



Application Notice LOC2023-0130

June 24, 2024

The City of Calgary has received an application to redesignate the land at the below address(es).

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: LOC2023-0130

File Manager: MELANIE HORKAN Melanie.Horkan@calgary.ca 403-669-8595

Address: 9045 14 ST SW **Legal Description:** 8311942;4
Multiple Addresses - See File

Community: BAYVIEW **Ward:** 11

Application Description: Land Use Amendment and Outline Plan

Existing	Proposed
Land Use District: S-CS, S-CS, S-CS, S-CS, C-C2 f0.34h10	Land Use District: S-SPR, DC/M-H3, DC/M-H3, DC/M-H3, DC/M-H3

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

Comments are due by: July 22, 2024

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

May 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 Design Framework, 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 proceed with redevelopment to intensify 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 REDS & 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. 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 has provided a revised version of the Agreement to the City in September 2023 and is awaiting to receive comments.

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 entire site and has prepared an Outline Plan and Design Framework report 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 Design Framework provides guidance for future, phased development to occur on site and provides direction for future development permit expectations. The Design Framework outlines design elements such as placemaking, integration, built form, open space, and community building.

Furthermore, the Design Framework distinguishes between Set and Flex areas of the plan – to create certainty for certain areas and elements of the plan, while creating flexibility for the future design stages and evolution of the site. In addition, the Outline Plan and Land Use Amendment applications provide additional details related to density and intensity expectations and appropriate uses.

As required by the purchase and sale agreement, all lands require redesignation and therefore, the entirety of the site will be redesignated. All areas will be redesignated to a comprehensive Direct Contril District with a Multi-Residential – High Density High Rise (M-H3) Districts base. All areas will have unique height modifiers. The Direct Control District also incorporates uses and regulations pulled from 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.

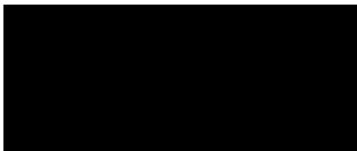
Public and stakeholder engagement occurred prior to our application submission in order to inform interested parties about the proposed redevelopment. Engagement took several forms including public open houses, community association meetings, meetings with individual community stakeholders and institutions, discussions with Councillor Kourtney Penner, a project website, and engagement with shopping centre tenants. Since the DTR 1 resubmission, 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.



Senior Planner / Principal

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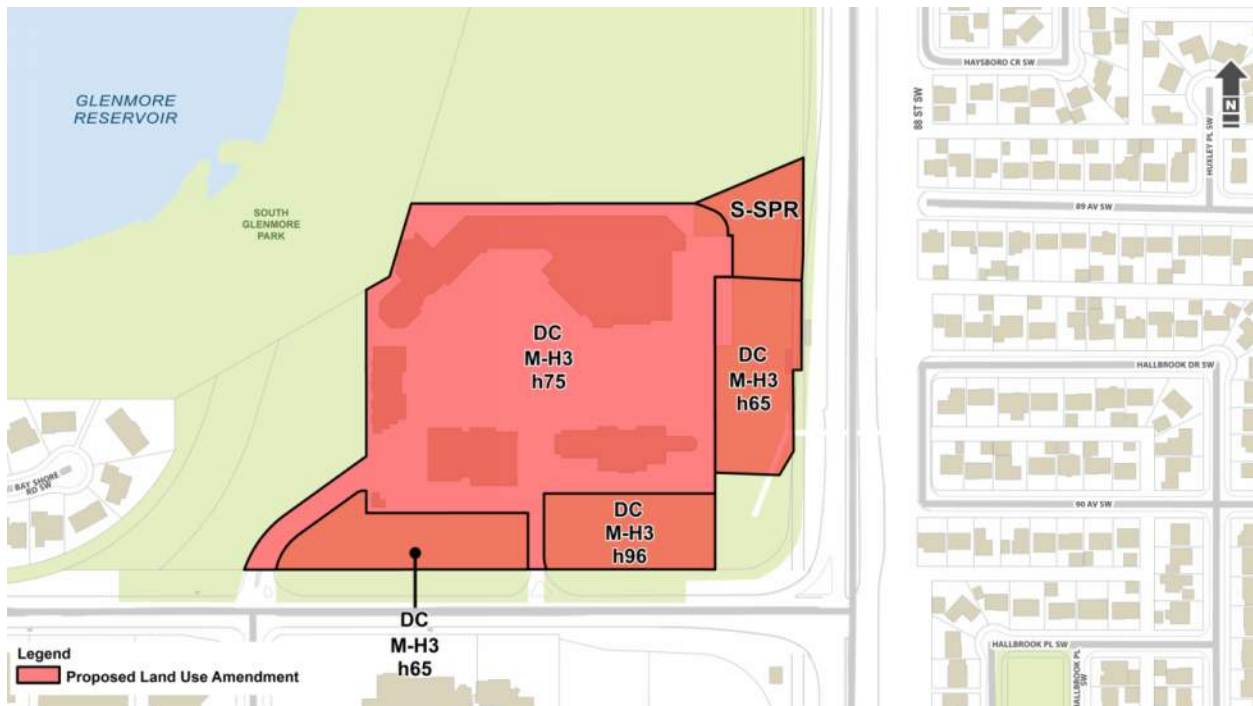
U:\Projects_CAL\2815\0065\02\R-Reports-Studies-Documents\R1-Reports\DTR #2 Response\2024-04-04 - LOC2023-0130 - Applicant's Submission.docx

Application Number: LOC2023-0130

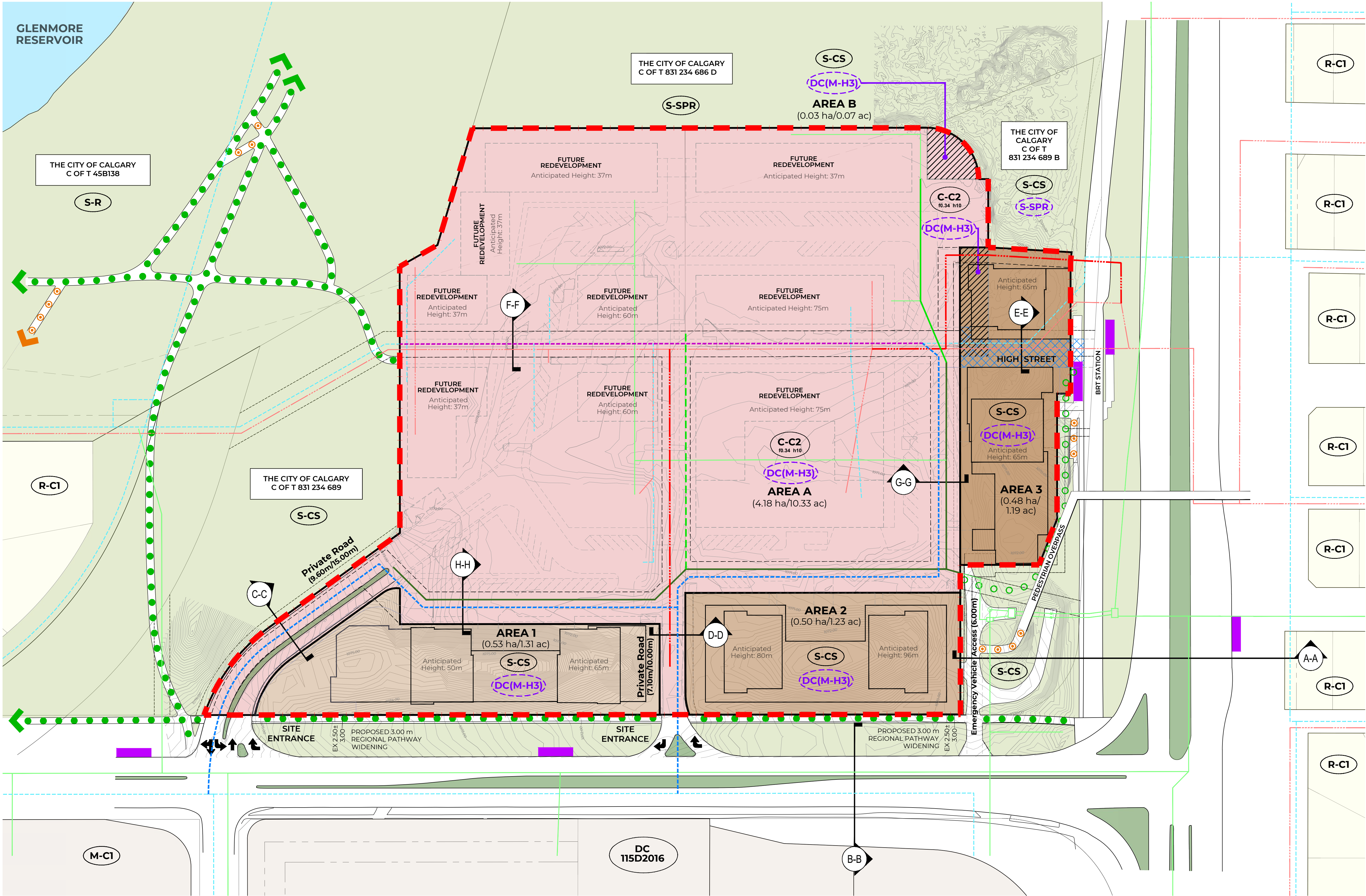
Site Address: 1600 90 AV SW
1630 90 AV SW
9045 14 ST SW

Community: BAYVIEW

Description: From: C-C2 f0.34h10, S-CS, S-CS, S-CS, S-CS
To: DC/M-H3f1.41h75, DC/M-H3f4.98h65, DC/M-H3f6.63h65, DC/M-H3f8.14h96, S-SPR



OUTLINE PLAN



OUTLINE PLAN LEGEND

	OUTLINE PLAN BOUNDARY (5.72 ha/ 14.13 ac)		FUTURE PROPERTY LINES		PROPOSED PUBLIC SANITARY SERVICING
	EXISTING LAND USE		REGIONAL PATHWAY		PROPOSED PUBLIC WATER SERVICING
	PROPOSED LAND USE		LOCAL PATHWAY		PROPOSED PUBLIC STORM SERVICING
	ANTICIPATED BUILDING HEIGHTS		FUTURE PATHWAY (BY OTHERS)		PROPOSED PRIVATE STORM SERVICING
	EXISTING BUS ZONES		EXISTING SANITARY SERVICING		EXISTING PRIVATE WATERMAIN TO BE REPLACED WITH LARGER PUBLIC WATERMAIN
	EXISTING TURN DIRECTION/LOCATION		EXISTING STORM SERVICING		EXISTING PRIVATE STORM MAIN TO BE CONVERTED TO A PUBLIC STORM MAIN
	EXISTING CONTOUR (0.5m INTERVAL)		EXISTING WATER SERVICING		
	ROAD DESIGNATION				
	LANDOWNER				
	Private Road (7.10m/10.00m)				
	CTDC #1 ALBERTA LTD.				

OUTLINE PLAN STATISTICS

GROSS DEVELOPABLE AREA	ha	ac	%
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area A + Area B	4.21	10.40	73.6
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 1	0.53	1.31	9.3
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 2	0.50	1.23	8.7
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 3	0.48	1.19	8.4
NET DEVELOPABLE AREA	5.72	14.13	100.0

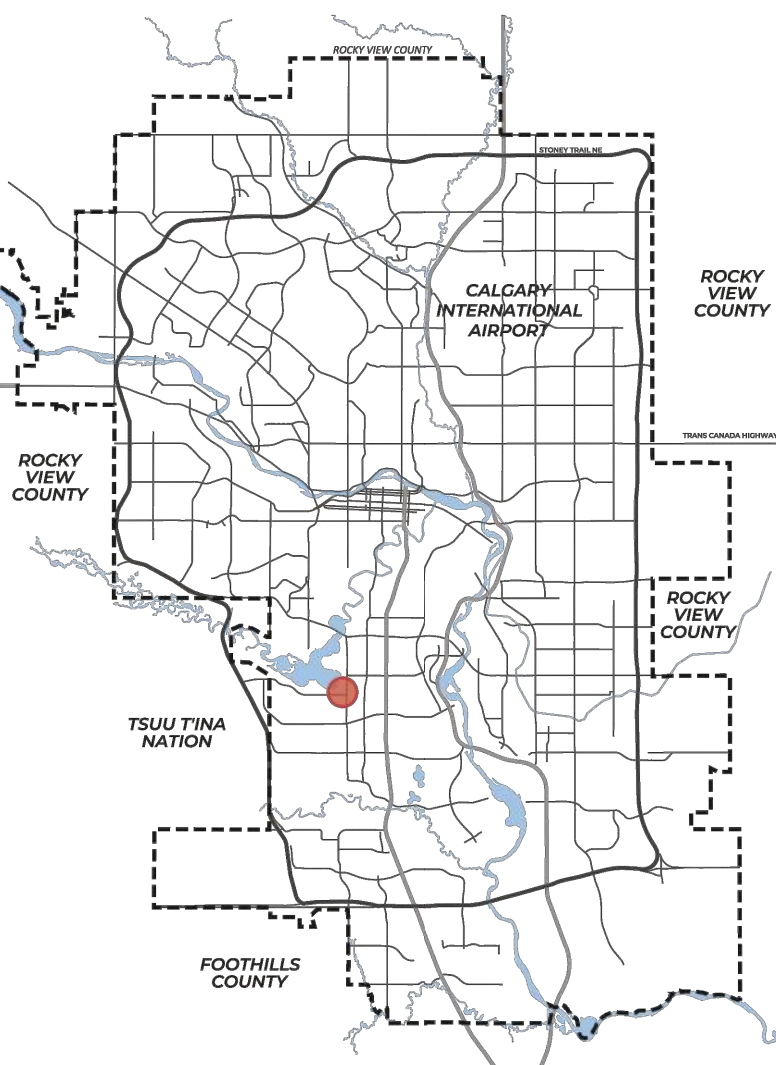
DENSITY ANALYSIS

LAND USE	ha	ac	Anticipated FAR	Anticipated Units	Maximum FAR	Maximum Units
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area A + Area B	4.21	10.40	1.41	703	3.69	1955
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 1	0.53	1.31	4.98	309	5.62	349
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 2	0.50	1.23	8.14	513	8.80	558
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 3	0.48	1.19	6.63	343	6.63	343
TOTAL	5.72	14.13		1868		3205
Anticipated Density = 1868 / 5.72ha (14.13ac) = 326 uph / 132 upa						
Maximum Density = 3205 / 5.72ha (14.13ac) = 560 uph / 226 upa						

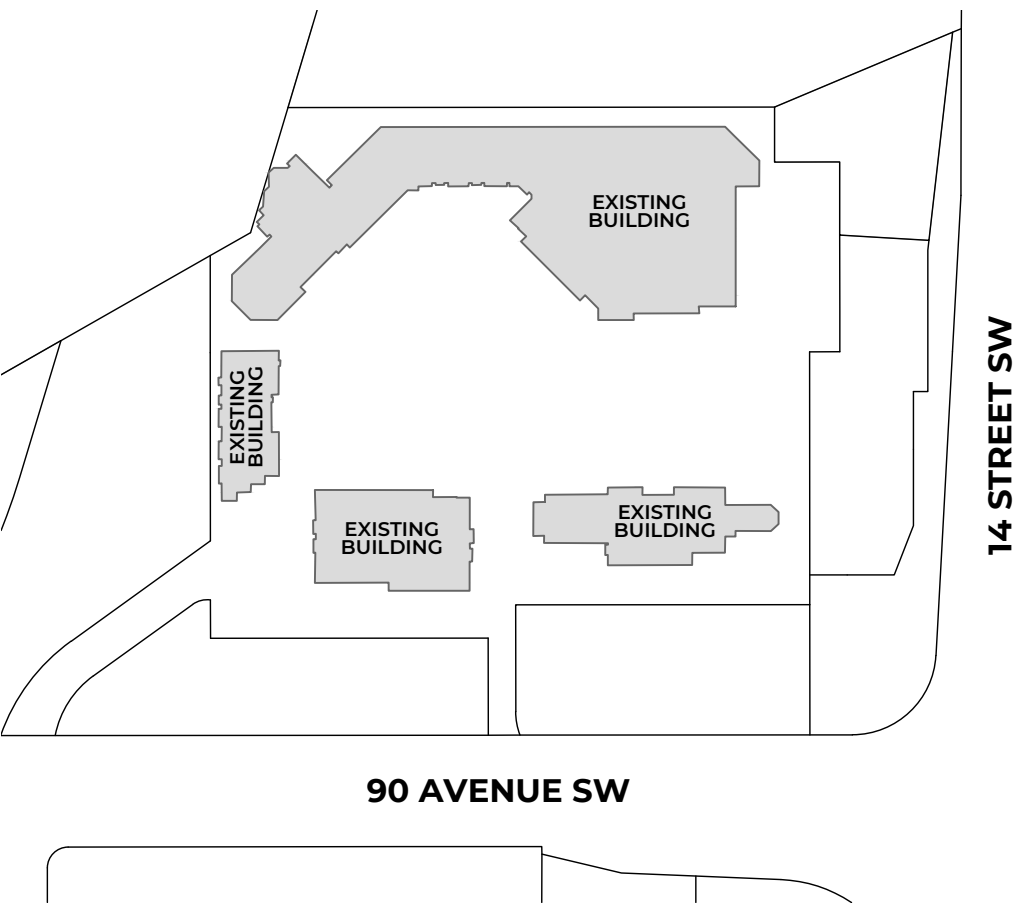
INTENSITY ANALYSIS / PEOPLE

	Anticipated Units	Maximum Units	Occupancy Rate	Anticipated People	Maximum People
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area A + Area B	703	1955	2.2	1546	4301
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 1	309	349	2.2	679	767
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 2	513	558	2.2	1128	1227
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 3	343	343	2.2	754	754
TOTAL PEOPLE				4107	7049
JOBS (Based on Maximum Units and People)					
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - 36,587.9m² - Area A + Area B		36,587.9m² / 50m² per employee			731
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area A + Area B		4301 people / 100 = 43.01 x 3.8 jobs			163
DC(M-H3) Direct Control (Multi-Residential - High Density High Rise District) - Area 1, 2, & 3 - Home Based Employment = 3.8 Jobs / 100		2748 people / 100 = 27.48 x 3.8 jobs			104
TOTAL JOBS					998
TOTAL PEOPLE & JOBS = 7049 People + 998 Jobs = 8047 People & Jobs					
TOTAL PEOPLE & JOBS/ha = 8047 People & Jobs / 5.72ha = 1406 People & Jobs per ha					

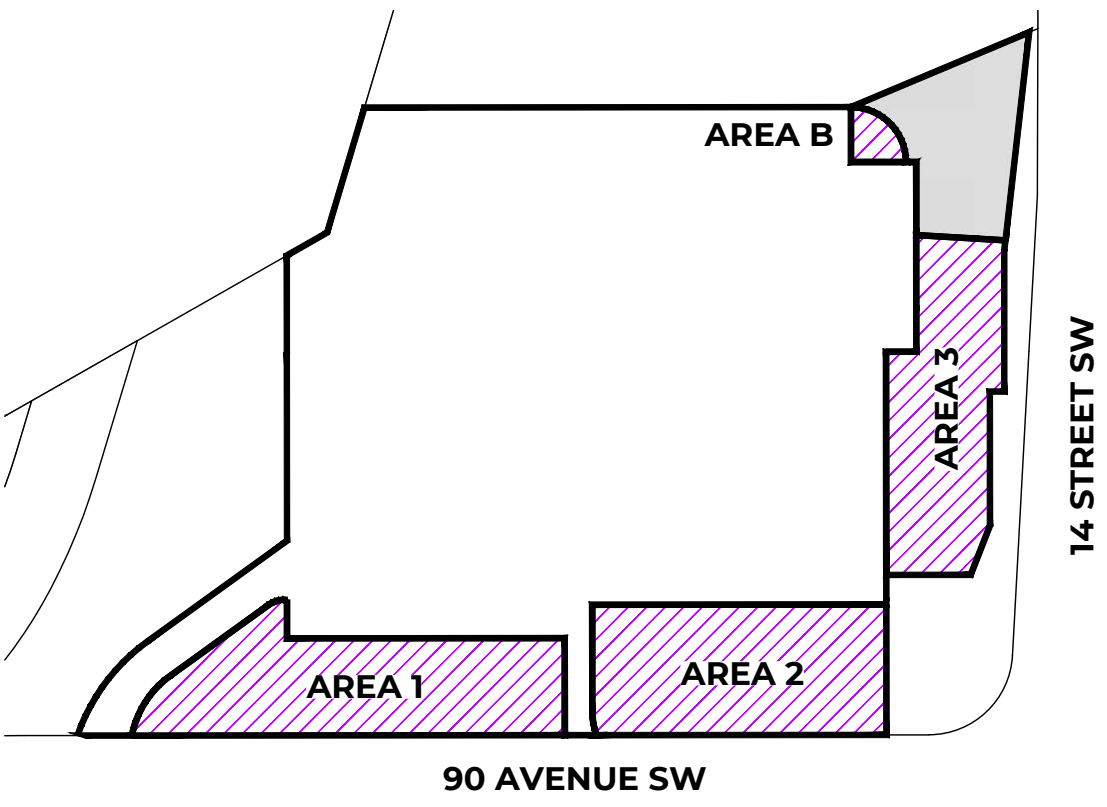
CONTEXT PLAN



EXISTING LAYOUT PLAN

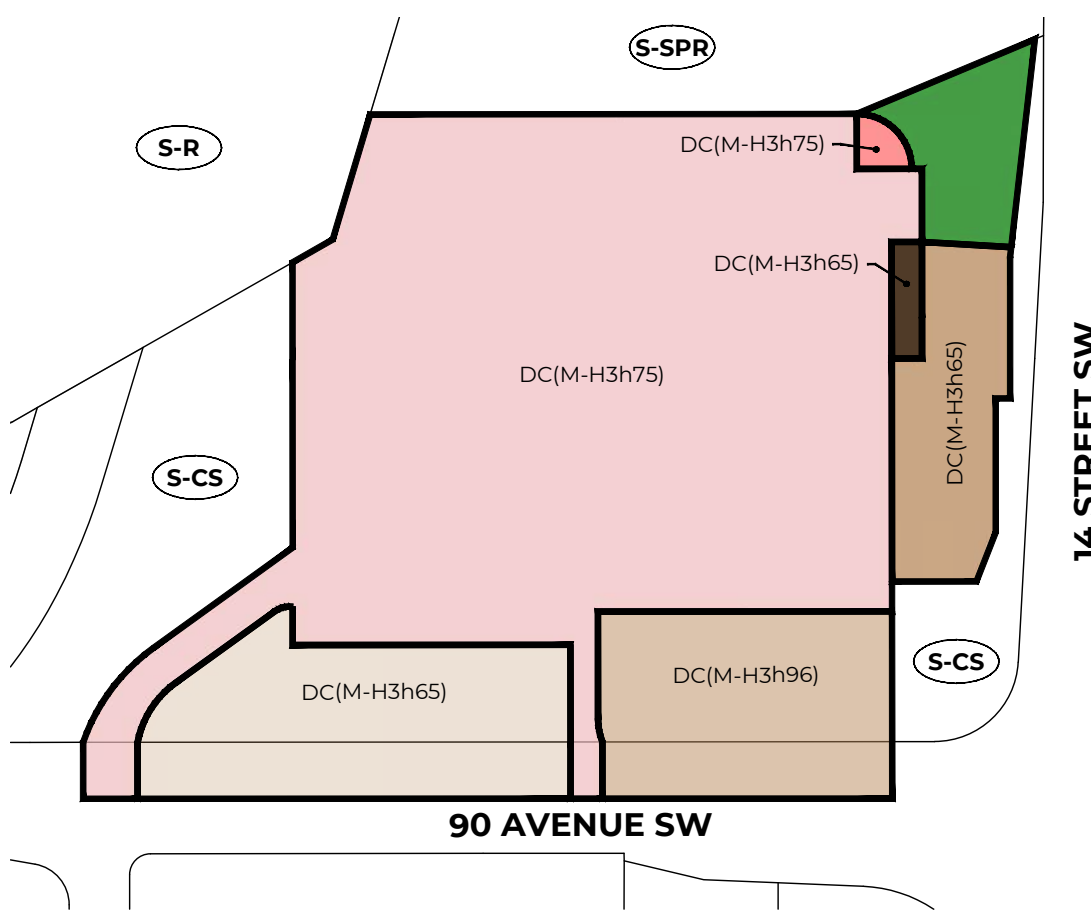


LAND OWNERSHIP PLAN



LAND OWNERSHIP STATISTICS	ha	ac
City of Calgary	0.26	0.64
CTDC #1 Alberta LTD.	4.21	10.40
CTDC #1 Alberta LTD. To purchase from the City of Calgary (Areas 1, 2, 3 and Area B)	1.51	3.73
TOTAL	5.98	14.77

LAND USE PLAN



LAND USE STATISTICS

LAND USE BOUNDARIES (6.59 ha / 16.28 ac)	ha	ac	%
S-CS - Special Purpose - Community Service District to S-SPR - Special Purpose - School, Park and Community Reserve District	0.26	0.64	3.9
S-CS - Special Purpose - Community Service District to DC(M-H3h75) - Direct Control (Multi-Residential - High Density High Rise District)	0.03	0.07	0.5
S-CS - Commercial - Community 2 District to DC(M-H3h75) - Direct Control (Multi-Residential - High Density High Rise District)	4.22	10.43	64.0
S-CS - Special Purpose - Community Service District to DC(M-H3h65) - Direct Control (Multi-Residential - High Density High Rise District)	0.86	2.13	13.0
S-CS - Special Purpose - Community Service District to DC(M-H3h96) - Direct Control (Multi-Residential - High Density High Rise District)	0.73	1.80	11.1
S-CS - Special Purpose - Community Service District to DC(M-H3h65) - Direct Control (Multi-Residential - High Density High Rise District)	0.44	1.09	6.7
(C-C2) Commercial - Community 2 District to DC(M-H3h65) - Direct Control (Multi-Residential - High Density High Rise District)	0.05	0.12	0.8
TOTAL	6.59	16.28	100.0

NOTES

- Information outside of the Outline Plan boundary is provided for information purposes only
- Contour interval = 0.5 meters
- The entire development site is contained within 600 meters of the BRT station
- All distances shown in meters
- Plan subject to change without notice

PROPOSED PLAN ONLY SUBJECT TO REVIEW AND APPROVAL BY CPC AND CITY COUNCIL LOC2023-0130

4	14	06	24	RESPONSES TO DR #2	LHQM	LHQM	MC	KC
3	24	05	24	RESPONSES TO DR #2	LHQM	LHQM	MC	KC
2	25	09	23	RESPONSES TO DR #1	LHQM	LHQM	MC	KC
1	09	05	23	OUTLINE AND LAND USE PLAN SUBMISSION	LHQM	LHQM	MC	KC
0	D	M	Y	ISSUE/REVISION DESCRIPTION	DRN	DES	CHK	ENG

101, 134 11 Avenue SE | Calgary, Alberta | T2G 0X5
T 403.291.1193

urbansystems.ca

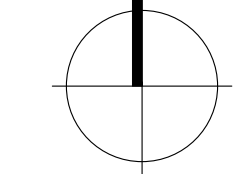
URBAN SYSTEMS

CTDC #1 ALBERTA LTD.

CITY OF CALGARY

OUTLINE PLAN

PLAN 8311942, Blocks 1, 3, and 4



Scale 1:750

PLN-OP-01

2815.0065.02
2024/06/14
OUTLINE PLAN