

Welcome!

Welcome to the Glenmore Landing Redevelopment Webinar.

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Who We Are: RioCan Living

At RioCan Living, we believe building better places to live takes more than bricks and mortar. It means looking at the communities and seeing the full picture; what they are, what they could be, and what they need to get there. We make these visions a reality – adding to the story and legacy of each community we engage with.

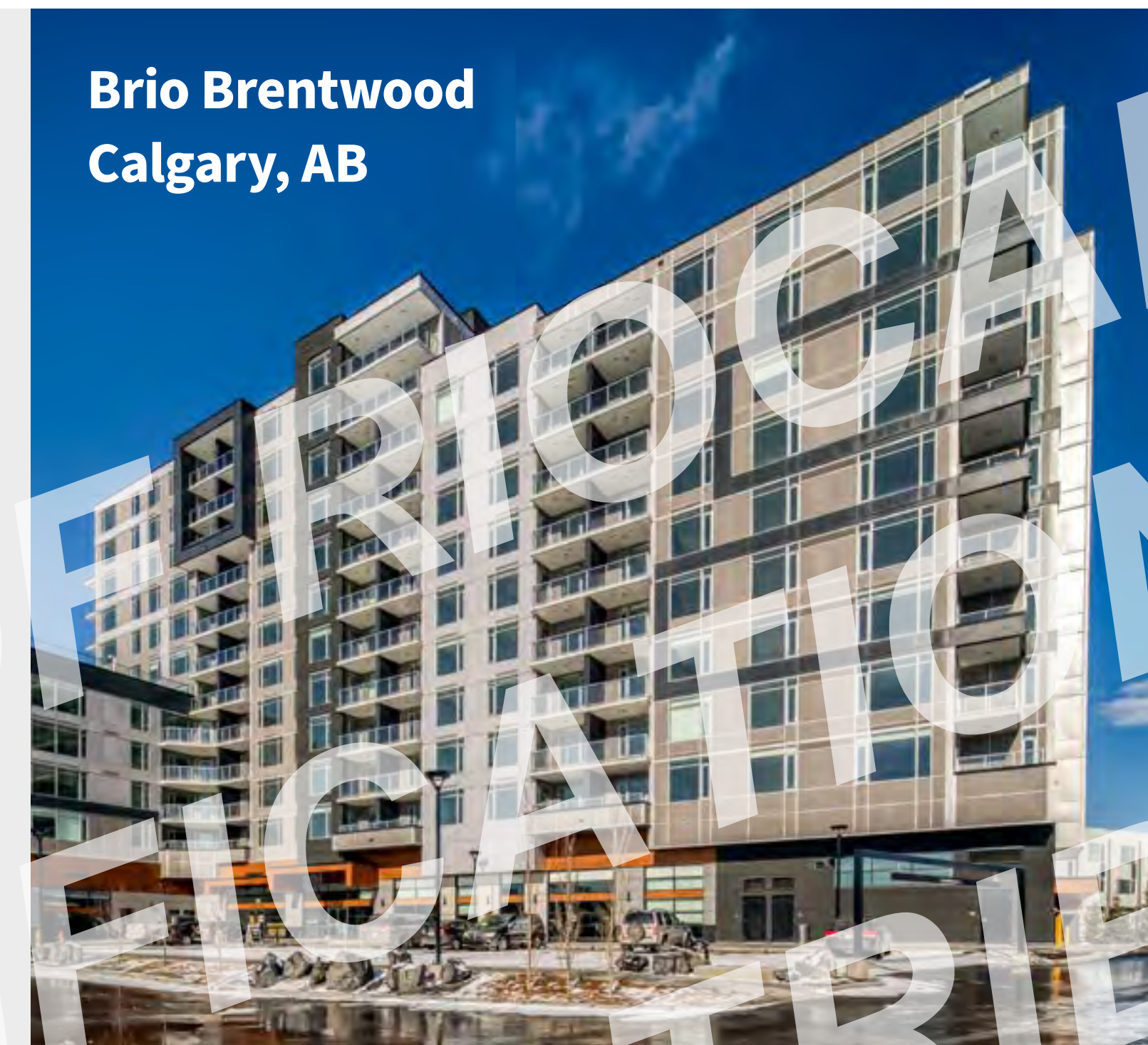
For us, living is not just about where you live, but how you live.

A central location with easy access to commuter routes is essential, but so too is access to friendship and community; to convenient retail and entertainment amenities; to green spaces and pedestrian-friendly streetscapes; all of the things that link people with a place and shape their sense of belonging.

As builders, designers, property owners, landlords and community stewards we're creating prosperous communities where residents, retailers and service providers support one another to build richer and more rewarding lives.

To us, that's what living is all about.

Please visit our website at: <https://riocanliving.com/>

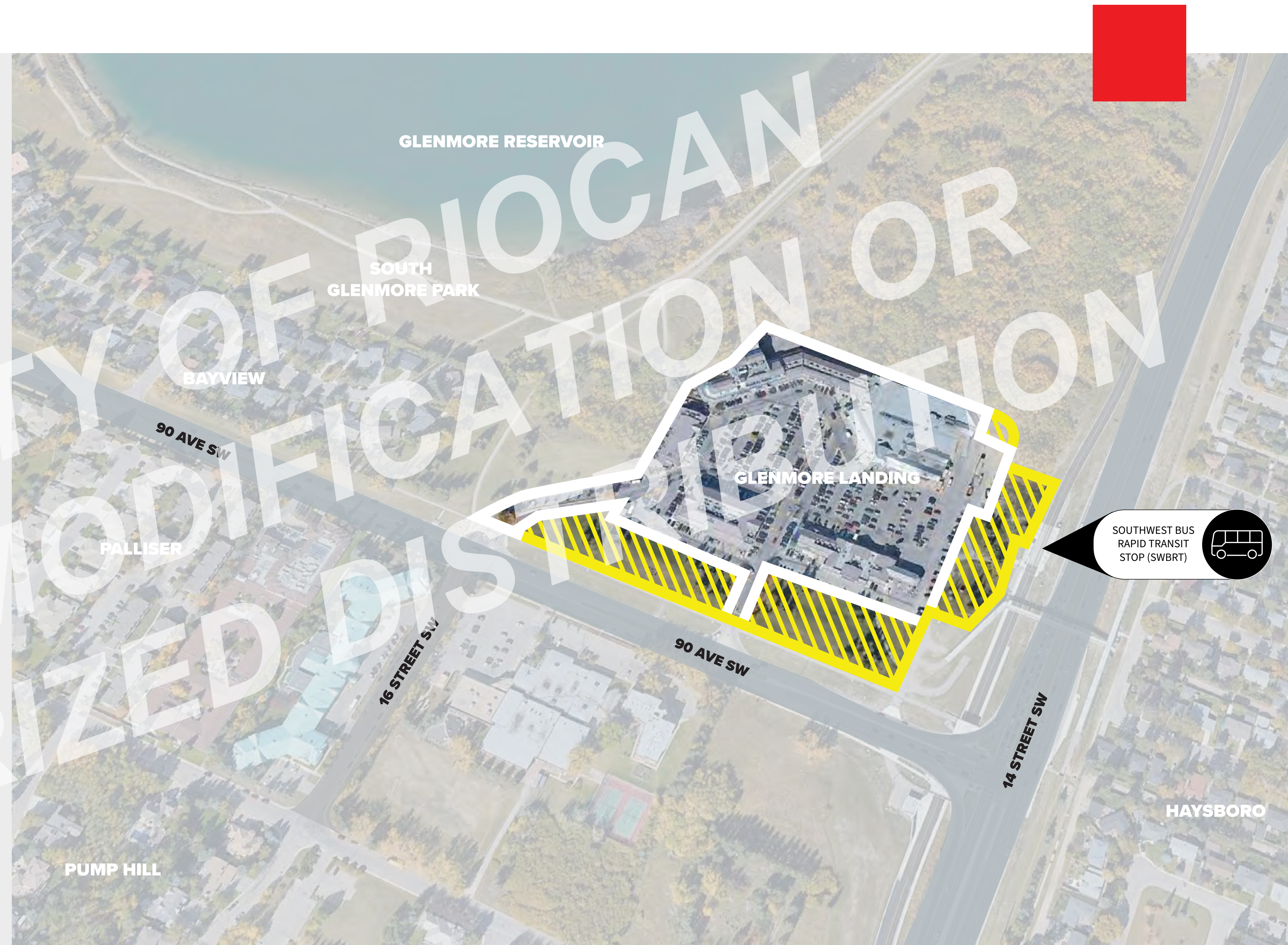


Site

RioCan recently entered into an agreement with the City of Calgary and is under contract to purchase city owned land along 14th Street and 90th Avenue for mixed-use commercial and residential redevelopment.

Site Features:

- Established commercial amenities and exceptional retail offerings within Glenmore Landing Shopping Centre
- Access to the Southwest Bus Rapid Transitway (SWBRT) on 14th Street which provides a direct connection to Downtown Calgary
- Pathway access and recreational amenities at the Glenmore Reservoir
- Located within a loyal and dedicated community



Legend — Glenmore Landing Site Boundary — City of Calgary lands being purchased by RioCan

Policy

The City of Calgary has adopted policy documents, guidelines, and plans that are in place to guide development within the City. The Glenmore Landing Redevelopment team has used these guiding documents to inform the planning and design of the proposed redevelopment of the site.

POLICY	HOW DOES THIS INFORM THE GLENMORE LANDING REDEVELOPMENT?
Transit Oriented Development Policy Guidelines, 2005	Supports the intensification of underutilized areas around key transit stops with a mix of transit supportive uses, and pedestrian oriented design, that makes a station area a “place”.
Notice of Motion (NM2015-02), 2015	Confirms City Council’s desire to see Glenmore Landing proceed as a transit-oriented development that includes intensifying the site, and introducing a broader mix of land uses, including residential. Additionally, the Notice of Motion directs City Administration to work collaboratively with RioCan on a land sale for City-owned land.
Municipal Development Plan (MDP), 2020	Directs City Administration to make sure current and future Calgarians are provided with a choice of housing forms, tenures, and affordability.
Transportation Plan, 2020	Outlines importance of concentrating housing, employment, shopping and other community amenities around transit stops.
Council’s Strategic Direction, 2023 - 2026	States Council’s priority to diversify the range of housing options in the City by supporting affordable housing development.
“Home is Here” Housing Strategy, 2023	Indicates Calgary is in a housing crisis and needs to increase the supply of housing to meet current and future demand.

The Application So Far:

SPRING 2023

Community Engagement (Pre-application)

Initial Submission of Outline Plan, Land Use Redesignation, and Draft Plan of Subdivision

SUMMER 2023

City Administration Application Review Process

FALL 2023

Application Resubmission to the City with Changes

Community Engagement

**↑
WE ARE
HERE!**

Spring 2023 Engagement

-  2 public Open Houses with **260** attendees
-  3 community association board meetings
-  9 key stakeholder meetings
-  4 promotional road signs
-  Regular tenant updates and communication
-  Active project website with regular traffic
-  **120** comment cards received



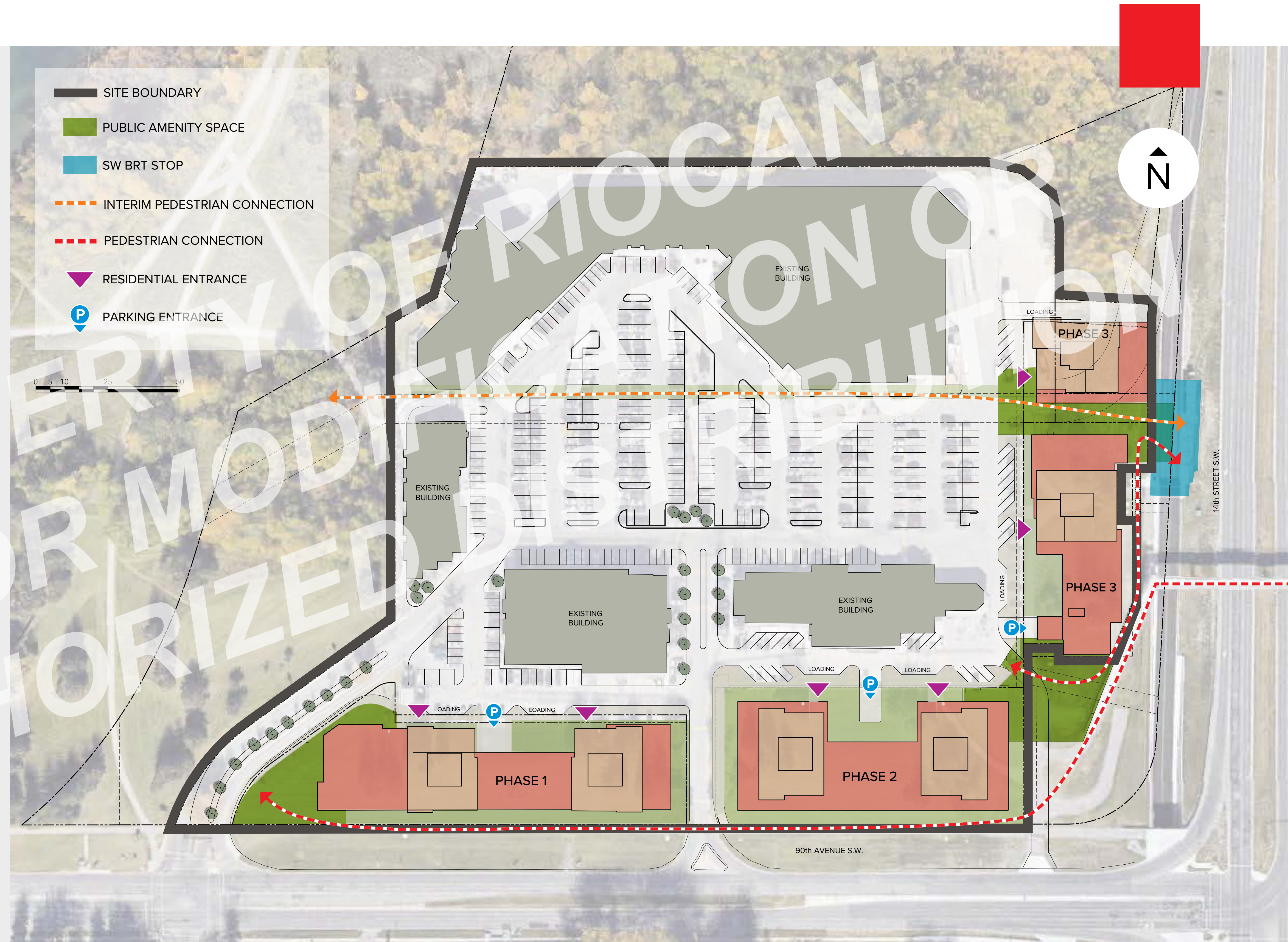
Open House, Haysboro Community Association (May 2023)



Open House, PBP Community Association (May 2023)

Site Concept: Short-Term Vision

The short-term vision for the site will add residential development to the lands along 14th Street SW and 90 Avenue SW and an improved pedestrian connection from the Glenmore Reservoir through the site to the SWBRT stop.



What We Heard: Building Height & Shadowing

What we heard:

Concerns about the proposed height of residential buildings in the short-term development.

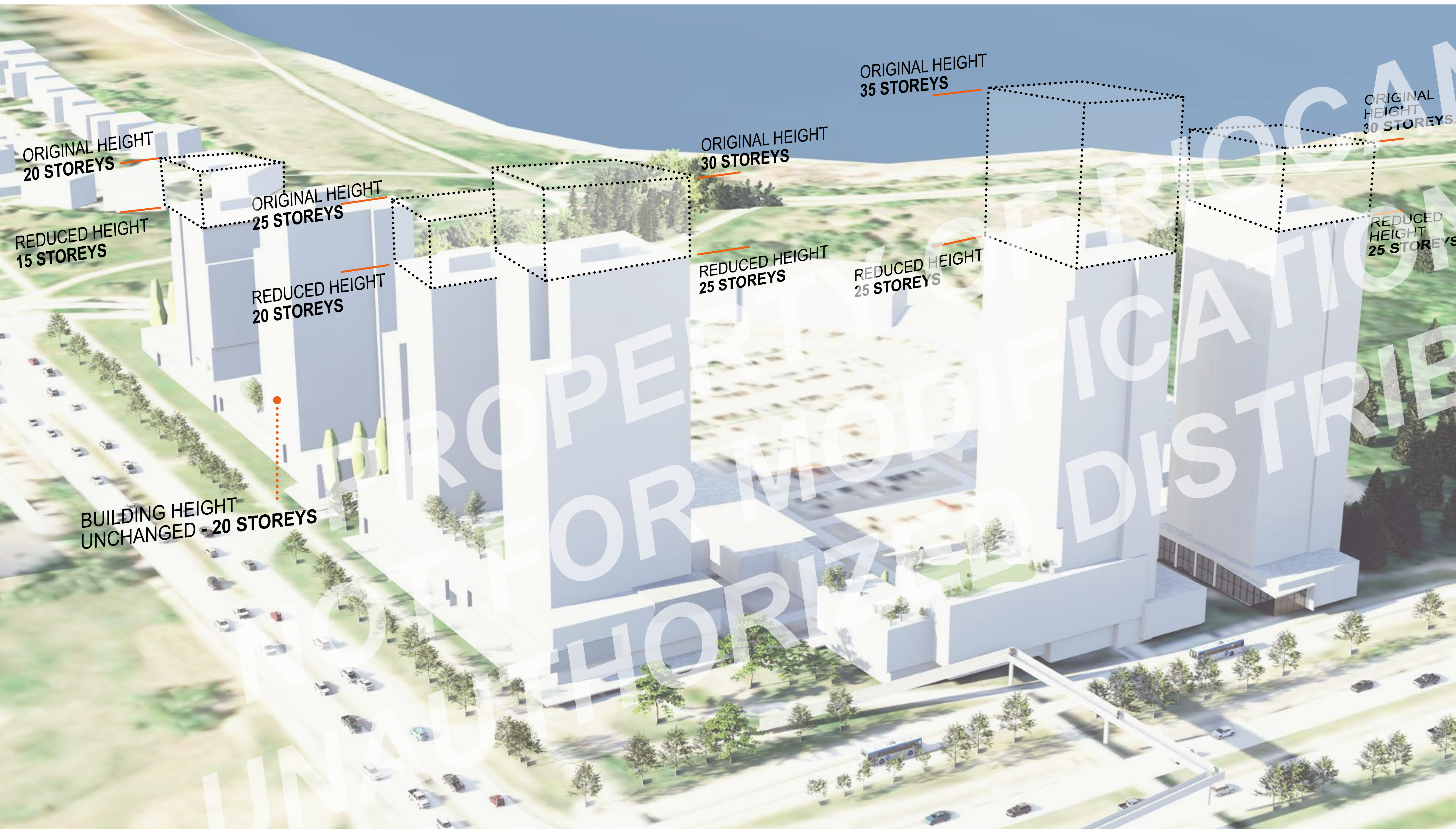
Concerns about building shadows in the short-term development impacting surrounding neighbourhoods.

How has this been addressed in our applications?

Building heights have been decreased and staggered between 15-25 storeys. The final heights proposed are to be determined in collaboration with the City through the approvals process.

The reduction of building heights will reduce the impact of shadows on adjacent neighbourhoods.

Building Height & Shadowing



This image is included to visually demonstrate the change in building heights. Please note, the image is visionary in nature, and does not include details such as ultimate building design/architectural features which will be thoughtfully integrated throughout the development permit stage, which would be a next step after the land use amendment process.

What We Heard: Construction

What we heard:

Community members are concerned about the impacts from construction.

How has this been addressed in our applications?

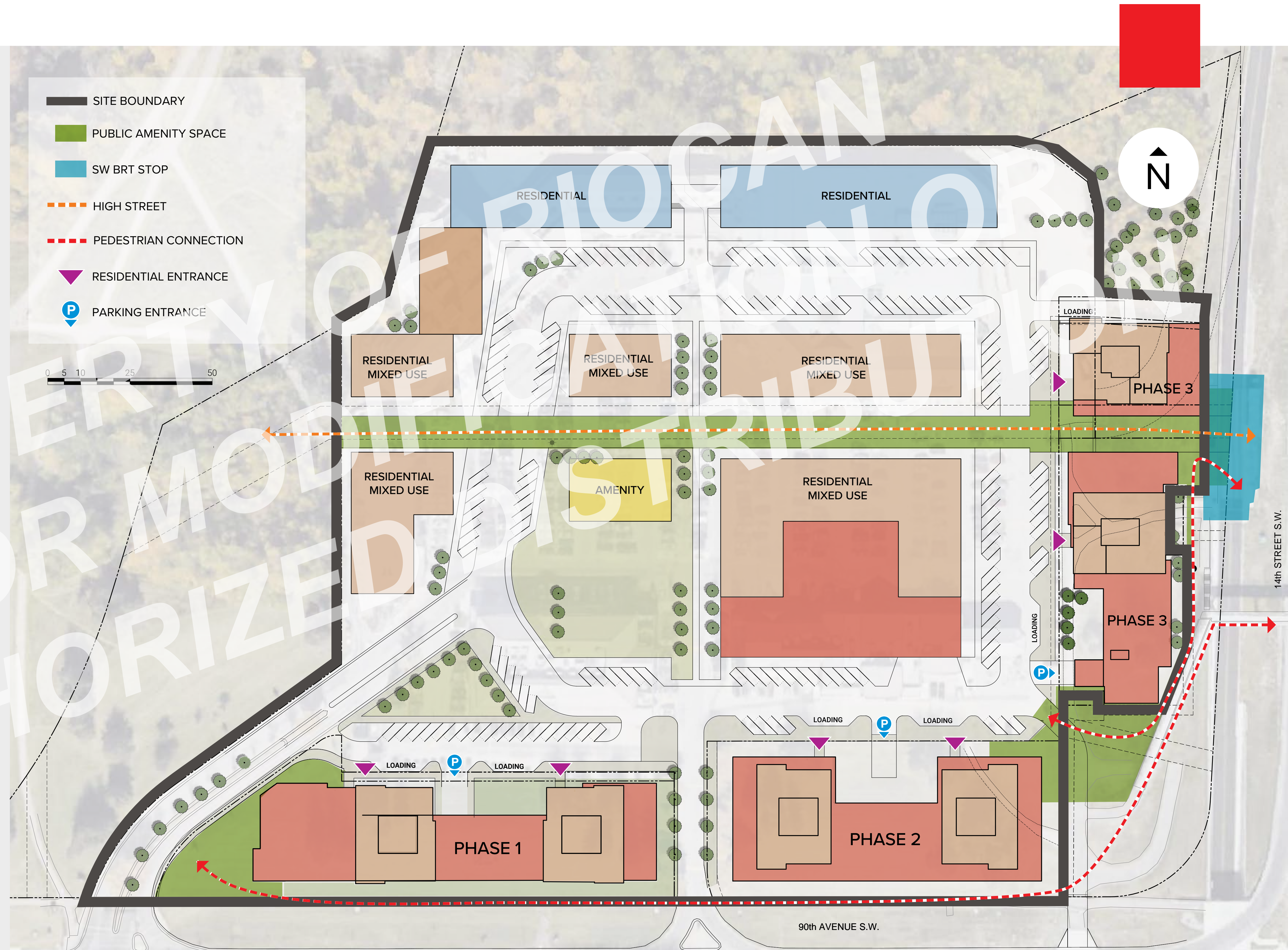
The redevelopment of Glenmore Landing will be carried out in a sequence of phases that will be market driven. All construction activities will take place on site with minimal closures to be further detailed during the development permit approval process.

A Construction Management Plan is required before construction starts, and will outline measures to manage dust, noise, and traffic.

Site Concept: Long-Term Vision

The long-term vision for Glenmore Landing involves a gradual redevelopment of the existing site as it operates today. Redevelopment in the long term is intended to strengthen the existing shopping centre by providing greater mix of uses, additional residential options, and high quality, public realm design.

A pedestrian oriented promenade, or “High Street”, will form the backbone of the site, stretching east west, connecting the BRT stop west to the Glenmore Reservoir.



What We Heard: Traffic & Site Access

What we heard:

Concerns that 90 Avenue SW and 14 Street SW cannot handle additional residential traffic.

How has this been addressed in our applications?

This is a logical concern, given the congestion that exists at these locations today. To assess this, the City required the completion of a Transportation Impact Assessment (TIA). The TIA looked at the impacts of redeveloping Glenmore Landing as well as the impacts of regional traffic growth over time. The results of the study showed the following:

Short/Medium Term Traffic related to growth and development in the entire area, including Glenmore Landing Shopping Centre and beyond, may require some of the following road improvements to increase capacity and ensure the community is well serviced:

- 1 Changes to nearby intersection traffic light timing
- 2 A change in the driving lane configurations at the 16 Street SW and 90 Avenue SW intersection (i.e., main access to Glenmore Landing)
- 3 New traffic lights to manage traffic flow
- 4 Improving the 16 Street SW access to Glenmore Landing
- 5 Increasing the turning lane capacities
- 6 Improvements to safety for pedestrians, bicycles, and vehicles.

Minor but impactful improvements will include reconfiguring drive aisles and parking areas on-site for improved vehicular mobility at the shopping centre.

It is important to note, many of these improvements would be required in order to accommodate natural forecasted growth in the area - regardless of RioCan proceeding with any development at Glenmore Landing.

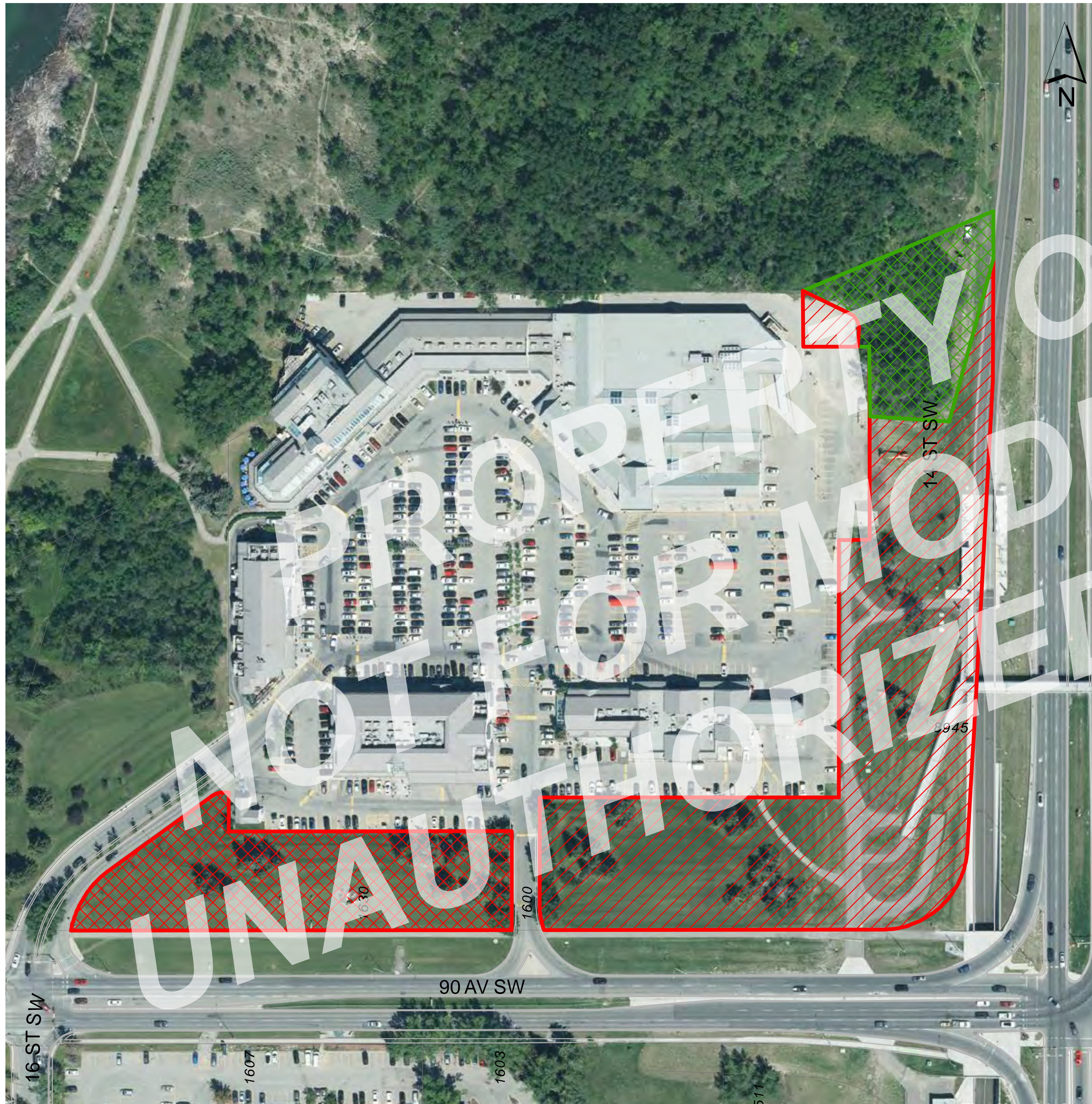
Long Term An assessment of the long-term development capacity will be studied at the appropriate time in the future. Given the far out time frames, it is not feasible to do so now.

All of the improvements being referenced are tied to the Short and Medium term development related to the Set Area. Improvements related to the Long Term will be re-assessed at such time the Flex Area is ready to be developed, in part to assess the actual impact of BRT on travel habits at the site.




Anticipated Road Network Improvements



What We Heard: City Land Sale



City Lands

-  1630 90 AV SW ($\pm 5,323.88\text{m}^2$ ($\pm 57,305.57\text{ft}^2$))
-  8945 14 ST SW ($\pm 14,137.67\text{ m}^2$ ($\pm 152,176.00\text{ ft}^2$))
-  Mature Greenspace
to remain in City ownership

*Note: All areas are approximate, and shall not be relied on.

Source: City of Calgary: Glenmore Landing Proposed Sale

More information:

<https://www.calgary.ca/planning/projects/glenmore-landing/glenmore-landing-proposed-sale.html>

What We Heard: City Land Sale

What we heard:

Some community members requested more information about the NM2015-02 Notice of Motion and the land acquisition process of the surplus land parcels proposed for redevelopment, and indicated a public tender process was required for the lands.

Concerns were also raised about the lands being classified as “parkland”.

For Clarity:

RioCan has entered into a purchase agreement with the City of Calgary to acquire the parcel of land adjacent to the existing Glenmore Landing site. This purchase agreement was precipitated by City Council’s Notice of Motion (NM2015-02) to explore the disposition of this land to the Glenmore Landing Shopping Centre owner (RioCan) for comprehensive residential redevelopment. The disposition of City-owned lands happens regularly, and this is following their standard process.

In 1983, the City of Calgary and Intrawest Properties, the original developer of Glenmore Landing, entered into a private contract that set out the responsibilities of the City and the Owner to ensure appropriate connections and services through the Glenmore Landing site. The private contract also noted that the grassy areas along 14th St and 90th Ave would be adequately cared for by the Owner.

In 1987, RioCan acquired the Glenmore Landing site from Intrawest Properties and has upheld the care for the grassy area in the Agreement along 14th St and 90th Ave. The City of Calgary and RioCan have mutually agreed to bring the 1983 agreement to an end, providing RioCan with the opportunity to utilize the grassy area to enhance Glenmore Landing further and bring much-needed housing to the Calgary community.

Despite the grassy area not having a Parkland land-use designation, through an abundance of caution and an appreciation of multiple interpretations of the aforementioned agreement, the City decided to advertise the sale of the lands through their standard process.

What We Heard: Public Services

What we heard:

Some community members expressed concern about how adding population to the area would impact public schools and medical services.

How has this been addressed in our applications?

We are working with the City to consider and assess the capacities of public services and facilities (schools, leisure centres, libraries, and hospitals) to make sure that all residents have access to these important community services.

What We Heard: Safety

What we heard:

Community members expressed concern over increased crime as a result of the addition of density and affordable housing.

How has this been addressed in our applications?

Canadian studies have similar findings as research conducted in the US and other countries that crime rates in neighbourhoods are unaffected by the existence of affordable housing in a community.

Source: City of Calgary, 2023

More information: Affordable Housing Myths

<https://www.calgary.ca/social-services/low-income/affordable-housing-facts.html>

What We Heard: Environment

What we heard:

General concerns about the environmental impact on the surrounding area, including biodiverse zones around the Glenmore Reservoir.

Concerns about construction impacts and drinking water supply.

How has this been addressed in our applications?

A Preliminary Natural Site Assessment was conducted for the Glenmore Landing proposal to evaluate environmental considerations for the site. The assessment concluded that the site does not fall within the Provincially identified key wildlife biodiversity zone and the study has been reviewed by the city.

Stormwater will be directed into an upgraded stormwater system, and has been designed so no runoff enters the Glenmore Reservoir.

All Studies Completed

List of studies completed to support and inform the Glenmore Landing Redevelopment application package:

- Preliminary Natural Site Assessment (PNSA)
- Transportation Impact Assessment (TIA)
- Preliminary Geotechnical Study
- Sanitary Sewer Guide



Next Steps

* Dates are determined based on timing of additional approvals and market demand

WINTER 2023/2024

Calgary Planning Commission to consider Design Framework and Outline Plan, City Council to consider Land Use Redesignation.

2024+

Following the previous stage, RioCan will be required to submit a development permit application before any construction can begin. For the Glenmore Landing Redevelopment, this is the next stage in the planning process after the Outline Plan and Land Use Redesignation are approved. A development permit includes more detail about the development and can take several years for approval. RioCan will take a phased approach for the development permit process with the sequencing of phases being determined at a later date through market demand.

POST-DEVELOPMENT PERMIT APPROVAL

Phase 1 Construction Begins

Thank you!

**Thanks for attending
the webinar
presentation for the
Glenmore Landing
Redevelopment.**

Please visit our website here:

glenmorelanding.community-developmentinfo.com

