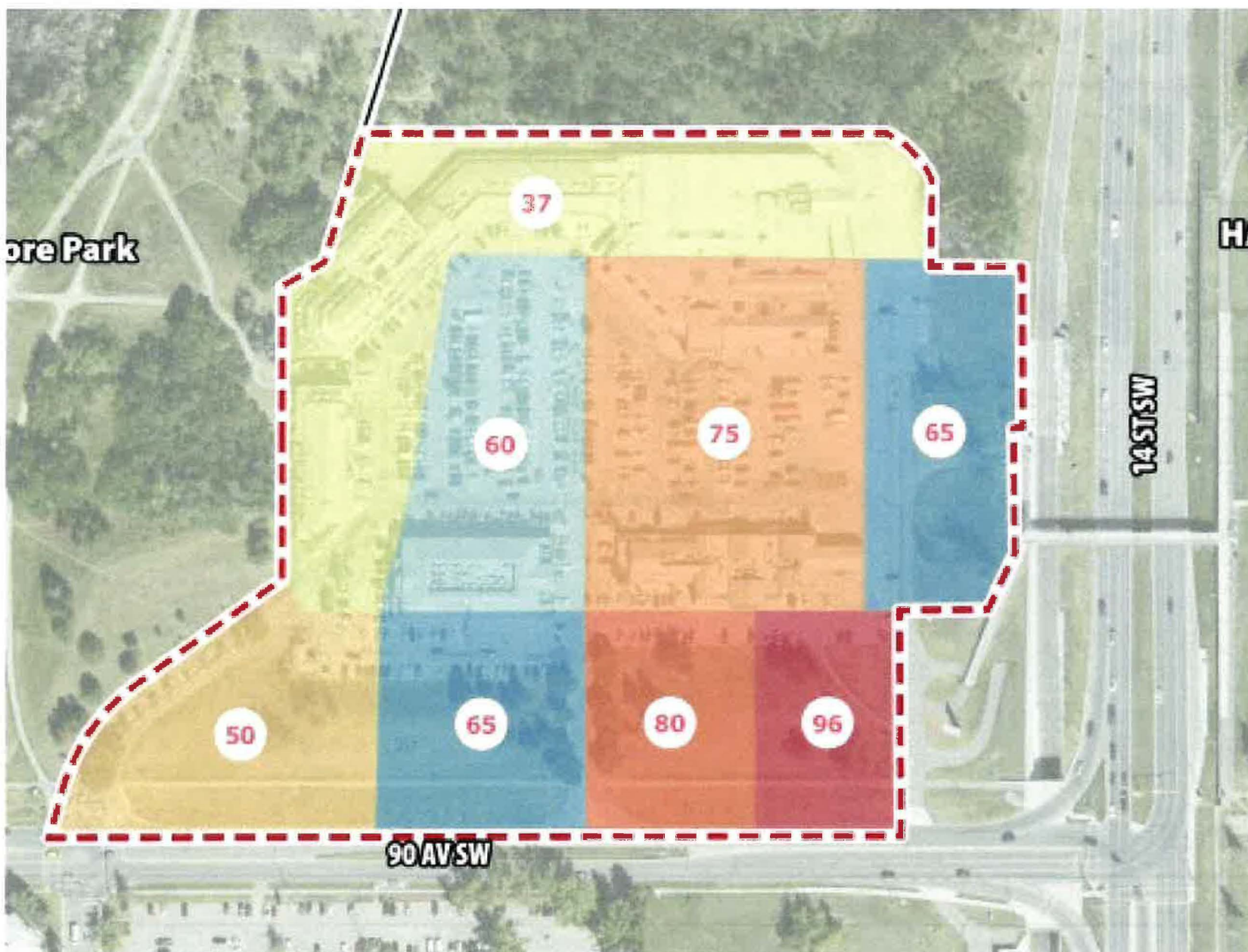
Highlights:

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

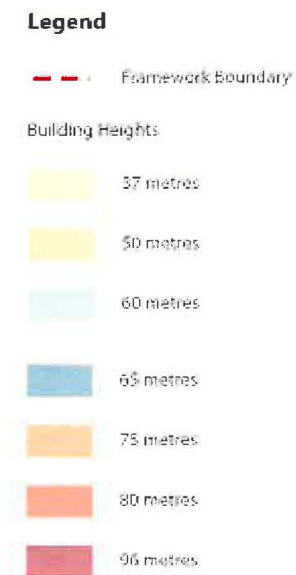
Legend

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

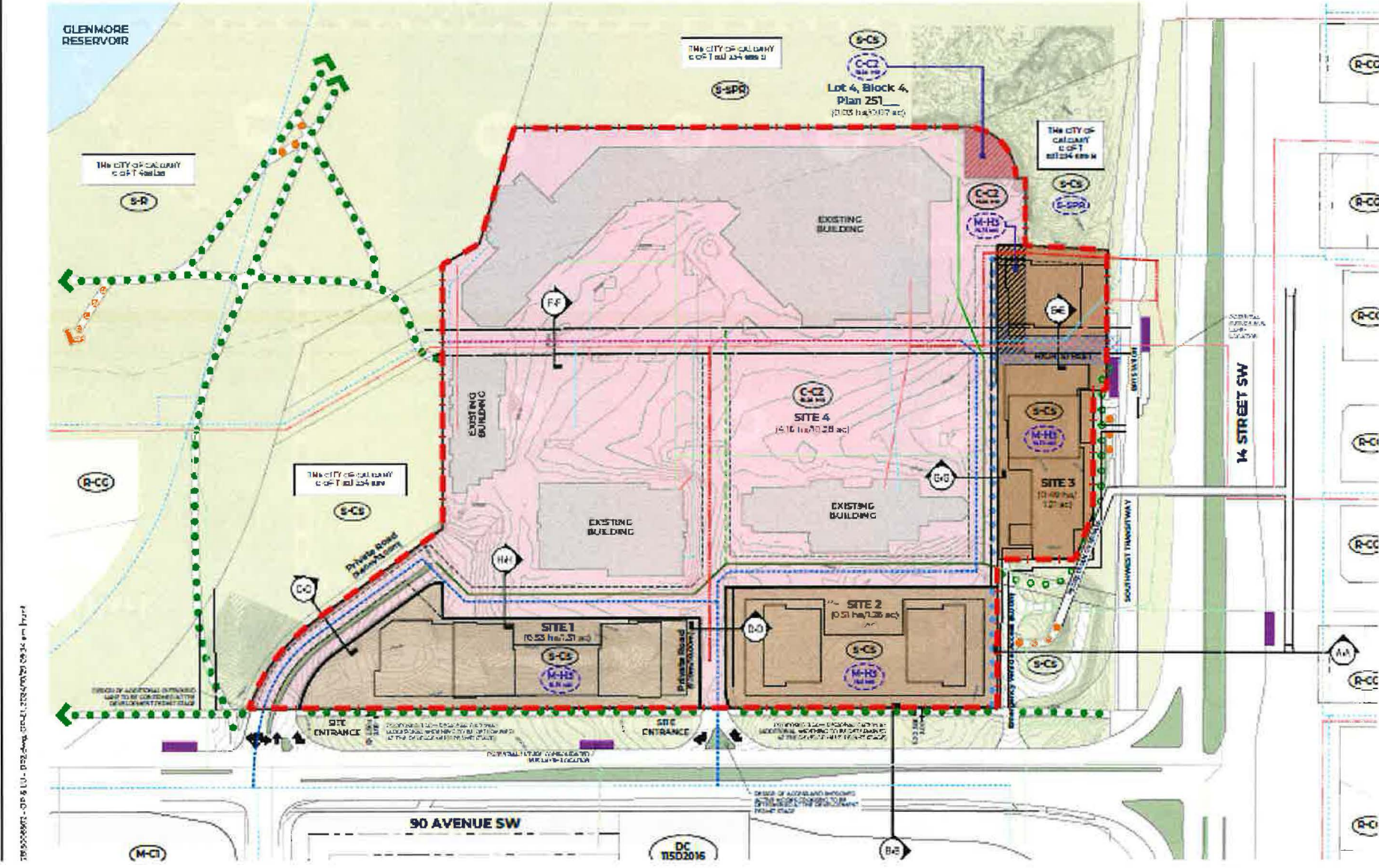
Proposed Glenmore Landing Land Use and Design Framework



Map 3:
Building Scale



OUTLINE PLAN

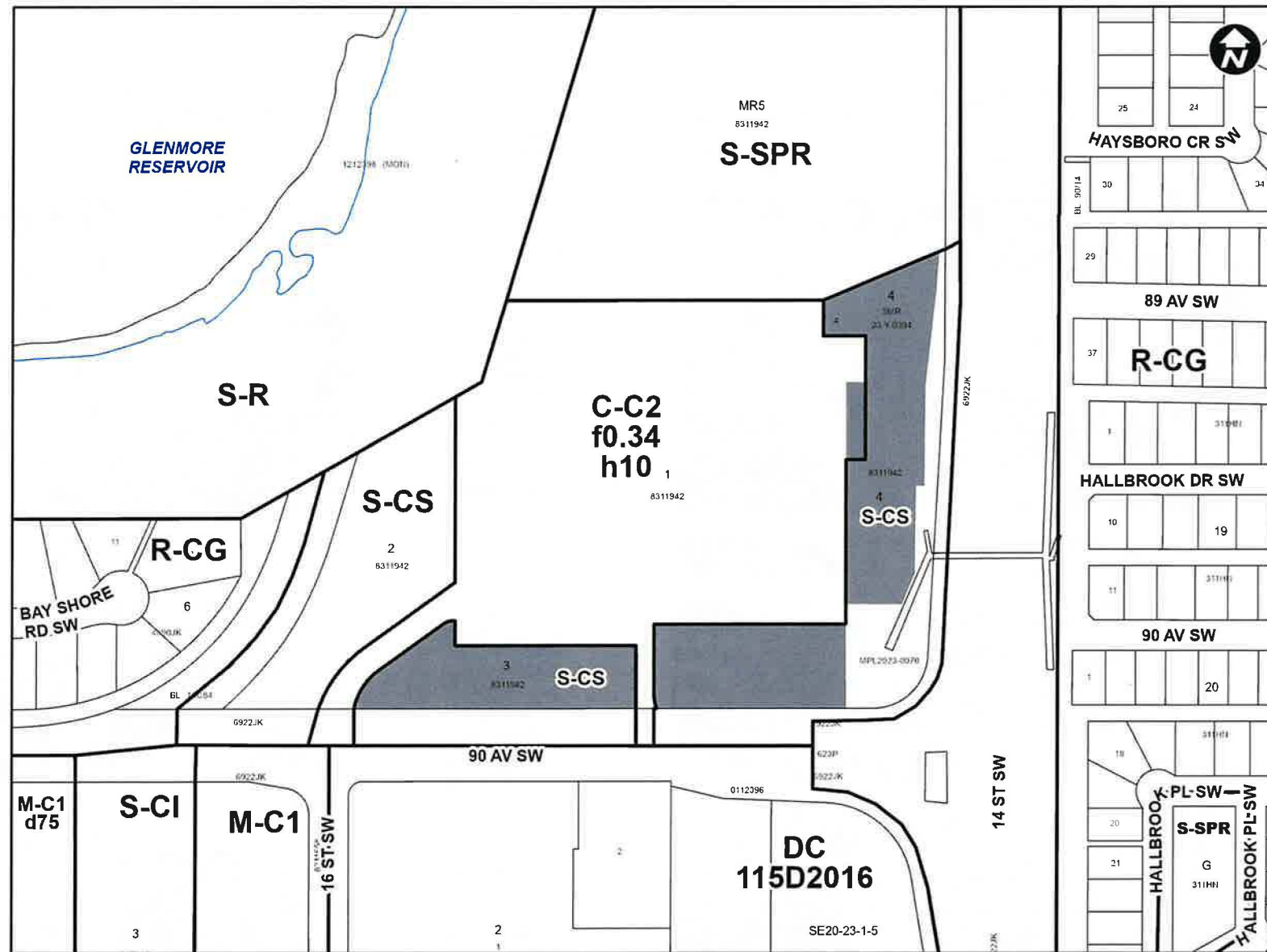


Calgary Planning Commission's Recommendation:

That Council:

1. Adopt, by resolution, the proposed Glenmore Landing Land Use and Design Framework (Attachment 3); and
2. Give three readings to **Proposed Bylaw 302D2024** for the redesignation of 2.38 hectares ± (5.88 acres ±) located at 1600 and 1630 – 90 Avenue SW and 9045 – 14 Street SW, (Plan 8311942, Blocks 1, 3 and 4) from Commercial – Community 2 f0.34h10 (C-C2f0.34h10) District and Special Purpose – Community Service (S-CS) District **to** Commercial – Community 2 f0.34h10 (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.

Supplementary Slides



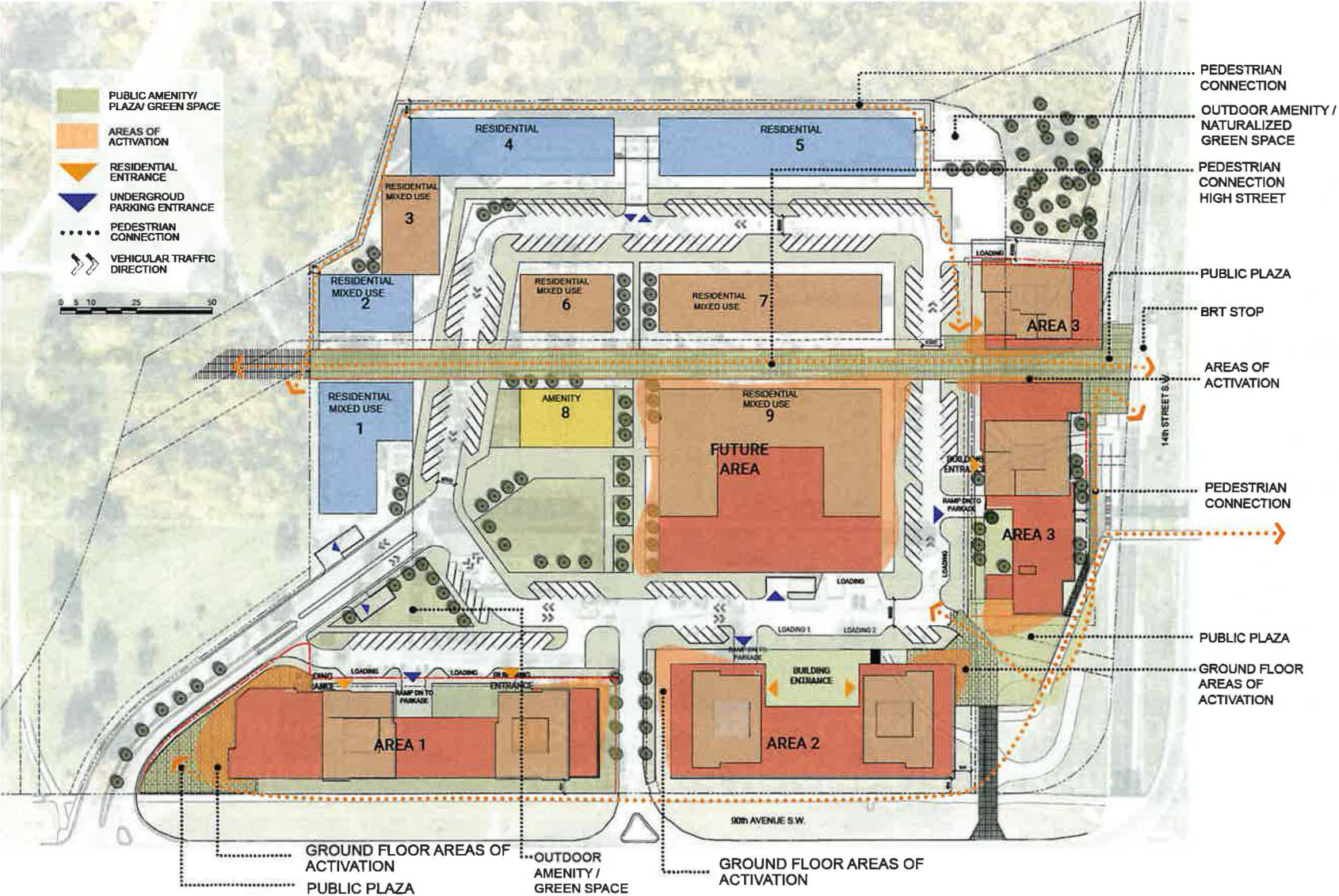
Shadow Study - Phase 1+2+3



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

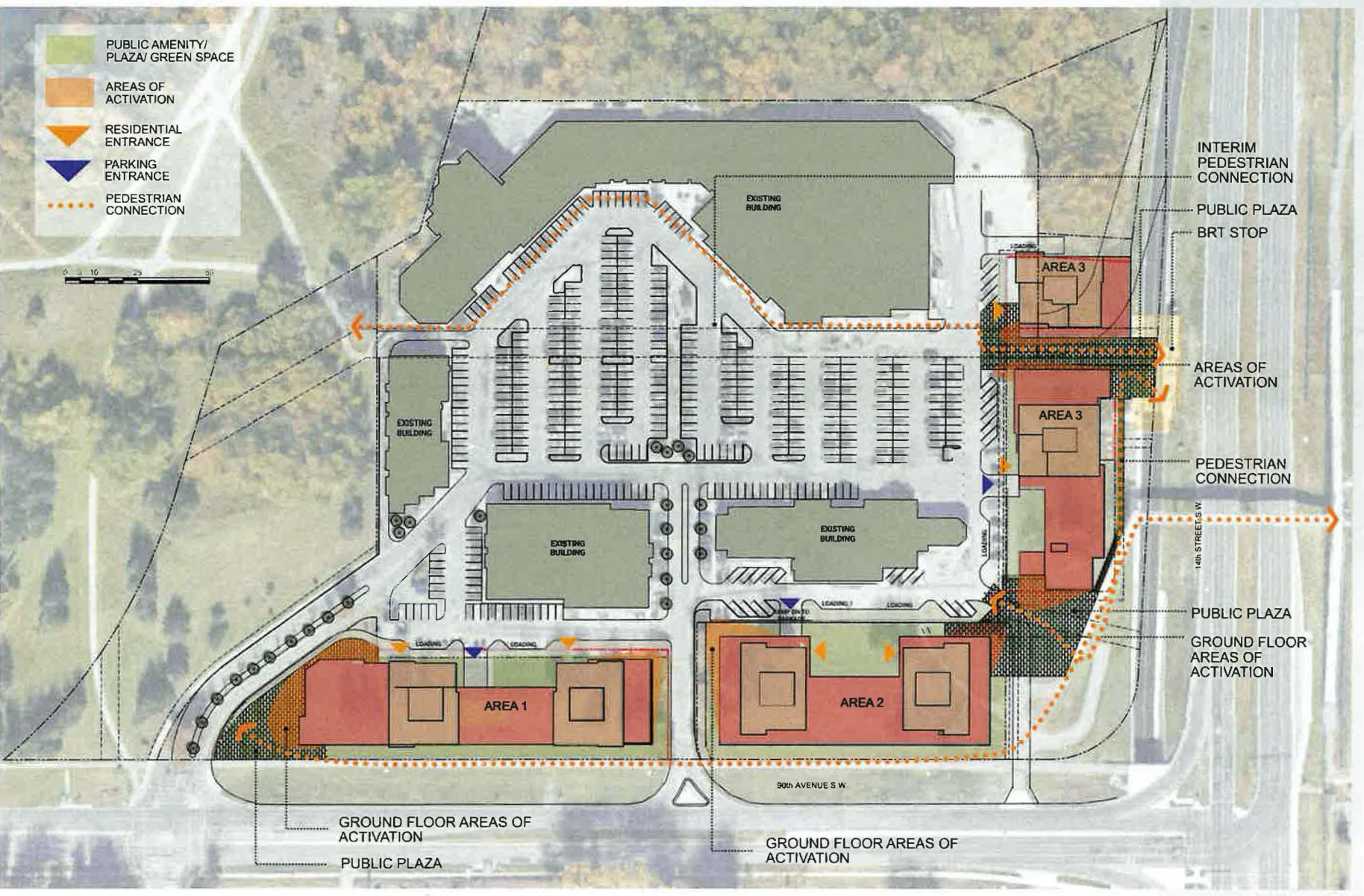
Specific Area in outline plan	Original Submission (May 2023)	Anticipated Heights (after DR1 response – October 2023)	Anticipated Heights (after DR2 response – June 2024)
M-H3 f5.75h65	115 metres	70 metres maximum	50 metres (15 storeys) to 65 metres (20 storeys)
M-H3 f9.0h96	115 metres	85 metres maximum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

LONG RANGE MASTER REDEVELOPMENT PLAN



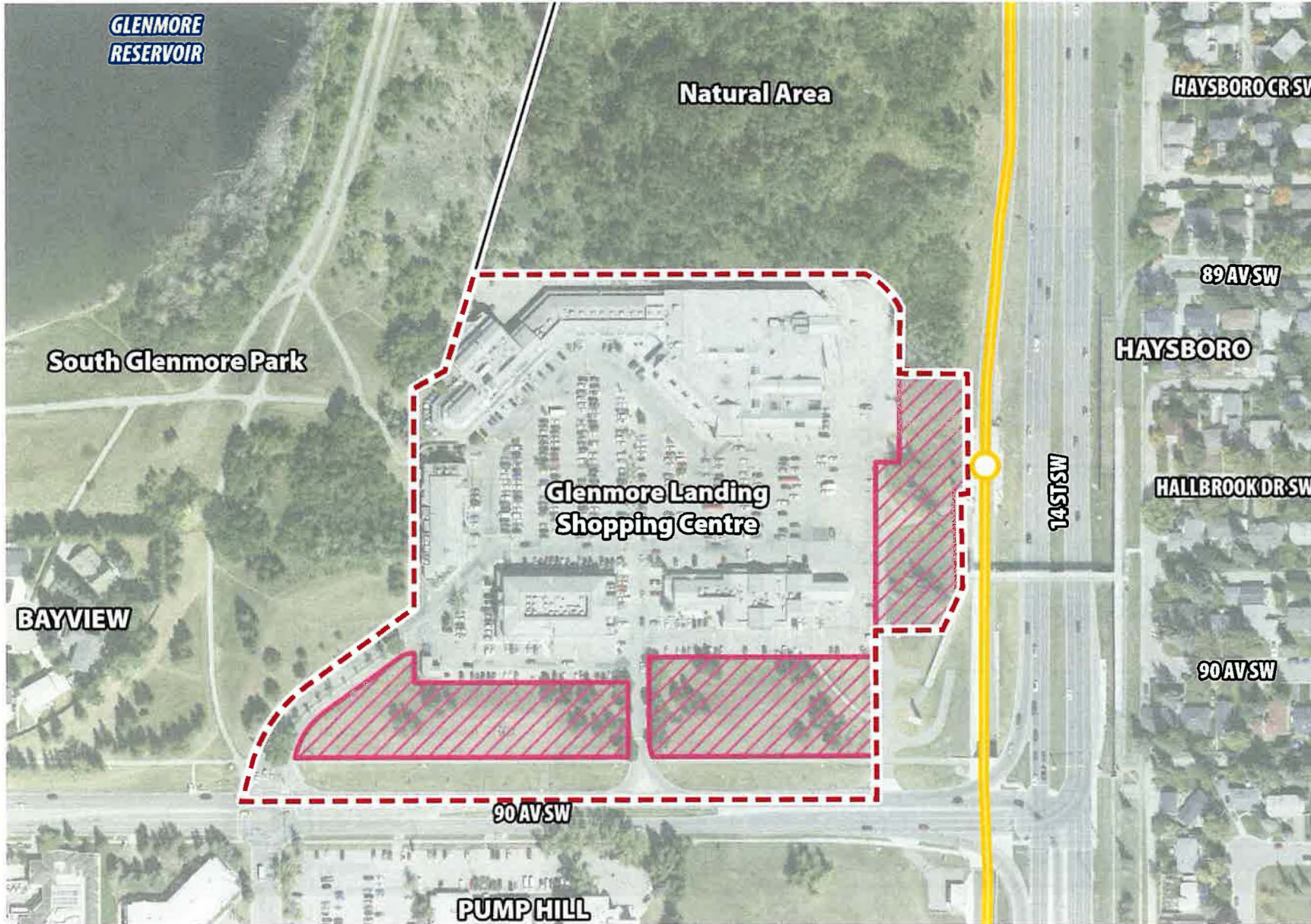


EXISTING SHOPPING CENTRE / PHASES 1-3



PEDESTRIAN CONNECTIVITY





Outline Plan and Policy Parcel
Size: 5.72 ha

Land Use Amendment Parcel
Size: 2.38 ha

























NMA015-02
NM RECEIVED

2015 JAN 29 AM 9:24

THE CITY OF CALGARY
CITY CLERK'S
[Signature]

NOTICE OF MOTION
CC 981 (0209-05)

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