



THE CITY OF CALGARY
LAND DEPARTMENT (52)

206
THE CITY OF CALGARY
PLANNING DEPARTMENT

SEP 7 8 57 AM '83

83/67

DATE: September 2, 1983

TO: J. P. Vennard
Administrative Assistant
Commissioners Office (3)

FROM: B. R. Musgrove, A.A.C.I.
Director
Land Department

RE: Proposed Campeau Land Exchange

Attached is the Land Department's preliminary cost/benefit analysis for the proposed land swap of City-owned land at 14 Avenue for Campeau land near the Glenmore Reservoir. We understand the Planning Department will be providing you with the subdivision and land use implications of the Glenmore shopping centre proposal. When all the written cost estimates for relocating facilities with the closed portion of 14 Avenue are available, we will send you an updated and complete report.

B. R. Musgrove

B. R. Musgrove, A.A.C.I.

BRM/md

Attach.



Preliminary Cost Estimate

14 Ave. Road Closure - Cost to Abandon & Relocate Services & Utilities

Storm Sewer	\$ 750,000
Sanitary Sewer	75,000 (estimated by Land Department)
Water	6,000 - to kill only; reconstruction of upgraded water line around perimeter to be a developer expense
Gas	75,000
AGT	286,314 (major toll line)
Cable	26,000
Electric	275,000 (estimated by Land Department)
Streets	43,660 - removal of 14 Ave. asphalt & concrete, reinstating curb & sidewalks at ends
Geodetic Monument	<u>800</u>
Total	\$1,537,774

These costs do not include such costs as:

- 1) potential for split servicing and relocating of facilities to 13 Ave. and 15 Ave.
 - resurfacing two blocks of Macleod Trail N & S
 - disruption to traffic as 2 lanes of traffic are closed for about 4 to 5 days
 - disruption to 13 and 15 Ave.

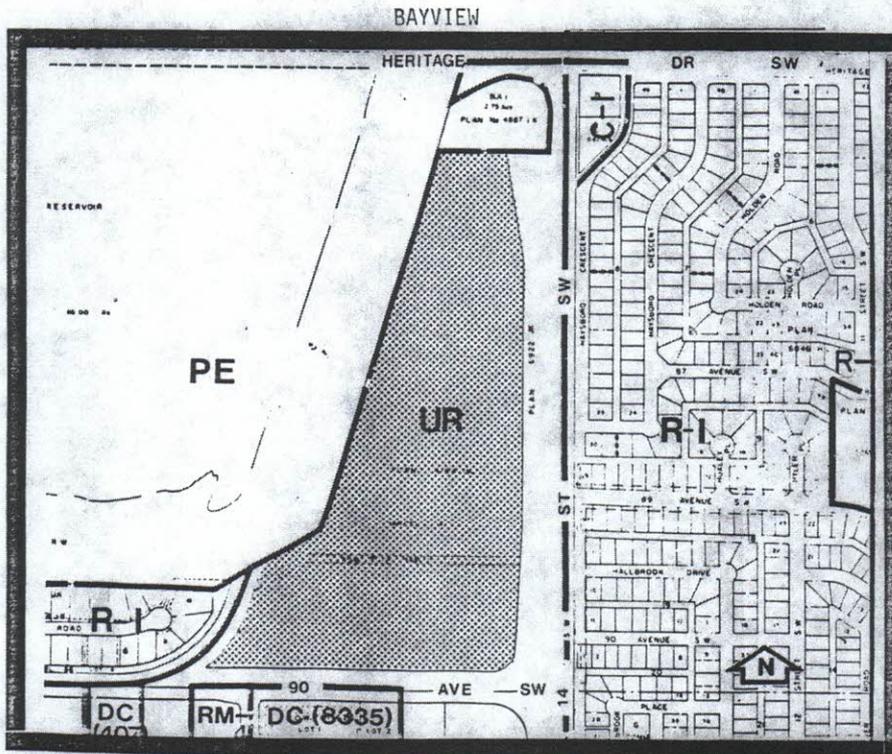
A more complete cost breakdown will be provided when all utility companies and Engineering Department submit their written cost estimates.

SUBDIVISION ITEM

S- 3

(see amendment no:)

SUBDIVISION BY PLAN - North of 90th Avenue and West of 14 Street S.W. (BAYVIEW)	
C.P.C. November 2, 1983	FILE: 83-Y-174/20S
APPLICANT: G.H. De Witt A.L.S. Wolley-Dod & MacCrimmon Surveys Ltd.	OWNER: Campeau Corporation
ADDRESS: 1822 - 10th Avenue S.W. Calgary, Alberta	305, 902 - 11 Avenue S.W. DEVELOPER: Campeau Corporation, Intrawest Prop.Ltd.
PLAN TITLE: BAYVIEW	PHASE: _____
LEGAL DESCRIPTION: Part of Parcel A, Plan Calgary 4164 JK	
MUNICIPAL LOCATION: 90 Avenue S.W. & 14 Street S.W.	
DESIGN BRIEF: GLENMORE	
LAND USE BYLAW DESIGNATION	EXISTING: D.C. C-5 PROPOSED: _____ SEE AMENDMENT NO. # _____ IN THIS AGENDA.
OUTLINE PLAN _____ TENTATIVE PLAN <input checked="" type="checkbox"/> (check one)	
AREA OF PLAN - GROSS ACRES 27.90 (11.29 ha.)	OVERALL DENSITY OF PLAN _____ U.P.A. P.P.A.



SUBDIVISION DATA SHEET

LOW DENSITY RESIDENTIAL:	R-1 LOTS _____ ACRES _____	R-2A LOTS _____ ACRES _____	
	R-2 LOTS _____ ACRES _____		
ATTACHED HOUSING FEE SIMPLE:	NO. OF LOTS _____	ACRES _____	
OTHER MULTI-FAMILY:			
PARCEL NO. _____	ACRES _____	DENSITY _____	P.P.A. _____ U.P.A. _____
PARCEL NO. _____	ACRES _____	DENSITY _____	P.P.A. _____ U.P.A. _____
PARCEL NO. _____	ACRES _____	DENSITY _____	P.P.A. _____ U.P.A. _____
PARCEL NO. _____	ACRES _____	DENSITY _____	P.P.A. _____ U.P.A. _____
PARCEL NO. _____	ACRES _____	DENSITY _____	P.P.A. _____ U.P.A. _____
PARCEL NO. _____	ACRES _____	DENSITY _____	P.P.A. _____ U.P.A. _____
<hr/>			
OTHER LAND USES:	14.40 ACRES 37 %		
	(5.82 ha.)		
INDUSTRIAL:	COMMERCIAL:		
OTHER:	Future Parkland 7.81 acres (3.16 Ha.)	28%	
<hr/>			
ROADS:	CREDIT _____ ACRES _____ %		(based on gross area less Environmental Reserve)
	NON-CREDIT _____ ACRES _____ %		
	LAND PURCHASE AGREEMENT _____ ACRES		
<hr/>			
RESERVES:	CREDIT 9.69 ACRES 35 %		(based on gross area less Environmental Reserve)
	(3.92 ha.)		
	NON-CREDIT _____ ACRES _____ %		
	ENVIRONMENTAL _____ ACRES		
Total owing from overall Bayview subdivision			

PLANNING COMMENTS:

The Outline Plan of subdivision to create a 10.4 acre [±] commercial parcel was approved by Planning Commission on August 31, 1983. This tentative plan is before Planning Commission for three specific reasons:

- (1) An Outline Plan condition specified that the applicant enter into a maintenance agreement respecting the landscaped buffer surrounding the commercial site, to be executed prior to tentative plan approval. This will now occur after tentative plan approval, but will be registered concurrently with the final plan of subdivision.
- (2) Planning Commission and City Council directed that an in-bound vehicular access lane be permitted from 14 Street S.W. to the commercial site. The applicant has amended his plan to show a right-in only slip ramp permitting south-bound vehicular access from 14th Street to the commercial site. This will take the form of an access right-of-way over the adjacent buffer strip.

The location and standard of this arrangement was reviewed by the Transportation Department and found to be acceptable. As directed by Planning Commission and Council the 14th Street access is to be provided at the developer's expense, and shall be removed by the developer in the event that the lane is, in the opinion of the Director of Transportation incompatible with the ultimate interchange at 14 Street and 90th Avenue as and when the interchange is constructed. The appropriate condition of approval is now proposed to implement this direction.

- 3 -

- (3) The parcel being subdivided is encumbered by a Deferred Reserve Caveat which the City now wishes to have dedicated as a Municipal Reserve parcel immediately north of the commercial site. The MR site area is 9.69 acres, based on reserves still owing from the overall Bayview subdivision.

PLANNING RECOMMENDATION: APPROVAL

Subject to the following conditions:

- (a) that servicing arrangements be to the satisfaction of the City Engineer;
- (b) that utility easements be provided as required, and a utility right-of-way plan and an accompanying easement document shall be registered concurrently with the subdivision;
- (c) that the applicant sign a Development Agreement and comply with the terms, conditions and covenants included therein;
- (d) (i) that the proposed Blocks 2,3 and 4 be landscaped and maintained at the developer's expense to the satisfaction of the Director of Parks/Recreation Department;
- (ii) that the applicant enter into a special agreement, satisfactory to the City Solicitor and Director of Parks/Recreation Department regarding the landscaping and maintenance measures to be undertaken at the applicant's expense on Blocks 2,3, and 4 and such agreement be registered concurrent with the final plan of subdivision.
- (e) that the applicant construct a 2.5 metre wide walkway from the southeast corner of the proposed commercial parcel to 90th Avenue S.W., as well as a transit patron waiting amenity to the satisfaction of the Director of Transportation;
- (f) that the in-bound vehicular access lane from 14th Street S.W. be provided at the sole cost of the Developer, and the access right-of-way document shall specify that in the event that such lane is, in the opinion of the Director of Transportation incompatible with the ultimate interchange at 14th Street and 90th Avenue, it shall be removed by the developer at his sole cost as and when such interchange is constructed; such agreement to be to the satisfaction of the City Solicitor and Director of Transportation;
- (g) that a common pedestrian access agreement be registered against the access panhandles to the shopping centre site, in favour of the adjacent parcels;
- (h) that access to/from 90 Avenue S.W. and the easterly access point be restricted to right turns in and out only, to the satisfaction of the Director of Transportation, and a restrictive covenant registered to this effect.



THE CITY OF CALGARY
CITY CLERK'S DEPARTMENT

THE CITY OF CALGARY
PLANNING DEPARTMENT

OCT 11 9 113 AM 1983

DATE: 1983 October 4

MEMO TO: Director of Land

SUBJECT: Clause LAND83-129 of the Report of the Standing Policy Committee on Finance and Budget (Land Matters), dated 1983 September 27, Re: Block A, Plan 4164 J.K. - 8525 - 14 St. S.W. - Owner: Campeau Corporation
AND
Clause LAND83-135 of the Report of the Standing Policy Committee on Finance and Budget (Land Matters), dated 1983 October 3, Re: LAND83-129 - Proposed Land Exchange Campeau Corporation - Block A, Plan 4164 J.K., 8525 - 14th Street S.W.
AND
By-law No. 114Z83
Amendment No. 83/67
AND
Tabled Report, Re: Report of the C.P.C., dated 1983 August 31, Re: Proposed Amendment to the Glenmore Design Brief
AND
By-law No. 49C82

P.D.
11/03
83.10.31

Please be advised that City Council dealt with the above-noted item at its meeting of 1983 October 3.

DECISION OF COUNCIL:

MOVED BY ALDERMAN SCOTT, SECONDED BY ALDERMAN BELL, that Clause LAND83-129 of the Report of the Standing Policy Committee on Finance and Budget (Land Matters), dated 1983 September 27, be brought forward and dealt with at this time, and that Notice of Motion be waived in order to permit introduction of Clause LAND83-135 of the Report of the Standing Policy Committee on Finance and Budget (Land Matters), dated 1983 October 3.

MOTION CARRIED

MOVED BY ALDERMAN GILCHRIST, SECONDED BY ALDERMAN HAWKESWORTH, that By-law No. 114Z83, being a By-law of The City of Calgary to Amend By-law 2P80, the Land Use By-law (Land Use Designation Amendment No. 83/67), be brought forward and dealt with at this time.

MOTION CARRIED



MOVED BY ALDERMAN GILCHRIST, SECONDED BY ALDERMAN REID, that the Recommendations contained in Clause LAND83-135 of the Report of the Standing Policy Committee on Finance and Budget (Land Matters), dated 1983 October 3, be adopted.

MOTION CARRIED

MOVED BY ALDERMAN HAWKESWORTH, SECONDED BY ALDERMAN MCCOMBIE, that Clause LAND83-129 of the Report of the Standing Policy Committee on Finance and Budget (Land Matters), dated 1983 September 27, be received for information and filed.

MOTION CARRIED

MOVED BY ALDERMAN BELL, SECONDED BY ALDERMAN GILCHRIST, that the Amendment and second reading, as amended, to By-law No. 114Z83 be reconsidered at this time.

MOTION CARRIED

MOVED BY ALDERMAN BELL, SECONDED BY ALDERMAN REID, that Schedule B of By-law No. 114Z83 be amended by the addition of the following as Development Guideline 2. h), Specialty Food Floor:

"2. h) Specialty Food Floor

The food store referred to in the applicant's submission shall be a specialty food floor or floors comprised of unique high quality, specialty food boutiques and shall remain so for the life of the project. The specific plans for same shall be brought before the Calgary Planning Commission for approval and any change in the specialty nature of the food floor or the food floor area shall be brought back to the Calgary Planning Commission and to Council."

and by the relettering of the following section accordingly.

MOTION CARRIED

MOVED BY ALDERMAN GILCHRIST, SECONDED BY ALDERMAN BELL, that Schedule B of By-law No. 114Z83 be further amended by the addition of the following as Development Guideline 2. g), Size of Stores:

"2. g) Size of Stores ^{13,935} ^{15,000}

No individual retail store in this development shall exceed 13,935 m² ± (150,000 sq. ft. ±) other than the specialty food store referred to in this By-law."

and by the relettering of the following sections accordingly.

MOTION CARRIED

CITY CLERK'S
HAVE SPOTTED
ERROR & WILL
AMEND & ADVISE

NOV
83.10.31

MOVED BY ALDERMAN DONNELLY, SECONDED BY ALDERMAN REID, that By-law No. 114Z83 be read a second time, ~~as amended.~~

MOTION CARRIED

MOVED BY ALDERMAN DONNELLY, SECONDED BY ALDERMAN REID, that By-law No. 114Z83, being a By-law of The City of Calgary to Amend By-law 2P80, the Land Use By-law (Land Use Designation Amendment No. 83/67), be read a third time and passed, as amended.

MOTION CARRIED

MOVED BY ALDERMAN MCCOMBIE, SECONDED BY ALDERMAN LONG, that the Recommendation of the Calgary Planning Commission as contained in the Tabled Report, Re: Report of the C.P.C., dated 1983 August 31, Re: Proposed Amendment to the Glenmore Design Brief, be adopted.

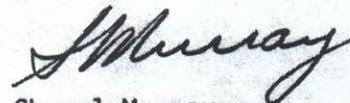
MOTION CARRIED

MOVED BY ALDERMAN SCOTT, SECONDED BY ALDERMAN GILCHRIST, that Notice of Motion be waived in order to permit introduction of By-law No. 49C82.

MOTION CARRIED

MOVED BY ALDERMAN SCOTT, SECONDED BY ALDERMAN MCCOMBIE, that By-law No. 49C82, being a By-law of the City of Calgary for a proposed closure of that portion of 14 Avenue S.E. between 1 Street and 2 Street S.E. in the S.E. ¼ Section 15-24-1-5 (Victoria Park), be read a third time and passed.

MOTION CARRIED



Sheryl Murray,
Council Secretary.

cc: Director of Planning
City Solicitor
Director of Transportation
City Engineer
Director of Finance
Budget Officer
City Assessor
Tax Collector
Secretary, Board of Commissioners
City Archivist

Attachs.

STANDING POLICY COMMITTEE ON FINANCE & BUDGET (LAND MATTERS)

1983 OCTOBER 3.

MEMBERS PRESENT: Alderman L. Gilchrist, Vice-Chairman
Alderman R. Hawkesworth
Alderman R. McCombie
Alderman C. Reid

ALSO IN ATTENDANCE: Commissioner R.A. Welin

I N D E X

LAND83-135 LAND 83-129 - Proposed Land Exchange
Campeau Corporation - Block A, Plan
4164 J.K., 8525 - 14th Street S.W.

RECOMMENDATION, PAGE 4

LAND83-135 LAND 83-129 - Proposed Land Exchange
Campeau Corporation - Block A, Plan
4164 J.K., 8525 - 14th Street S.W.

RE: LAND 83-129 - PROPOSED LAND EXCHANGE
CAMPEAU CORPORATION - BLOCK A, PLAN
4164 J.K., 8525 - 14TH STREET S.W.

The Standing Policy Committee on Finance and Budget (Land Matters) at its meeting September 27th 1983 dealt with the subject item and recommended the following:

1. That the proposal made to Campeau Corporation on 1983 September 12 is both equitable and fair, and should form the basis of any proposed land exchange.
2. That such proposal would see the approximate 17 acres of Campeau Corporation lands transferred to the City in exchange for the 14th Avenue S.E. Right of Way lands, such lands being transferred fully encumbered by a general utility easement in favour of the City. All costs relative to the utility relocation in the future to be borne solely by Campeau Corporation.

The motion carried unanimously with all members in attendance. Said item is included in Council's Standing Policy Committee on Finance and Budget (Land Matters) agenda for October 3rd 1983.

Recently a letter has been received from Campeau Corporation solicitor, Mr. Ron Ghitter, and an amendment to their proposal of September 27th 1983 has been proposed. In addition to a land exchange between the City of Calgary and Campeau Corporation which would involve all of the lands owned by Campeau Corporation in excess of the 10.4 acres which have been the subject of Land Use Amendment No. 83/67 and City owned 14th Avenue S.E. Right of Way between 1st Street and Macleod Trail, Campeau Corporation has now proposed that the City contribute to a maximum of \$200,000.00 toward the ultimate relocation or abandonment of services which presently exist within the 14th Avenue S.E. Right of Way. Said amount would be payable in the form of a waiver of permit fees assessable against the development and construction of Victoria Square or by way of a cash payment to Campeau Corporation when the work is undertaken.

LAND83-135 Continued.

This offer has been carefully considered by the Land Department and the Board of Commissioners and is recommended to the Standing Policy Committee on Finance and Budget (Land Matters) as an equitable exchange of land and settlement of outstanding issues relative to same.

Should the Standing Policy Committee on Finance and Budget (Land Matters) approve of the foregoing settlement, By-law No. 114283 is on the October 3rd 1983 regular Council agenda on Regular By-laws and should Council approve of the proposed land exchange agreement, the by-law for redesignation of the Campeau lands could be given third reading.

Recommendation:

The Land Department would recommend:

1. That Council approve an exchange of land between the City of Calgary and Campeau Corporation on the following basis:
 - (a) Campeau Corporation will transfer to the City of Calgary the balance of its Glenmore/14th Street S.W. lands (28 acres±) remaining following the subdivision of the shopping centre site.
 - (b) The City of Calgary will transfer to Campeau Corporation, following closure approval, the 14th Avenue S.E. Right of Way lands between 1st Street and Macleod Trail, containing approximately 30,800 sq.ft.
 - (c) The 14th Avenue S.E. lands will be fully encumbered by a general utility easement in favour of the City of Calgary.
 - (d) The City of Calgary will reimburse Campeau Corporation to a maximum of \$200,000.00 toward the costs incurred with respect to the relocation or abandonment of the utilities in the 14th Avenue Right of

LAND83-135 Continued.

Way should relocation or abandonment be necessary, either by way of a waiver of permit fees assessable against the development and construction of Victoria Square or by a cash payment.

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON FINANCE & BUDGET (LAND MATTERS), 1983 OCTOBER 3:

1. Approval of the recommendations contained in the Land Department's report, LAND83-135.
2. That report LAND83-135, be forwarded directly to Council for consideration at its meeting to be held 1983 October 3.

ACTION RECOMMENDED:

Approval of the above.

Report to the Commissioners regarding the Campeau Land Exchange Proposal

SEE: CPC MINUTE
FOLLOWING MEMO TO
UNRECORDED RE: THIS
27 ACRES
LESS 10 ACRES
FOR DRC.
ABC

Campeau Corporation wants to trade approximately 17 acres (see revised CPC Minutes) of potential park land (currently zoned UR) by the Glenmore Reservoir at 14 Street and Heritage Drive for the closed (awaiting the purchase of one property and third reading) portion of 14 Avenue between 1 Street S.E. and Macleod Trail. The conditions that Campeau would like to impose on the City are:

- (1) their Glenmore lands get DC-C3 zoning
- (2) the City provide the 14 Avenue road closure without requiring municipal reserve dedications on the entire assembly
- (3) Campeau retain the same density in Victoria Park lands
- (4) the cost of subdividing Campeau's Glenmore lands be at the City's expense and
- (5) the City remove whatever facilities exist within the 14 Avenue roadway at City cost

The Campeau land being offered to the City has a value of approximately \$50,000 an acre based on the assumption that these lands could be developed as residential single family. That would mean that the entire 17 acre parcel offered to the City has a value of \$850,000.00.

It should be noted that Campeau claims to be giving the City 27 acres of park land whereas in actual fact there is only 17+ acres of park land that can be offered in exchange for City land. The discrepancy lies in the fact that there is already a 9.69 acre Deferred Reserve Caveat on the land. Furthermore, of the 17 acres offered only about nine is really required for Heritage Park expansion purposes. The other eight acres of park are being used as a buffer strip for the shopping centre (a condition requested by the neighboring communities).

The City is expected to provide 30,800 sq. ft. in the 14 Avenue closure lands valued at approximately \$200 a sq. ft. (free and clear of all easements and utilities) or approximately \$6.1 million for the total site. The value of \$200 a sq. ft. is based on current asking prices in the vicinity, recent land compensation board hearing decisions, and current sales in the vicinity. The current zoning of the surrounding land and the high densities permitted on it account for the higher than average price. The price quoted does reflect the economic downturn.

One of the conditions that Campeau wishes to impose upon the City for this land exchange would be that the City remove all facilities in the 14 Avenue roadway. A letter has been sent to the various Engineering Divisions and all utility companies to determine if the facilities in the roadway could be feasibly relocated, and if so, at what cost. One of the major concerns that initially came to light was the fact that there is a 60" storm line in 14 Avenue that might not be relocatable. A preliminary review by the Sewers Division indicates that the line could be removed but the cost for the new 72" storm pipe required is expected to be in the order of \$750,000.00. It is expected that two lanes of northbound and southbound Macleod Trail traffic would be closed for four to five days. The total cost estimate for eliminating all services on 14 Avenue and relocating them to 13 and/or 15 Avenue will be available by September 15.

Although not an acceptable solution to the Campeau Corporation, the City could consider selling Campeau Corporation 14 Avenue encumbered with the various utilities and easements. The cost to remove the concrete and asphalt on the closed portion of 14 Avenue and reinstate curbs and sidewalks at both ends of the closure would be borne by the developer. The cost to Campeau would be half of our normal selling price or \$100 a sq. ft. or \$3 million for the entire parcel. Campeau would then develop their two blocks and not disrupt the services in a landscaped 14 Avenue.

If the price quoted earlier is confirmed by independent appraisers, then the City's land valued at \$6,100,000 unencumbered or \$3,500,000 encumbered would far exceed Campeau land valued at \$850,000.00.

The Land Department will provide a detailed analysis directly to the Commissioners office when the utility relocation costs become available.

*Handed to members
at CPC*



PALLISER BAYVIEW PUMPHILL COMMUNITY ASSOCIATION

2243 Palliser Drive S.W.,
P.O. Box 8068, Stn.F,
Calgary, Alberta T2J 2V2

April 6, 1984

Intrawest
Suite 2680
Bow Valley Square 3
255 - 5 Avenue S.W.
Calgary AB T2P 3G6

Dear Mr. Barta:

When our Association was approached by Intrawest for support for their revised plans for the proposed Shopping Center known as Glenmore Landing, meetings were held by the residents in the immediate vicinity.

The Palliser Community Association supported the project when it was presented to Council at City Hall, but with one large reservation: that the roads immediately surrounding the project would have to be drastically improved as they are presently running at saturation point.

City Council approved a "Willow Park" type of development which would blend in with the surrounding building styles and colors as per the Jewish Center and the Bayview housing development.

The presently proposed blue roofs and grey siding would be completely unacceptable.

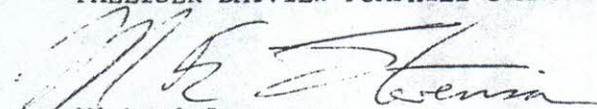
Providing the roof and siding colors can be changed back to earth tones, the project has the Palliser Community Association's approval.

However, as this project appears to be more and more of an attraction for would-be shoppers, we must warn that the immediate road system is completely inadequate for a shopping center of this size. Both 14 Street and 90 Avenue S.W. are running at capacity during rush hours.

Our Association believes that Intrawest has exhibited community sensitivity and, aside from the unfortunate choice of blue roofs and grey siding ("Canoe Club Syndrome"), has co-operated fully with the community in the design of the Glenmore Landing project.

Yours truly,

PALLISER BAYVIEW PUMPHILL COMMUNITY ASSOCIATION


Michael Stevenson
President

c.c. C.P.C. Members

DRAFT LETTER

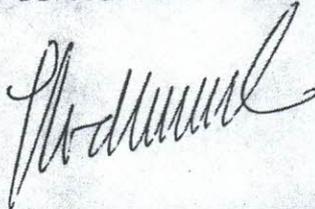
Bayview Meeting, April 8, 1984

of Persons Present - 15

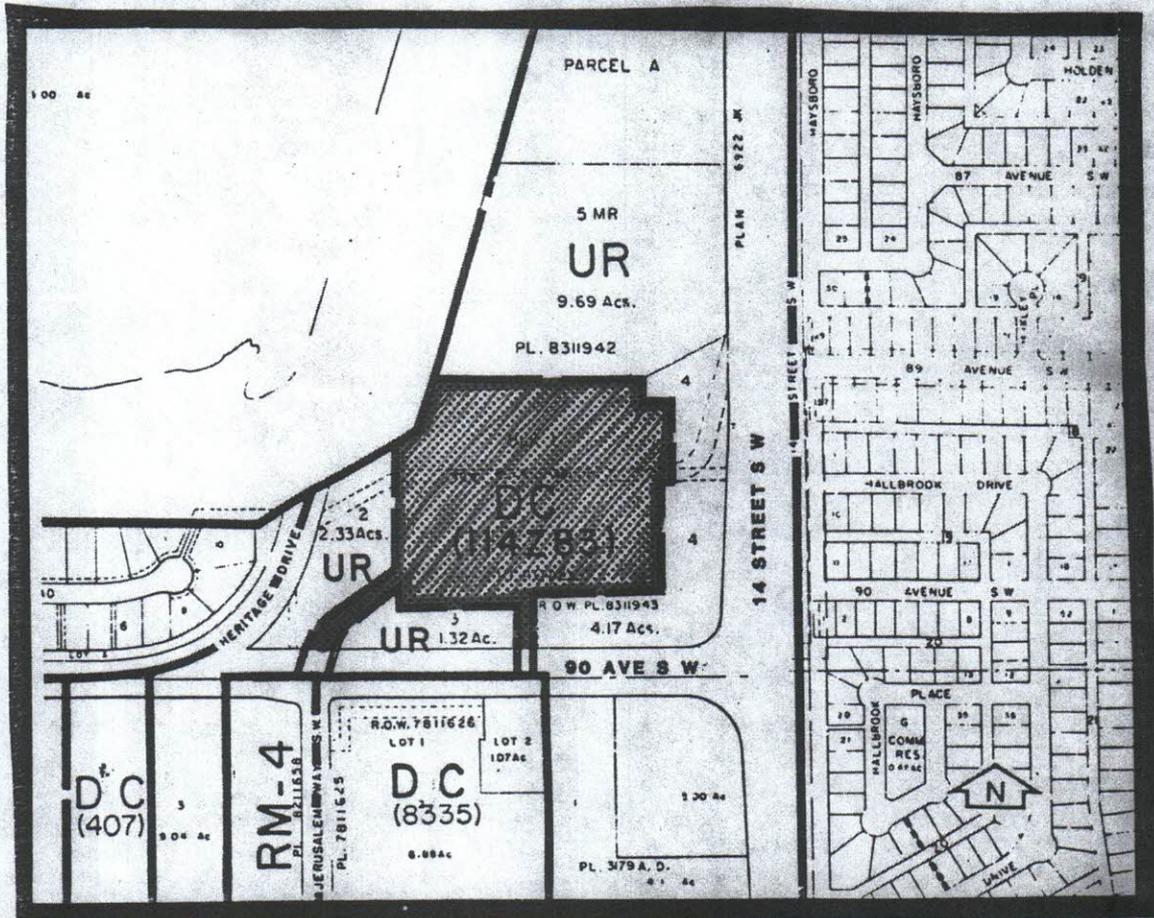
In view of recent changes the developer seems to be making in the design of the shopping centre proposed at 90th Avenue and 14 Street S.W., a large number of residents of Bayview feel the need to emphasis their position as follows:

- 1) The appearance of the proposed shopping centre should be as presented at City Hall (date). It is to have a "Willow Park" like front with wood finishing on the outside.
- 2) No part of the proposed centre shall be above the level of the bank around Glenmore Lake, no towers, no offices, no rooftops. The only exceptions to this will be a one storey restaurant.
- 3) The color scheme of the proposed centre will be wood and wood color. Therefore no blue roofs, no light grey walls, no red pillars or downspouts. In this respect, we feel the canoe club appearance on the North side of the Reservoir should be considered a very bad temporary exception and absolutely not a trend to be continued as it is not compatible with the area.
- 4) Landscaping will be as discussed during a presentation by developers at Mr. Flynn's house in July, 1983 which includes a berm and large number of trees on the West side of the proposed development.
- 5) Proposed traffic lights on 90th Avenue to be moved back to 15th Street and the West entrance to be eliminated.
- 6) All other restrictions agreed to at City meeting will be adhered to and any deviations to be discussed with community prior to approval.

Hans van der Wal
Bayview resident.
9-4-84



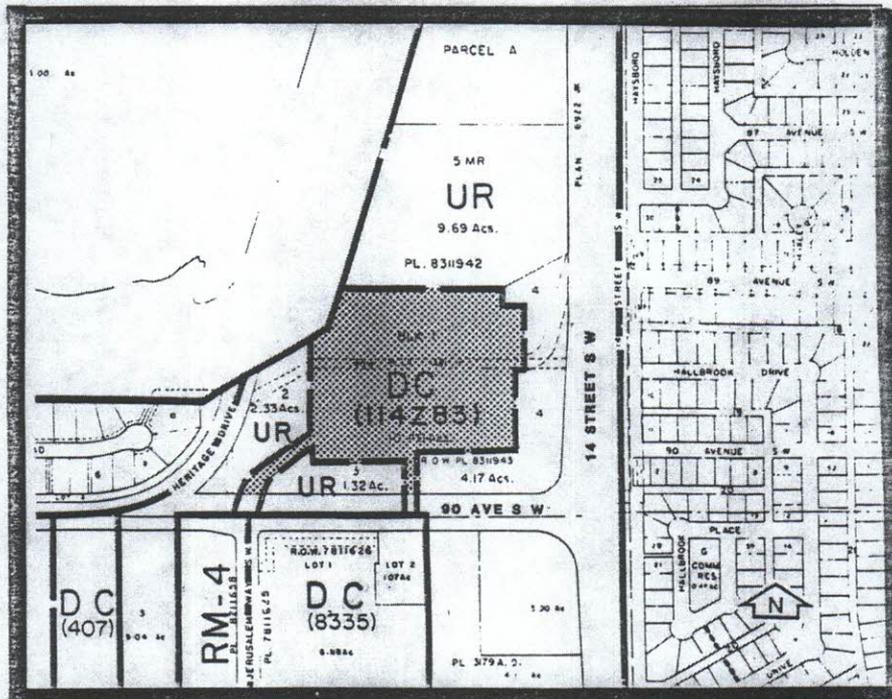
54/84



DEVELOPMENT ITEM D-1

C.P.C. April 18, 1984		PERMIT NUMBER: 84/0209	
PROPOSAL: Sector Shopping Centre ("Glenmore Landing")			
LAND USE DESIGNATION DC - Direct Control District (LUB 114Z83)			
APPLICANT: Burgener, Lachapelle Architects		OWNER: Intrawest Properties Ltd.	
MUNICIPAL ADDRESS: 1600 - 90 Avenue S.W.		LEGAL DESCRIPTION: Plan: 8311942 Block: 1	
EXISTING LAND USES			
SITE: Vacant Land			
SURROUNDING LAND USE			
NORTH: }		U.R. and P.E. - Public Park	
SOUTH: }			
EAST: }			
WEST: }			

Palliser/Bayview



ITEM D-1

SITE INFORMATION

<u>HEIGHT</u>			<u>DENSITY</u>		
ALLOWED	PROPOSED	VARIANCE	ALLOWED	PROPOSED	VARIANCE
10m (33 feet) at eaveline	varied - not exceeding allowed height		13,935m ² (150,000 sq.ft) Floor Area	13,825m ² (148,816 sq.ft)	-110m ² (-1184 sq.ft)
<u>AMENITY:</u>			<u>LANDSCAPING:</u>		
REQUIRED	PROPOSED	VARIANCE	REQUIRED	PROPOSED	VARIANCE
Not Applicable			To Be Approved		

FINISHING MATERIALS PROPOSED

Stucco, prefinished metal roof, various glazing, canvas awnings

TRAFFIC

<u>PARKING</u>	REQUIRED	PROPOSED	VARIANCE	<u>ADDITIONAL INFORMATION</u>
TENANT: VISITOR: LOADING:	608	638	+30	ACCESS: - from 14 Street S.W. and 90 Avenue S.W.

CIRCULATION REPLIES

COUNCIL GUIDELINES	LUB 114Z83 (Appendix I)
TRANSPORTATION	Prior to release conditions (Appendix II)
ENGINEERING	Prior to release conditions Standard Engineering Department comments to apply (Appendix III)
Parks/ Recreation	Prior to release conditions (Appendix IV)

PLANNING COMMENTS

ITEM D -1.

BACKGROUND:

On October 3, 1983, City Council approved a redesignation of land use for the subject site from UR (Urban Reserve District) to D.C. (Direct Control District) with C-5 (Shopping Centre Commercial District) guidelines.

PROJECT DESCRIPTION:

Site Location:

The subject site is situated at the northwest corner of the intersection of 14th Street S.W. and 90th Avenue S.W. The site is separated from both roads, from the single family neighbourhood of Bayview to the west and from Glenmore Reservoir and Heritage Park to the north, by substantial open spaces of public parks.

Site Layout Plan and Building Design:

The proposed shopping centre occupies a parcel of 4.2 hectares in area (10.4 acres) which is contained within a larger parcel of 15.4 hectares (38 acres) of land. The 28 acres outside the shopping centre site and adjacent to it from the west, south and east are dedicated to the City of Calgary to be used as parkland, and will be developed and maintained in perpetuity by the shopping centre owner(s). A legal agreement to this effect is already executed between the developer and the City Parks/Recreation Department. This agreement stipulates in detail, standards of the parkland development and maintenance, which are to be adhered to, to the satisfaction of the Director of Parks/Recreation Department and involve berming, protection of existing tree stands, landscaping including planting of new trees, construction of a pedestrian walkway a minimum 2.5 metres in width, to connect and be integrated into the City's bicycle pathway system and construction of a compatible transit waiting amenity at 90th Avenue N.W. bus stop. All these items are included in the design.

The proposed shopping centre is comprised of 5 (five) separate building structures, one, two and three storey high, arranged around a central parking court with bisecting canopy covered and landscaped pedestrian pathways.

Building "A" is to contain a restaurant and varied retail uses on the ground level floor, office space on the second floor and a Glenmore Reservoir Panorama View restaurant on the third floor level.

Building "B" is designated to house a high quality specialty food store, all on one floor level.

Building "C" is to contain on one floor level, a restaurant, varied retail and a gas bar.

Building "D" is to contain varied retail on the ground floor level and medical offices on the second floor level.

Building "E" will house another small restaurant and varied small retail stores all on one level.

Main exterior finishing materials are light coloured stucco, prefinished metal roofing and tinted glazing.

Metal pipe supporting posts for front-store pedestrian arcades, metal pipe railings around terraces, colourful cloth awnings, banners and a distinctive exterior identifying signage system, the use of bollards and chains, store front and skylight glazing, are some of the design features and details, which will impose an unmistakable waterfront or marine decor to the shopping centre.

A considerable effort was made by the designers to win cooperation from Safeway Canada Ltd. to design in detail the specialty food store to be accommodated in building "B". The layout plan of that store, separating

PLANNING COMMENTS

ITEM D -1

and distinguishing between food and service specialties, with differentiating counter and display arrangements, different colour schemes, floor and ceiling finishes; lighting and decor, may well provide for a welcomed novelty for shoppers.

TRAFFIC AND PARKING:

Access to the shopping centre is provided at three points, a single access only from 14th Street S.W. going south and two accesses from 90th Avenue S.W. going west. The only vehicular exit from the site is at the existing intersection of 90th Avenue and Jerusalem Way S.W.

The by-lawed required number of parking stalls for tenants and patrons is exceeded in the design by 30 spaces.

Loading provisions are comfortably arranged away from shoppers parking and do not compete with the interior traffic pattern.

LANDSCAPING:

The landscaping of the parklands surrounding the shopping centre site and dedicated to the City of Calgary is going to be developed and maintained to the high standard set forthwith by the Department of Parks/Recreation and confirmed in the executed legal agreement. Major existing tree stands will be preserved and maintained.

Landscaping within the shopping centre site proper, enhances the buildings layout and separates and screens the parking. New planting material has a good variety of species and seasonal colour. A majority of coniferous trees will provide a live landscape all year round.

PLANNING RECOMMENDATIONS:

A P P R O V A L

Subject to the following conditions:

- A. Prior to the release of the Development Permit, the applicant shall provide:
 1. Letters of clearance from the Transportation, Engineering and Parks/Recreation Departments indicating that all their concerns and comments have been satisfactorily resolved.
 2. Detailed revised plans (3 copies) showing all roof level mechanical equipment and their screening to the satisfaction of the Development Officer.
- B. Permanent conditions:
 1. The development, including landscaping of the subject site and adjacent parklands and boulevards, must be completed in accordance with the approved plans and agreements. The development of the parklands must be completed within 6 (six) months of the approval date of a Development Completion Permit for the shopping centre.
 2. Any changes to the approved plans shall require prior approval from the Development Officer or Calgary Planning Commission.
 3. A Development Completion Permit shall be applied for and approval obtained prior to any occupancy of the shopping centre.
 4. A separate Development Completion Permit must be applied for and approval obtained for the development of the parklands, not later than 6 (six) months after the approval of a Development Completion Permit for the shopping centre proper.

Planning
Commission
Decisions:
(April 18/84)

1. The Commission APPROVED the proposed Sector Shopping Centre in accordance with the Planning Recommendation subject to the addition of Condition C to read as follows:

"Prior to the release of the Development Permit the Development Officer shall review a detailed design submitted by the applicant of the north elevation of the north building to ensure that it is compatible with the park exposure to the north."

2. The Commission noted that the colour scheme proposed is an integral part of the development and any change in one part of the colour scheme should be done in the context of an entire review of the design.

(Moved by Fred McHenry - Carried 7-0)
(Absent and disqualified - Ed Tahmazian)
(Absent - John Hutton)

Amendment No. 83/67
Bylaw No. 114 Z83

SCHEDULE B

1. Land Use

The land use shall be for a sector shopping centre not exceeding 13,935 m²± (150,000 sq. ft.±) in floor area and excluding the following uses: amusement arcades, laundromats, bottle depots and automobile service stations.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-5 (Shopping Centre Commercial District) shall apply unless otherwise noted below.

a) Height

Maximum building height shall be in the order of 10 m (33 ft.) at any eaveline (not including mechanical penthouse).

Provision may be made to accommodate a view of the Glenmore Reservoir from the restaurant level while respecting the residential character of the surrounding area.

b) Landscaping

Prior to the release of the Development Permit the applicant shall enter into an agreement with the City to the satisfaction of the Director of Parks/Recreation and the City Solicitor, for the presently owned Campeau lands abutting the site to the east, south and west which will include the following provisions:

- i) The applicant shall berm and landscape these lands in keeping with the requirements of Section 48 of By-law 2P80 to the satisfaction of the Approving Authority and the Department of Parks/Recreation. The responsibility for maintenance of these lands shall be the sole responsibility of the applicant. This berming and landscaping should be designed to screen the large areas of car parking from adjacent major roads.
- ii) Within those lands referred to above, the applicant shall provide a pedestrian walkway of a minimum of 2.5 m in width to connect and be integrated into the City's bicycle pathway system and also to connect to the bus stop existing at 14 Street S.W. and 90 Avenue S.W.
- iii) The applicant shall provide an architecturally compatible transit waiting amenity at the bus stop located at 90 Avenue S.W. and 14 Street S.W. to the satisfaction of the Transportation Department.

Amendment No. 83/67
Bylaw No. 114 Z83

SCHEDULE B

c) Signage

A Development Permit application shall be required for all signage relating to the site and shall be submitted as part of the Development Permit application for the shopping centre. Signage shall be limited in size, design and location and must be compatible with the recreational and park-like setting of the adjacent lands.

d) Building Elevations

Building elevations and exterior materials utilized shall be compatible with the recreational and park-like setting of the adjacent lands.

e) Access

One in-bound vehicular access lane shall be permitted from 14th Street S.W. in a location and to a standard to the satisfaction of the Director of Transportation. This facility shall be provided at the sole cost of the developer and in the event that such a lane is, in the opinion of the Director of Transportation, incompatible with the ultimate interchange at 14th Street and 90th Avenue, it shall be removed by the developer at his sole cost as and when such interchange is constructed.

Access to and from 90 Ave. S.W. shall be restricted to one right turn access only and one all turns access as approved by the applicant on the site.

f) Internal Traffic

In consideration of the Development Permit, the Approving Authority shall require that the applicant undertake appropriate measures to prevent shortcutting and speeding.

g) Size of Stores

No individual retail store in this development shall exceed 1,393 m² (15,000 sq. ft. +) other than the specialty food store referred to in this By-law.

h) Parking Area

The layout of the parking area shall be to the satisfaction of the Development Officer who shall have particular concern for relieving the visual impact of large parking areas with landscaping features.

i) Specialty Food Floor

The food store referred to in the applicant's submission shall be a specialty food floor or floors comprised of unique, high quality, specialty food boutiques and shall remain so for the life of the project. The specific plans for same shall be brought before the Calgary Planning Commission for approval and any change in the specialty nature of the food floor or the food floor area shall be brought back to the Calgary Planning Commission and to Council.

Amendment
Bylaw No. 114

SCHEDULE B

j) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 114Z83.

FILE COPY

FILE NO. DP84/0209

APPEAL & ORDER NO. 54/84

ORDER OF THE DEVELOPMENT APPEAL BOARD OF THE CITY OF CALGARY, IN THE PROVINCE OF ALBERTA, dated Thursday, the 24th day of May, 1984.

Development Appeal Board members present: Chairman Robert F. Goss; Alderman Jim Bell; K.W. Chang; Peter Chesson; Ken Waddell.

IN THE MATTER OF the Planning Act, R.S.A. 1980, c.P-9;

AND IN THE MATTER OF the Land Use By-law of the City of Calgary (By-law 2P80);

AND IN THE MATTER OF a decision made on the 18th day of April, 1984, by the Calgary Planning Commission (hereinafter referred to as the "Commission") wherein the Commission approved the application of BURGENER LACHAPELLE ARCHITECTS for a Sector Shopping Centre at 1600 - 90 Avenue S.W. (Being Block 1, Plan 8311942, Section 20S);

AND IN THE MATTER OF an appeal by MICHAEL EDWARD STEVENSON from the said decision of the Commission.

This appeal having come on to be heard before the Development Appeal Board on the 24th day of May, 1984, in the presence of Development Officer Ian Fawcett, the applicant, the appellant and other interested parties;

UPON having heard the verbal submissions of the Development Officer; Mike Stevenson, President of Palliser Bayview Pumphill Community Association; neighbouring residents Hans Van der Wal; Bev McAllister; Leo Milner; Hans Steinbock; Mike Milinusic; Jim Russell; Bob Smook; Art Marsh; Peter Luzi, President of the Heritage Park Society; Arnold Wilson, on behalf of the Calgary Jewish Centre and himself; in favour of the appeal; and Ron Ghitler, Q.C., Solicitor for the owners of the development; Ed Mirosh, Professional Engineer, and resident of area, on behalf of the developer; Nick Finn, Traffic Consultant; S. Sunderland, Landscape Architect for the project; opposed to the appeal; and Mike Kushner, Transportation Planning Coordinator, City of Calgary; at the request of the Board;

AND UPON the application having complied with the Calgary General Plan and all other applicable statutory plans;

AND UPON having regard to the Land Use By-law and other relevant planning policies;

AND UPON considering the relevant planning evidence adduced at this hearing and the circumstances and merits of this application.

IT IS ORDERED:

1. That the decision of the Calgary Planning Commission shall be upheld and the appeal shall be denied.

2. That the development permit shall be issued as approved by the Calgary Planning Commission.

Reasons for Decision:

The Board felt that the concerns of the community residents with respect to the aesthetics of the proposed development were unfounded. Many of these concerns related to the use of blue in the colour scheme. The Board agreed that the nautical theme of the proposal was very "classy" and that, together with the impressive architectural detail, the development would provide an attractive addition to the area. It was noted that the proposed screening of the site with mature trees should alleviate the privacy concerns of some of the nearby residents.

Though the Board recognized that there were traffic problems in this area, they felt that this development would not cause these problems to increase significantly.

It was agreed that this proposal would result in a remarkable solution to a long history of planning problems with this site.

R J Lyon

Chairman, Development Appeal Board

D.A.B.
AD. EXPIRED 84/05/10
APPLICANT
NOTIFIED 84/05/08
(FOR OFFICE USE ONLY)
84/05/24

Appeal No.: 54/84
File No.: DR 84/0209

THE CITY OF CALGARY - DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL



(NOTE: Two copies must be filed with the Secretary)
(Please type or use black ink to complete)

MAILED TO:

THE SECRETARY
DEVELOPMENT APPEAL BOARD,
P.O. Box 2100,
CALGARY, Alberta.
T2P 2M5

OR

DELIVERED TO:

THE SECRETARY
DEVELOPMENT APPEAL BOARD,
3rd Floor, Rocky Mountain Plaza
615 Macleod Trail S.

I/We MICHAEL EDWARD STEVENSON - PRESIDENT of
(Please print)
of mailing address 90 PAULISA BAYVIEW PUMPHILL COMMUNITY
ASSOCIATION
2015, PUMPHILL WAY SW. Postal Code T2V 4Y9 Telephone: 296 5121

Hereby give Notice of Appeal in respect to the decision of the Calgary Planning Commission/
Development Officer whereby the proposed development of SECTOR SHOPPING
CENTRE WAS APPROVED AT

LEGAL DESCRIPTION:

Lot. Block 1 Plan 8311942 Sec 20 S

MUNICIPAL ADDRESS: 1600 90 AVE SW

The grounds for this appeal are as follows:

UNACCEPTABLE AESTHETICS
TRAFFIC ENTRY AND EXIT

(Please use separate sheet if necessary)

DATE: 84-05-08

[Signature]
Signature of Appellant



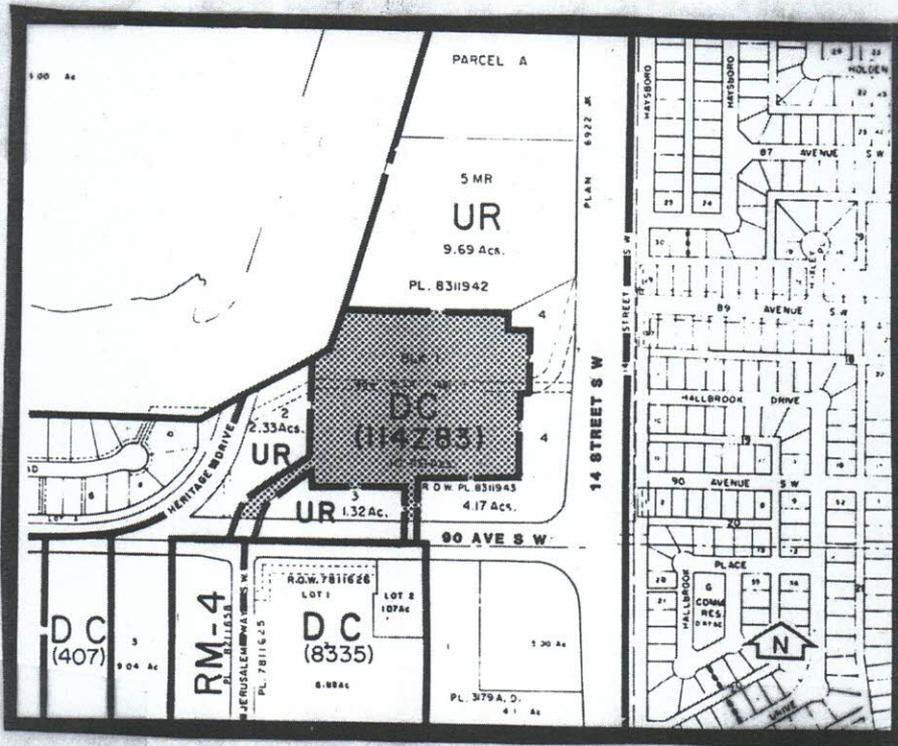
THE CITY OF CALGARY
DEVELOPMENT APPEAL BOARD

REPORT TO THE DEVELOPMENT APPEAL BOARD

FILE NO. DP84/0209

APPEAL NO. 54/84

DATE: May 24, 1984



APPEAL BY: Michael Edward Stevenson, President,
Palliser, Bayview, Pumphill Community Association,
2015 Pumphill Way S.W.

FROM A DECISION OF THE CALGARY PLANNING COMMISSION whereby a
Sector Shopping Centre was approved at

April 18, 1984
Date of Decision
(Discretionary)

MUNICIPAL ADDRESS: 1600 - 90 Avenue S.W.

PALLISER/BAYVIEW/
PUMPHILL

LEGAL DESCRIPTION: Being Block 1, Plan 8311942, Section 20S.

APPLICANT: Burgener Lachapelle Architects

OWNER: Intrawest Properties Ltd.

LAND USE DESIGNATION: DC, Direct Control District.

- SEE ATTACHED:
1. Notice of appeal.
 2. Calgary Planning Commission minutes.
 3. Letter from Community Association.
 4. Letter opposed to application.
 5. Letter in support of application.

REASON FOR APPEAL: Appeal against approval by Community Association on grounds of unacceptable aesthetics and traffic concerns.

MINUTES OF MEETING ON JUNE 17, 1983
CAMPEAU PROPERTY (GLENMORE LANDING)



Present:

R. Welin	Board of Commissioners
R. Klein	Mayor
Marv Bedry	Intrawest
Ed Mirosh	Intrawest
Peter Burgener	Burgener Lachapelle Architects
Terry Partington	Campeau Corporation
Ron Ghitter	Ghitter & Company
Larry Gilchrist	Alderman, Ward 12
Bil Peters	Palliser-Bayview-Pumphill Assoc.
Mike Stevenson	Palliser-Bayview-Pumphill Assoc.
Joe Hooper	Oakridge Comm. Assoc.
Fred McHenry	Parks/Recreation Department
Rod Love	Mayor's Office

Land Exchange

Campeau will enter an exchange agreement with the City involving 14 Avenue S.E. from Macleod Trail to 1 Street east and the Campeau property at 14 Street and 90 Avenue.

Gross Campeau Glenmore Property	38 acres
Less Deferred Reserve	5 acres
Gross Developable	33 acres
Less Reserve from Sub-division	3 acres
Net Developable	30 acres
Net Shopping Centre Area	10 acres
Gift to City of Calgary	20 acres

Included in the net development is 1 acre of landscaped area. The offer to the City would be that the City assume responsibility for all other landscaping much of which would normally be included in the development.

Proposed Development

A one-storey shopping centre including restaurant with some two-storey development which would provide a view of the reservoir. The facility also includes a pool which would be used for skating in the winter.

Access

- Right turn off 14 Street
- Right turn off 90 Avenue
- Right & left turns of 90 Avenue

The City Administration position is that access to and from 14 Street would not be permitted.

Handwritten signature or initials at the bottom left of the page.

Park Development

The Communities and developer were made aware that the Glenmore Master Plan is proposing that ultimately when Heritage Park expands to 14 Street, the marina and boat storage area will be located on the land which would be transferred from Campeau. The representatives of the community agreed that this was a reasonable use for the land.

Community Meeting

Palliser Community Association, which will invite Oakridge Community Association July 20. 8:00 p.m.

Action

Jim Allison to have representation through Planning or area staff at the meeting to play a passive role and if necessary to clarify the proposed use for the park in accordance with the draft Glenmore Master Plan.



**PALLISER BAYVIEW PUMPHILL
COMMUNITY ASSOCIATION**

2243 Palliser Drive S.W.,
P.O. Box 8068, Stn. F.
Calgary, Alberta T2J 2V2

P. 10

August 4, 1983

City Clerk
City Hall
Calgary, Alberta

Dear City Clerk:

Re: Amendment No. 83/67

At our special meeting of the 20th of July attended by 45 community members, the developer, Intrawest outlined in some detail their plans for the 10 acres situated on the southern part of the land we know as the 38 acre Campeau Land.

A motion was put forward to support the proposed land swap, the 28 acre park and the proposed shopping centre, all as outlined by the developer Intrawest, but with conditions attached to our approval, and these conditions to be determined by a committee.

The vote was in favour of the motion 20 to 12.

During the question and answer period it became very obvious that certain conditions had to be laid against our approval for two basic reasons:

- 1.) Community members voiced concerns about existing and future traffic conditions, already one of the worst in the city, and a shopping centre would draw even more traffic to the area.
- 2.) Community members voiced concern about approving a shopping center that would degrade the entire area and introduce problems associated with convenience stores, arcades, etc.

**CITY OF CALGARY
RECEIVED**

AUG 2 2 1983

PLANNING SUBDIVISION

Referred to _____

Therefore a committee was formed from volunteers:

- Two residents representing Bayview. *R. J. Jones*
- One resident representing Palliser. *R. De*
- One resident representing Haysboro. *V. E. Taylor*
- One resident representing Pumphill. *W. E. H. H. H.*
- One representative from Intrawest.

The Community Association President, Mr. Mike Stevenson was the committee chairman.

The objectives of the committee were to tabulate the regions major concerns regarding the introduction of a shopping centre to this area and report back to the Community Association.

Therefore the executive of our Community Association strongly suggests that the following guidelines be given due consideration before approval be given to the-proposed land swap, 28 acre park and the 10 acre shopping centre.

Conditions for Approval

Traffic

- 1.) That the City make immediate plans to redirect funds slated for less urgent projects and budget for the widening and improvement of 14th Street south between 75th Avenue and Southland.
- 2.) That 14th Street be widened to six (6) lanes minimum or interchanges be constructed at Heritage Drive and 90th Avenue S.W.
- 3.) That the planned access to the proposed shopping centre from 14th Street be made access only and a very adequate slip road be provided which would not cause holdups on the 14th Street.
- 4.) That the present no vehicular access to Haysboro be strictly maintained.
- 5.) That the shopping centre be situated on the Campeau land so as to leave enough room for a future road interchange at 14th Street and 90th Avenue S.W.

The Shopping Centre

- 1.) That the centre be built just as proposed by the developer at his presentation to our Community Association, whereby he indicated a high quality centre similar to the Willow Park Shopping Centre and built under DC with C-3 guidelines.
- 2.) That the entire centre be held to a 33 feet height restriction as per C-3 guidelines.

- 3 -

- 3.) That the City or the developer provide a berm between the shopping centre and the residential area known as Bayview as shown on the attached sketch map.
- 4.) That the City provide trees over this berm.
- 5.) That the berm and the trees be maintained by the City or the shopping centre owner in such a way as to maintain a high quality development.
- 6.) That a written committment be obtained from the City that they will indeed use the 28 acres of the Campeau land remaining for park purposes.
- 7.) That no automobile service stations be allowed in the development.
- 8.) That no arcades, bottle depots or laundromats be allowed in the development.
- 9.) That speed bumps be fitted to prevent the centre's roads to be used as a short cut or as a race track.
- 10.) That all retail outlets in the shopping centre be controlled in facia design and signage.

The Community Association does realise that we are placing conditions before a developer, such as the improvement of 14th Street south, over which the developer has no control. However, this letter should be viewed as a voice of concern from the residents of the area surrounding the project.

Yours truly,



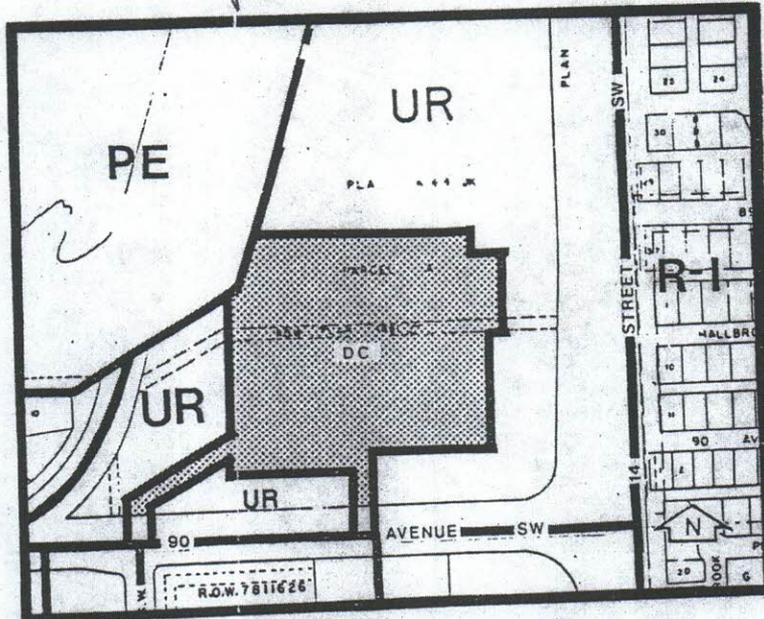
Mike Stevenson
President
Palliser, Bayview, Pumhill
Community Association

cc: All Aldermen

Amendment No. 83/67
Bylaw No. 114 Z83

SCHEDULE B

*Pt. Block A
Plan 4164JK
(205)*



...../2

APPROVED

AMENDING BY-LAW	
No.	
PREPARED BY	<i>RJ</i>
DATE	<i>83-11-21</i>
CHECKED BY	<i>BRE</i>
DATE	<i>Nov 20/83</i>
CHECKED BY	<i>RSW</i>
DATE	<i>23 Nov 83</i>

BY-LAW NO. 114Z83

Being a By-law of The City of Calgary
to Amend By-law 2P80, the Land Use By-law
(Land Use Designation Amendment No. 83/67)

WHEREAS it is desirable to amend By-law 2P80 to
change the Land Use Designation of certain lands within the
City of Calgary;

AND WHEREAS Council has held a public hearing as
required by Section 139 of The Planning Act, R.S.A. 1980,
Chapter P-9;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY
ENACTS AS FOLLOWS:

1. By-law 2P80 is hereby amended by deleting that
portion of the Land Use Map shown stippled on Schedule "A"
to this By-law and substituting therefor that portion of the
Land Use Map shown stippled on Schedule "B" to this By-law,
including any Land Use Designation, or specific Land Uses
and Development Guidelines contained in the said
Schedule "B".
2. This By-law comes into force on the date it is
given third reading.

READ A FIRST TIME THIS 26 DAY OF SEPTEMBER , A.D. 1983.

READ A SECOND TIME AS AMENDED THIS 3 DAY OF OCTOBER, A.D. 1983.

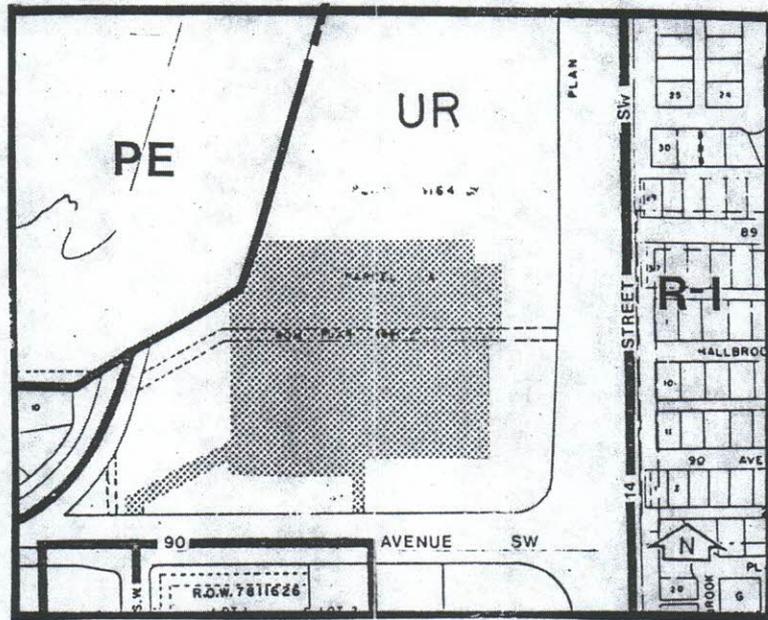
READ A THIRD TIME AS AMENDED THIS 3 DAY OF OCTOBER, A.D. 1983.

MAYOR

CITY CLERK

Amendment No. 83/67
Bylaw No. 114 Z83

SCHEDULE A



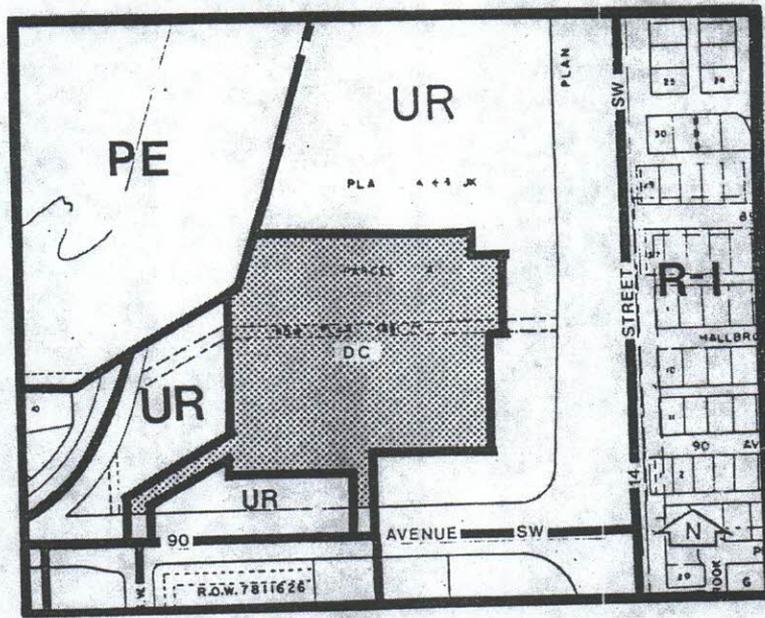
Applicant : Burgener Lachapelle Architects

Owner : Intrawest Properties Ltd.

Municipal Address : 8525 - 14 Street S.W.

Amendment No. 83/67
Bylaw No. 114 Z83

SCHEDULE B



Amendment No. 83/67
Bylaw No. 114 Z83

SCHEDULE B

1. Land Use

The land use shall be for a sector shopping centre not exceeding 13,935 m²± (150,000 sq. ft.±) in floor area and excluding the following uses: amusement arcades, laundromats, bottle depots and automobile service stations.

2. Development Guidelines

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Amendment No. 83/67
Bylaw No. 114 Z83

SCHEDULE B

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The layout of the parking area shall be to the satisfaction of the Development Officer who shall have particular concern for relieving the visual impact of large parking areas with landscaping features.

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The food store referred to in the applicant's submission shall be a specialty food floor or floors comprised of unique, high quality, specialty food boutiques and shall remain so for the life of the project. The specific plans for same shall be brought before the Calgary Planning Commission for approval and any change in the specialty nature of the food floor or the food floor area shall be brought back to the Calgary Planning Commission and to Council.

SCHEDULE B

j) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 114283.



CITY OF CALGARY
APPLICATION FOR AMENDMENT TO THE LAND USE BY-LAW

RECEIVED
JUN 24 1983
CITY PLANNING DEPT.

23/06/83
S 5406 6088.75 14
23/06/83
S 5406 781.00 14
S53 5406 23/06/83 6869.75 TL

APPLICANT	name	Burgener Lachapelle Architects	telephone	233-2525
	address	606-10th Avenue S.W., Calgary, Alberta	postal code	T2R 1M3
OWNER OF LAND	name	Intrawest Properties Ltd.	address	Suite 2680 Bow Valley Sq. 3 255-5th Avenue S.W., Calgary

* note A certificate of title of the land affected or other satisfactory documentation indicating the applicants interest in the land is required.

APPLICANT'S INTEREST	Architect		
LEGAL DESCRIPTION	lot/s	block/s	plan/s
	Parcel A		Plan Calgary 4164 J.K.
	sect.	area of parcel	
	205	4.05 hectares	100 acres
MUNICIPAL ADDRESS	8525-14 St SW		
AMENDMENT PROPOSED	from	to	
	UR	DC with C-3 guidelines	

Reasons in support of Application for Amendment - it is in the applicant's best interest to detail the arguments for the proposed amendment as these written comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. (Use separate sheets if necessary)

GLENMORE LANDING

This application is in respect of a ten acre parcel of land located in proximity to the easterly end of the Glenmore Reservoir, west of 14th Street and north of 90th Avenue S.W. The subject parcel of land is situated within a larger parcel of land of thirty-eight acres (known as the "Campeau Lands") of which, ten acres have been allocated to the subject site, and the remaining twenty-eight acres will be dedicated to the City of Calgary, for use as parklands.

This application seeks to redesignate the existing UR classification of the subject ten acres, to a DC classification with C-3 guidelines, to accommodate a retail centre of approximately 150,000 square feet of total development.

The proposed development's site is unique in Calgary and will in fact be surrounded by parklands as well as tied into the bicycle pathway system adjacent to the Glenmore Reservoir.

The project has been designed to reflect a "village" concept, with a number of smaller buildings creating a series of spaces, oriented to exterior pedestrian movement and focusing upon landscaped areas. These elements offer a variety of activities and also strongly reinforce the connection to the adjacent parklands.

The buildings themselves will be designed to enhance their park-setting with appropriate materials and heights and incorporating peaked roofs, gables, covered exterior walkways, canvas awnings, etc., so as to ensure both a "residential scale" and a "nautical", "village" flavour appropriate to the site setting of the reservoir, Heritage Park to the north, and the neighbouring residential communities. In addition, careful attention has been given to the design of parking areas, to minimize visual impact through incorporation of landscape elements and the definition of small parking areas, that encourage a sense of walking and individual identity.

The intent of the Glenmore Landing Project, is to create a retail centre that accommodates speciality shops; that offers an ideal location for such uses as a public library, located adjacent to a skating rink, bicycle paths, etc., and that will become an amenity to the neighbouring residential areas, providing first quality facilities, and an immediate relationship to the surrounding parklands.

date: 23 June, 1983

signature: Peter Burgener