





OFFICE CONSOLIDATION MARCH 2006

# Glenmore Design Brief

Approved May 28, 1973



THE CITY OF  
**CALGARY**  
LAND USE PLANNING & POLICY

**NOTE:** This office consolidation includes the following amendments:

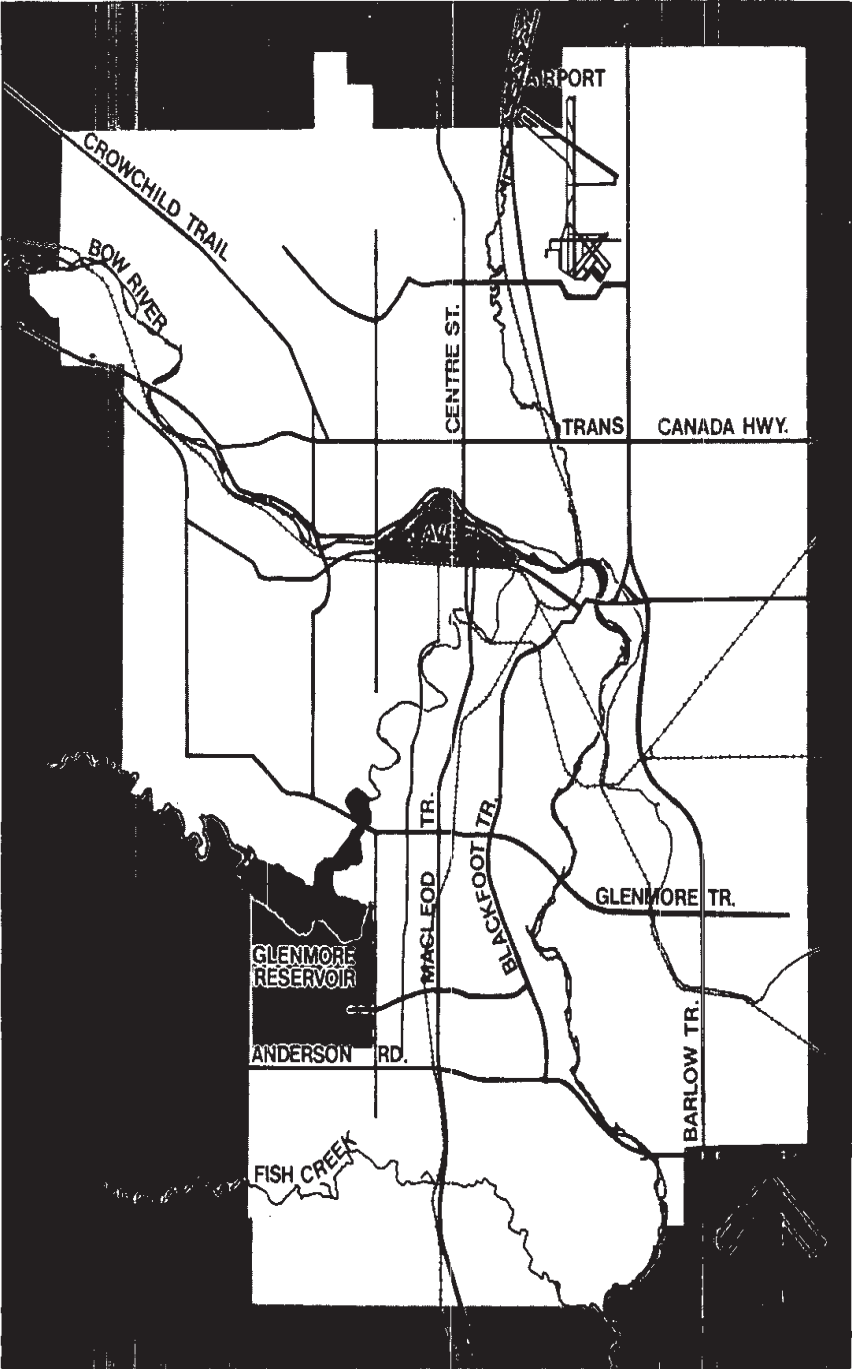
<b>Amendment</b>	<b>Resolution</b>	<b>Description</b>	<b>Date</b>
1	29-83-38	a. Add Text under "Additional Recommendations Commercial" b. Replace Map 4 c. Replace Map 8	October 3, 1983
2	44-2001-77	a. Replace Map 4 b. Replace Map 8	December 10, 2001

Amended portions of the text are printed in italics and the specific amending resolution is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official document and all amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this document.

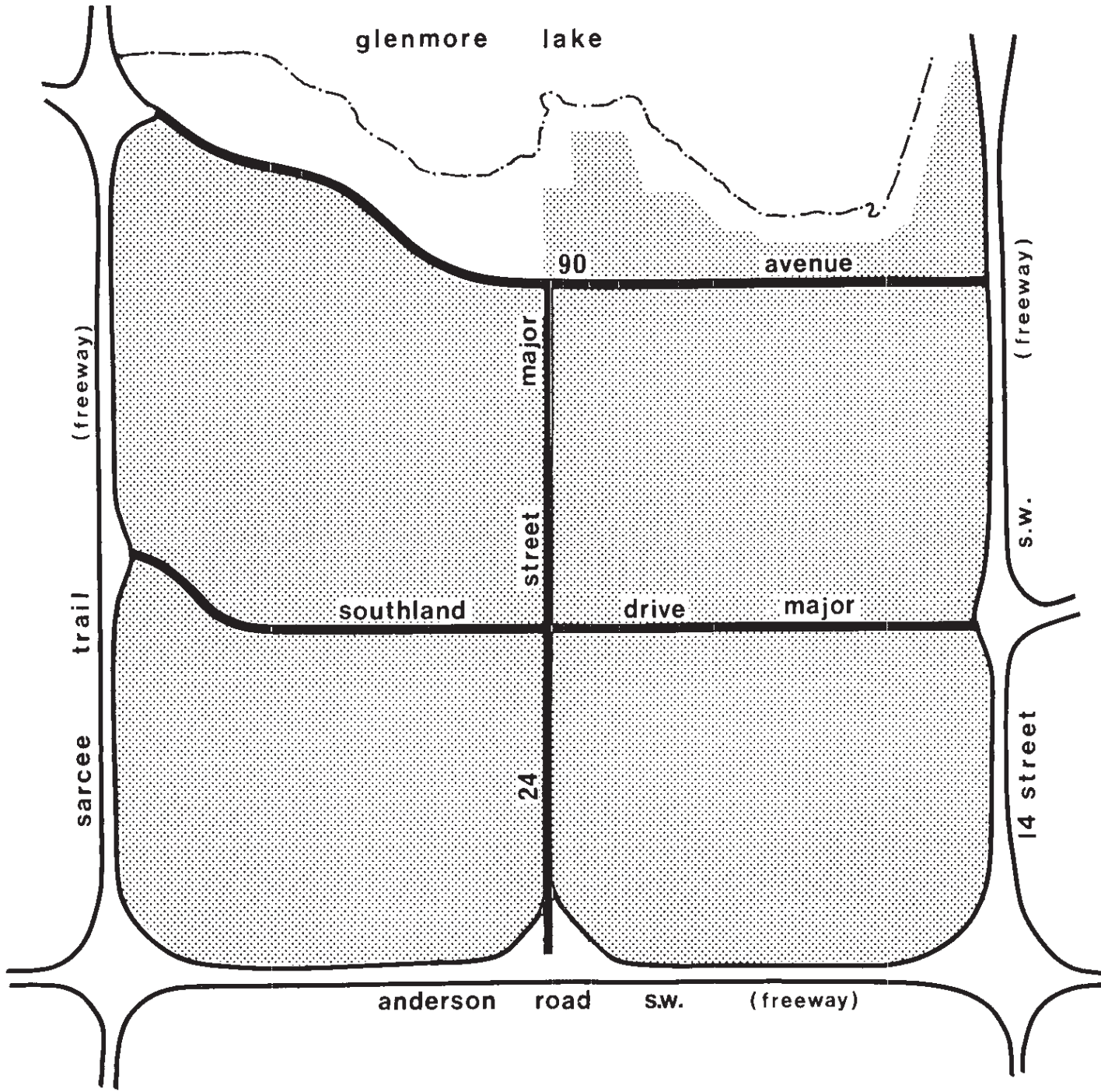
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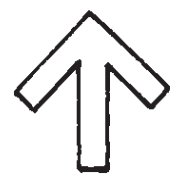


Glenmore  
Design Brief

Location Map  
Map No 1



Glenmore Design Brief  
**The Sector**  
 Area 2,056.4 acres



# Glenmore Sector Design Brief

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## 1966 Sector Plan and Task of Update

1966 Sector Plan for this area, prepared by the Planning Department, was approved in principle by the Calgary Planning Commission on November 30th, 1966.

This 1966 Sector Plan shows:

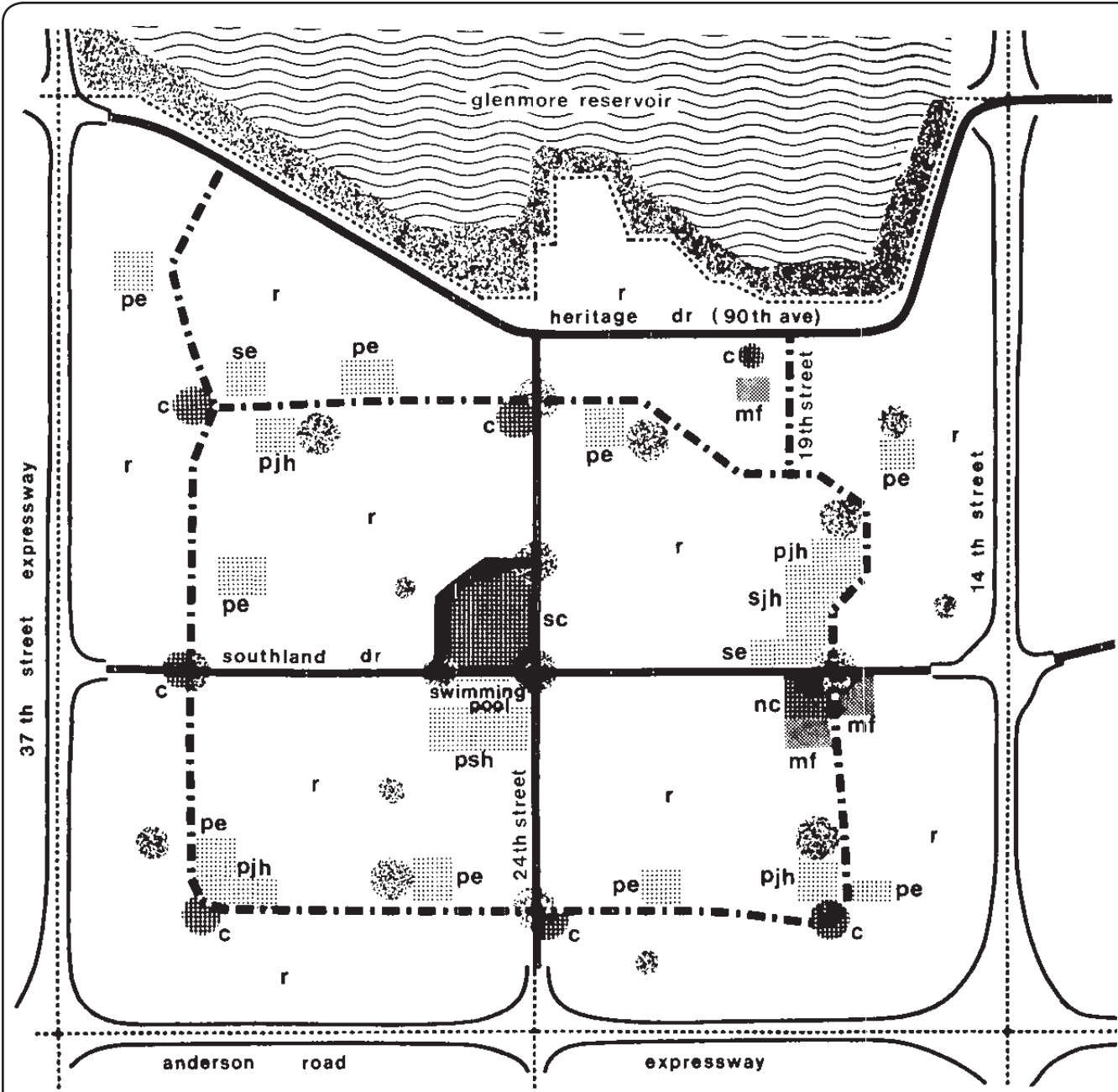
land uses,  
public facilities,  
open space,  
vehicular and transit circulation.

Of special note is the proposed Sector Centre, at the junction of Southland Drive and 24th Street S.W., comprising a sector shopping centre, a Public Senior High School and Community swimming pool.

To date, this 1966 Sector Plan has guided development for over half of the sector area. This original Sector Plan contains no defined policy on density, reserve or pedestrian circulation.

The task of the new Design Brief is to: -

1. Reaffirm objectives implicit in the 1966 Sector Plan: -
  - a) a viable land use pattern compatible with existing and approved uses;
  - b) optimum distribution of school facilities and local parks;
  - c) vehicular and transit circulation systems which will allow efficient movement and will integrate new areas to existing subdivisions; and
2. Establish additional objectives: -
  - a) An appropriate policy for the population and density of the sector.
  - b) Pedestrian desire lines which will relate local pedestrian movement to community facilities and Glenmore Lake.
  - c) A statement on reserve dedication and public requirements.



# Glenmore Design Brief Sector Plan 1966

- r Residential
- mf Multiple Family Residential
- c Local Commercial
- nc Neighbourhood Commercial
- sc Sector Shopping Centre
- Open Space
- psh Public Senior High
- pjh Public Junior High
- pe Public Elementary
- sjh Separate Junior High
- se Separate Elementary
- Collector Roads
- Major Roads
- Expressway or Freeway



Map N<sup>o</sup> 2

## Summary of Recommendations

### 1966 SECTOR PLAN RECOMMENDATIONS RETAINED

#### Land Use

Residential and associated uses for the entire sector.

A neighborhood shopping centre located at the junction of Southland Drive and the principal collector (east).

Convenience stores consistent with local demand to serve a walking population.

#### Sector Centre

Formation of a Sector Centre at the intersection of Southland Drive and 24th Street.

#### Vehicular Circulation

A principal collector loop system with separated sidewalks, serving the four quadrants of the sector.



## Additional Recommendations

### Population and Density

A maximum design population of 42,000 persons for the sector. Residential density of 22 p.p.a. on the undeveloped area with multi-family use in areas having locational criteria in accordance with the General Plan.

### Public Facilities

Two additional Separate Elementary Schools, one in the S.E. and one in the S.W. quadrant.

A Separate Junior High School in the S.W. quadrant.

19th Street between Southland Drive and 98th Avenue be closed and dedicated as reserve as part of the educational, recreational complex. The area is approximately 2 acres.

The City to purchase 23.0 acres of land between 98th Avenue S.W. and Southland Drive, immediately west of 19th Street for an athletic complex. The combined area of 25 acres will include the following:

- a) a 10 acre athletic park
- b) a 7 acre site for:
  - (i) a swimming pool and ice arena,
  - (ii) a fire hall,
  - (iii) a tri-service centre which may be required to accommodate a branch library, a health clinic, and a social service centre,
- c) a 3 acre extension to the separate school site;
- d) a 5 acre land exchange between the City and the Racquet Club to ensure the continuity of public open space.

The City to purchase in addition:

- a) 2.8 acres of land in the S.W. quadrant to ensure that 10% obtained is provided for reserve;

- b) 5.0 acres of land in the S.E. quadrant to provide adequate reserve to accommodate future potential school, park and recreational facilities.

### Commercial

Two neighborhood shopping centres to be located at the junction of 24th Street and:

- a) the principal collector street (north)
- b) the principal collector street (south)

*A sector shopping centre to be located at the northwest corner of 90th Avenue and 14th Street S.W. **29-83-38***

### Open Space

Local school grounds be developed to meet the open space need of the particular neighbourhood.

Preservation of all mature tree stands and natural areas in the sector, notably in Palliser Heights.

### Vehicular Circulation

Points of connection from local collectors to major streets be approved.

### Pedestrian Circulation

Pedestrian walkway system linking activity nodes and parks be developed for pedestrian circulation.

### Transit System

1. main transit line running north and south on 24th Street and
2. two feeder lines along the principal collector serving the north and south halves of the sector.





## Background Information

### Physical Conditions

The topography over most of the sector is gently rolling, with occasional view sites. Glenmore Lake with its extensive shore line is a significant visual feature and a recreational area.

Surface drainage appears good except for certain minor pockets of low land. A natural drainage course runs across the southwest corner of the sector.

The most significant tree stands in the sector exist in Palliser Heights. Other treed areas of lesser significance are scattered.

### Original Sector Plan

The original Sector Plan which was approved in principle by the Calgary Planning Commission on November 30th, 1966, provided the basic framework for all subsequent developments in the sector, which in turn strongly influences the future pattern of development.

The residential subdivision of Bayview, Palliser and Braeside are almost complete.

### Existing Development

The existing schools in the sector include: -

John Ware Public Junior High School, south of Palliser Heights,  
Nellie McClung Public Elementary School in Palliser subdivision,  
Braeside Public Elementary School,  
St. Benedict Separate School, joint site with John Ware Junior High,  
Louis Riel Public in Oakridge.

Commercial uses include: -

- a) an approved sector shopping centre of 11.5 acres northwest of the intersection of 24th Street and Southland Drive;
- b) an existing neighbourhood shopping centre of 3.16 acres at Southland Drive and Braeside Drive;
- c) an existing neighbourhood shopping centre of 5 acres at 24th Street and 90th Avenue;

## Existing Circulation Systems

### Vehicular

The present downtown connectors are via 90th Avenue, Southland Drive and 14th Street. The main residential collectors are Palliser Drive and Braeside Drive.

### Transit

Feeder Routes Number 11 and Number 16 are presently serving Glenmore.






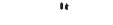
### Pedestrian

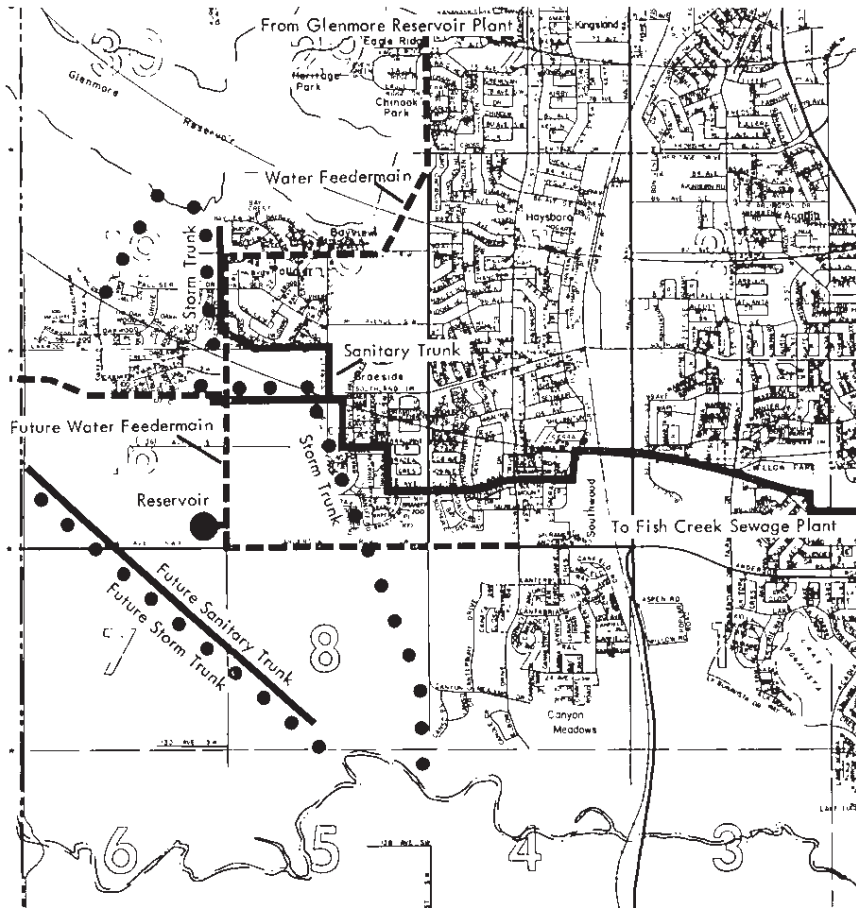
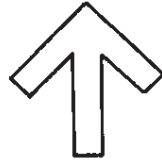
Pedestrian movements are presently diffused and ill-defined. Pedestrian routes are essentially not provided for in the existing subdivisions within the sector. The approved outline plan for Oakridge illustrates a complete pedestrian system.

# Utilities Map

Map N° 3

# Utilities

-  Sanitary Trunk
-  Water Supply Feeder-main
-  Storm Trunk
-  Future Water Feeder-main
-  Future Storm Trunk
-  Future Sanitary Trunk



## Sanitary

The entire sector will drain to Stage 1 of Fish Creek trunk which can serve a residential density of 22 p.p.a for the entire sector area. A minor trunk will be required to drain the S.W. low land area.

## Storm

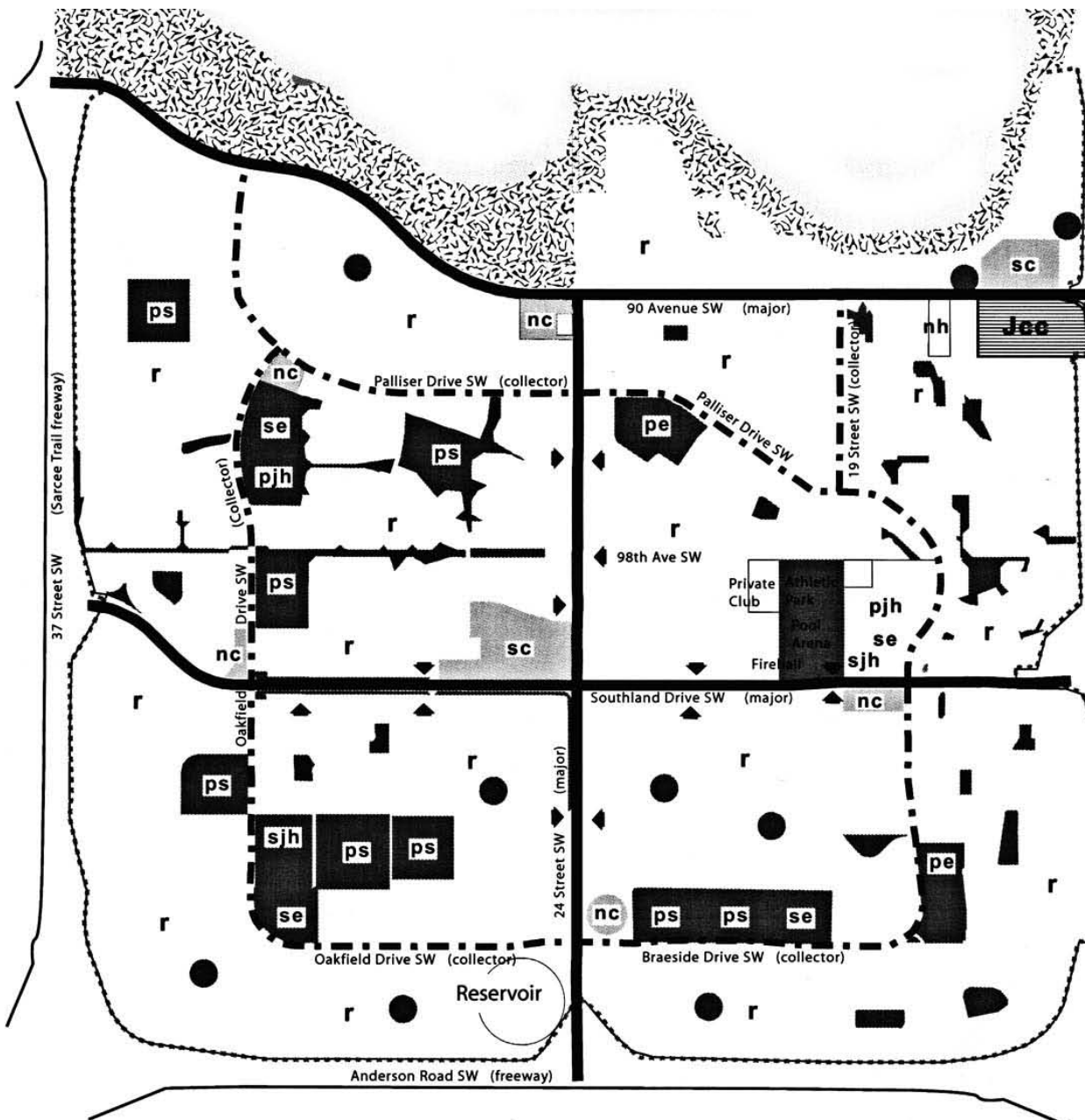
The northern half of the sector will drain to Glenmore Lake and the southern half to Fish Creek. A minor trunk will be required to drain the S.W. low land area. There is no major problem in storm drainage in Glenmore.

## Water

The existing 36" trunk along 90th Avenue and 24th Street is the main feeder from Glenmore Reservoir to the entire sector area. Additional feeder mains are planned along Southland Drive and 24th Street to serve new development areas. There is no major problem in water supply to the Glenmore area.

## Glenmore Design Brief Land Use and Circulation System

- r** Residential
- ps** Possible Future Public School
- Note:** The number, type and location of other public schools will be determined by Future School Board Policy and educational needs
- pe** Public Elementary School
- se** Separate Elementary School
- pjh** Public Junior High School
- sjh** Separate Junior High School
- nc** Neighbourhood Shopping Centre
- sc** Sector Shopping Centre
- nh** Nursing Home
- JCC** Jewish Community Campus
- Freeway** Freeway
- Major Street** Major Street
- Principal Collector Street** Principal Collector Street
- Major Open Space** Major Open Space
- Local Open Space** Local Open Space
- Local Collector Street Connection** Local Collector Street Connection



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Approved:  
May 1973  
Amended:  
October 1983 (29-83-38)  
December 2001 (44-2001-77)





**Map No 4**

## Design Population and Density

A maximum design population of 42,000 at a density of 20.4 persons per acre is recommended for Glenmore. This permits a density of 22 persons per acre on the uncommitted lands within the sector. It is noted that areas developed or approved, in average, have a density of 19.7 persons per acre. The following optimum standards of various public facilities were considered in the determination of the maximum design population. Density transfer from freeways is not recommended to avoid overloading of public facilities.

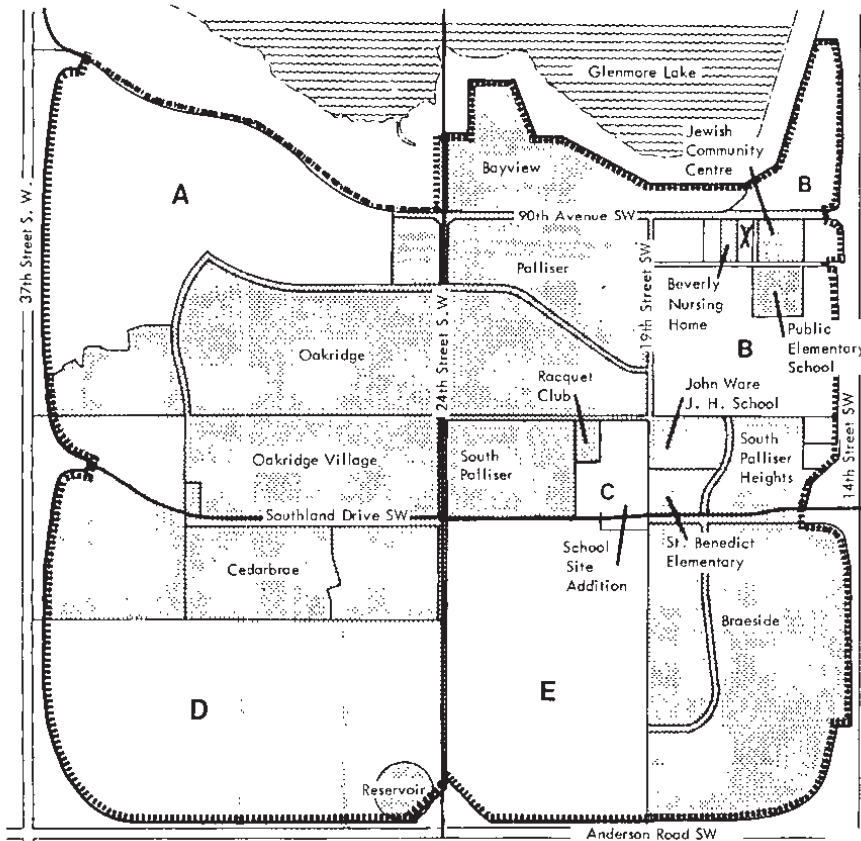
FACILITY	STANDARD			
<u>Schools</u>				
Public Elementary	540	-	720	students per school
Public Junior High	720	-	840	students per school
Public Senior High	1200	-	1500	students per school
Separate Elementary	240	-	360	students per school
Separate Junior High	360	-	720	students per school
<u>Utilities</u>				
Sanitary Sewer	22		p.p.a	
Water	22		p.p.a	
Storm Sewer	22		p.p.a	
Transportation	22		p.p.a	

# Population Distribution Map and Table Map N05

 Committed Areas January 31st, 1973  
 New Areas

## New Area Density Distribution

The uncommitted area of this sector will be basically for residential use at 22 persons per acre, with multiple-family use in areas having locational criteria as set out in the General Plan.



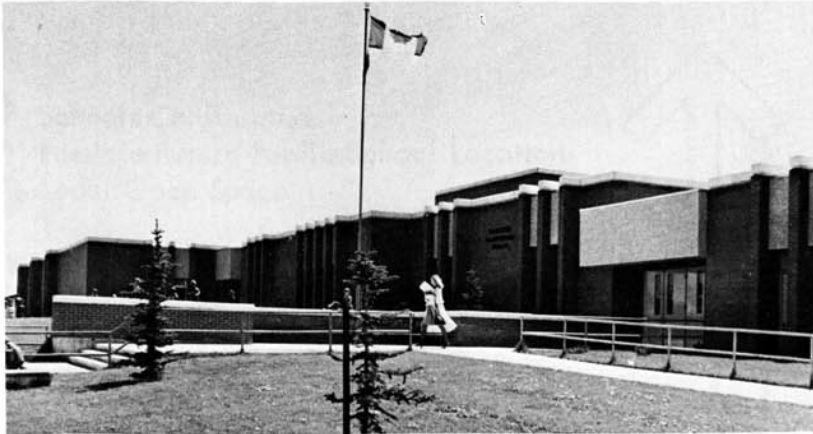
	Acres	Population	Density	p.p.a
N.W. quadrant				
Committed *	308.8	5,910	19.1	p.p.a
Area A	256.1	5,634	22.0	
	564.9 acs.	11,544 p.	20.4	p.p.a
N.E. quadrant				
Committed	399.8	8,418	21.0	p.p.a
Area B	155.6	3,423	22.0	
Area C	23.1	-	-	
	578.5 acs.	11,841 p.	20.5	p.p.a
S.W. quadrant				
Committed	177.4	3,136	17.7	p.p.a
Area D	270.8	5,958	22.0	
Reservoir	17.0			
	465.2 ac.	9,094 p.	19.5	p.p.a
S.E quadrant				
Committed	235.5	4,850	21.0	p.p.a
Area E	212.3	4,671	22.0	
	447.8	9,521 p.	21.3	p.p.a
(Excluding Reservoir 17.0 acs.)	2039.4 acs.	42,000 p.	20.5	p.p.a
<b>Total Sector</b>	<b>2056.4 acs.</b>	<b>42,000 p.</b>	<b>20.4</b>	<b>p.p.a</b>

\* Committed in the sense that the density or land use has been established by agreement, or land use classification.

## Land Use

### Residential

Consistent with the 1966 Sector Plan, residential use is recommended for the entire sector.



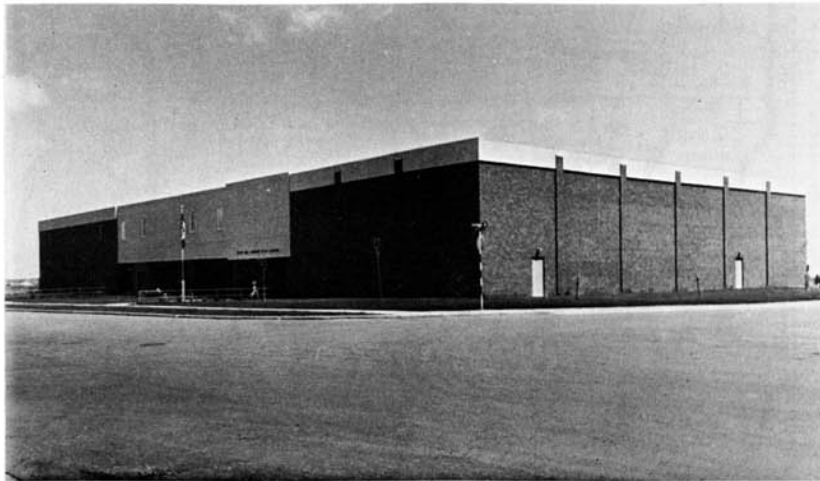
BRAESIDE ELEMENTARY PUBLIC



JOHN WARE JUNIOR HIGH SCHOOL PUBLIC



NELLIE McCLUNG ELEMENTARY PUBLIC



LOUIS RIEL JUNIOR HIGH PUBLIC

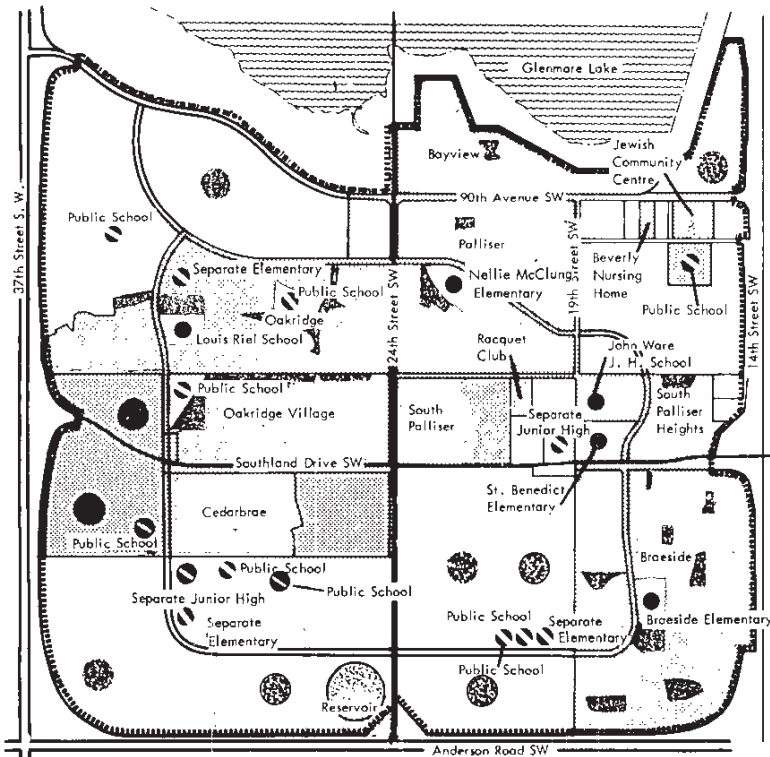


ST. BENEDICT ELEMENTARY SEPARATE

# Distribution of Schools

Map No 6

-  Schools Constructed
-  Possible Future Public School Locations
-  Local Open Space



# Public Facilities

## 1. School Requirements

The total number of school joint use sites required for the sector is as follows:

### N.W. Quadrant

Committed	8.46	acs.	1	Public Elementary (dedicated)
	9.0	acs.	1	Public Elementary (dedicated)
	10.17	acs.	1	Public Junior High (dedicated)
Future	9.0	acs.	1	Public (to be dedicated)
	6.0	acs.	1	Separate Elementary (to be dedicated)
	42.63	acs.		

### N.E. Quadrant

Committed	7.72	acs.	1	Public Elementary (dedicated)
	9.40	acs.	1	Separate (purchased)
	12.20	acs.	1	Public Junior High (purchased)
	9.00	acs.	1	Public (purchased)
	3.00	acs.	1	Separate School Site Addition
	41.32	acs.		(to be purchased)

### S.W. Quadrant

Committed	-			
Future	2.80	acs.	3	Public
	5.0	acs.	1	Separate Elementary (part to be dedicated)
	8.0	acs.	1	Separate Junior High (part to be purchased)
	41.0	acs.		

### S.E. Quadrant

Committed	7.36	acs.	1	Public Elementary (dedicated)
Future	19.0	acs.	2	Public (part to be dedicated)
	5.0	acs.	1	Separate Elementary (part to be purchased)
	31.36	acs.		

These facilities will accommodate the following estimated school population.



## School Population Table

Quadrants	Population	Dwelling Units*	Public	Public	Public	Separate	Separate
			Elementary Students 0.6/D.U.	Junior High Students 0.24/D.U.	Senior High Students 0.2/D.U.	Elementary Students 0.125/D.U.	Junior High Students 0.06/D.U.
N.W.	$\frac{11,544 \text{ p.}}{4} =$	2,866 D.U.	1,731.6	692.6	577.2	360.8	173.2
N.E.	$\frac{11,841 \text{ p.}}{4} =$	2,960 D.U.	1,776.0	710.4	592.0	370.0	177.6
S.W.	$\frac{9,094 \text{ p.}}{4} =$	2,274 D.U.	1,364.4	545.8	454.8	284.3	136.4
S.E.	$\frac{9,521 \text{ p.}}{4} =$	2,380 D.U.	1,428.0	571.2	476.0	297.5	142.8
<b>TOTAL:</b>	42,000 p.	10,500 D.U.	6,300.0	2,520.0	2,100.0	1,312.6	630.0

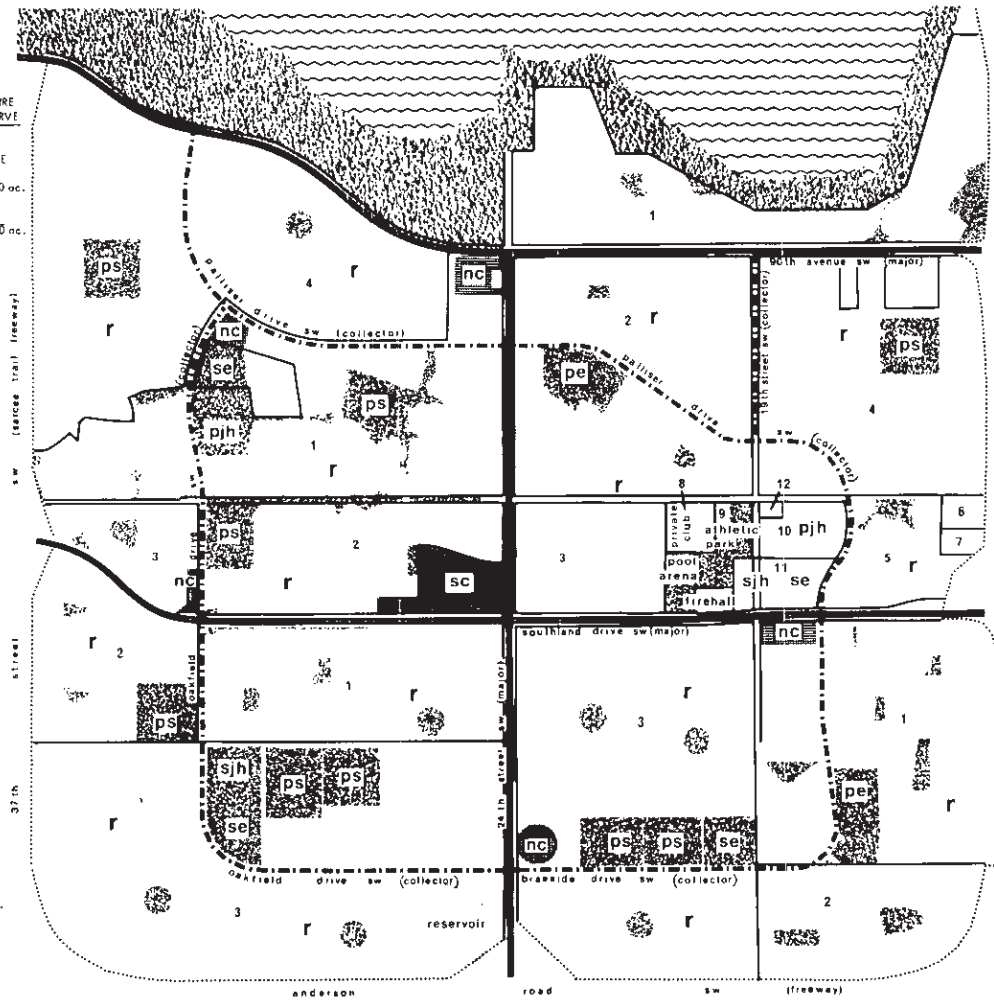
\*A factor of 4 persons per dwelling unit has been used to establish the number of dwelling units.

N.W. QUADRANT

	TOTAL ACREAGE	DEDICATED LAND	RESERVE PAYMENT-IN-LIEU	FUTURE RESERVE
1 OAKRIDGE	170.86 ac.	29.05 ac.		
2 OAKRIDGE VILLAGE	95.10	11.06	REFER TO CEDARBRAE	
3 OAKRIDGE WEST	32.27	2.31	BALANCE DEFERRED	
4 OAKRIDGE OUTLINE	256.06			25.60 ac.
98TH AVENUE RESERVE ROADS	5.88			
	4.67			
	364.84 ac.	42.72 ac.		25.60 ac.

S.W. QUADRANT

	TOTAL ACREAGE	DEDICATED LAND	RESERVE PAYMENT-IN-LIEU	FUTURE RESERVE
1 CEDARBRAE	101.87	2.21		6.43
2 WEST CEDARBRAE	70.98	2.01		6.01
3 PLAN 7410 A.P. ROADS	270.81			27.08
	4.55			
	448.21 ac.	4.22 ac.		39.52 ac.
RESERVOIR SITE	17.00			
	465.21 ac.			



N.E. QUADRANT

	TOTAL ACREAGE	DEDICATED LAND	RESERVE PAYMENT-IN-LIEU	FUTURE RESERVE
1 BAYVIEW	114.91 ac.	9.27 ac.**	1.44 ac.	.78 ac.
2 PALLISER	155.77	17.96		
3 SOUTH PALLISER	47.40			4.74
4 PALLISER HEIGHTS	117.80		11.78	
NURSING HOME	2.93			-
JEWISH CENTRE	8.16			-
SCHOOL SITE	9.05			PURCHASED
5 S. PALLISER HEIGHTS	36.84	2.84	.38	
6 MARANDA HOLDINGS	3.41		.34**	
7 CHURCH PROPERTY	3.60			-
8 RACQUET CLUB PARCEL	9.47			.95
9 PARCEL 3 PLAN 8539 G. J.	17.89			1.80
10 JOHN WARE SCHOOL	12.20			PURCHASED
11 ST. BENEDICT SCHOOL	9.40			PURCHASED
12 MR. COONEY RESIDENCE	2.00			-
ROADS (Incl. GL 86)	27.93			-
	578.46 ac.	25.07 ac.	13.94 ac.	8.27 ac.

\* Payment in lieu should be made on 9.27 acs. if the specific use is not developed by October 31, 1973.  
 \*\* .34 acs. payment in lieu already made.

S.E. QUADRANT

	TOTAL ACREAGE	DEDICATED LAND	RESERVE PAYMENT-IN-LIEU	FUTURE RESERVE
1 BRAESIDE AND	223.86	20.92		
2 SOUTH BRAESIDE	212.27			21.22
3 PLAN 4890 A.P. - SOUTHLAND DRIVE ROADS	7.23			
	4.45			
	447.81 ac.	20.92 ac.		21.22 ac.

## Reserve for Schools and Parks

		ACREAGE	LAND DEDICATION			FUTURE PAYMENT IN LIEU	RESERVE LAND PURCHASES		RESERVE	
			Existing	Future	Total		Existing	Future	Total	Percentage
N.W. Quadrant	(i)	298.23 acs.	42.42 ac.	-	-					
	(ii)	256.06 acs.	-	25.60 acs.	-					
	(iii)	10.55 acs.	-	-	-					
	(iv)	564.84 acs.	42.42 ac	25.60 acs.	68.02 ac.				68.02 acs.	12.04%
N.E. Quadrant	(i)	357.83 acs.	25.07 ac.	5.52 ac.	30.59 ac.	2.16 ac.	9.05 acs.			
	(ii)	145.16 acs.	-	2.75 ac.	2.75 ac.	11.78 ac.		15.00 acs.		
	(iii)	75.47 acs	-	-	-					
	(iv)	578.46 acs	25.07 ac.	8.27 ac.	33.34 ac.	13.94 acs.	9.05 acs.	15.00 acs.	57.39 acs.	9.92 %
S.W. Quadrant	(i)	172.85 acs.	4.22 ac.	12.44 ac.						
	(ii)	270.81 acs.	-	27.08 ac.				2.78 acs.		
	(iii)	21.55 acs	-	-						
	(iv)	465.21 acs.	4.22 acs.	39.52 acs.	43.74 acs.			2.78 acs	46.52 acs.	10%
S.E. Quadrant	(i)	223.86 acs.	20.92 ac.	-	-					
	(ii)	212.27 acs.	-	21.22 acs.	-			5.00 acs.		
	(iii)	11.68 acs.	-	-	-					
	(iv)	447.81 acs.	20.92 ac.	21.22 acs.	42.14 acs.			5.00 acs.	47.14 acs.	10.52%
<b>Total Sector Area</b>		<b>2,056.32 acs.</b>	<b>92.63 ac.</b>	<b>94.61 acs.</b>	<b>187.24 acs.</b>	<b>13.94 acs.</b>	<b>9.05 acs.</b>	<b>22.78 acs.</b>	<b>219.07 acs.</b>	<b>10.65%</b>

- (i) Committed areas, January 31, 1973. Committed in the sense that the density or land use has been established by agreement, or land use classification.
- (ii) New areas. In the N.E. Quadrant part of the Racquet Club property is committed (4.30 acs.). The reserve requirement is based on total racquet Club property (9.17 acs.).
- (iii) The total area where reserve requirements do not apply; roads and parcels created prior to 1953, and roads created by a road plan.
- (iv) Total gross area for the quadrant.
- (a) A payment in lieu should be made on 9.27 acs. if the specific use is not developed by October 31, 1973.
- (b) .34 acs. payment in lieu has been made.
- (c) Cash in lieu payments to be made to be credited towards the 9.05 acres public school site already purchased by the School Board.
- (d) To be purchased by the City for a 15 acre athletic park, pool and arena complex.

## 2. Public Facilities

19th Street between Southland Drive and 98th Avenue be closed and dedicated as reserve as part of the educational, recreational complex. The area is approximately 2 acres.

The City to purchase 23.0 acres of land between 98th Avenue S.W. and Southland Drive, immediately west of 19th Street for an athletic complex. The combined area of 25 acres will include the following:

- a) a 10 acre athletic park;
- b) a 7 acre site for :
  - (i) a swimming pool and ice arena,
  - (ii) a fire hall,
  - (ii) a tri-service centre which maybe required to accommodate a branch library, a health clinic, and a social service centre,
- c) a 3 acre extension to the separate school site;
- d) a 5 acre land exchange between the City and the Racquet Club to ensure the continuity of public open space.

The City's policy has been to encourage the joint use of school property, it is therefore, recommended that local school grounds be developed to met the open space need of the particular neighbourhood.

Future development plans must take cognizance of the treed natural areas in the sector, notably in the Palliser Heights area. Every effort should be made to preserve all mature tree stands.



## Vehicular Circulation System

### 1. Major Thoroughfares

The Glenmore Sector will be framed by freeways on the south, west and east by the proposed Anderson Road, 37th Street and the 14th Street Freeways respectively. The remaining components of the network serving this sector are 90th Avenue, Southland Drive and the north-south spine, 24th Street. These are major streets, their function being to move traffic from local collectors fairly short distances to destinations outside of the neighbourhood and to the freeways. To maintain reasonable traffic flows and for safety, major streets do not give direct access to single-family homes and intersections can only be 800' to 1,200' apart. Points of collector road access are shown on circulation map.

### 2. Local Collectors

The principal collector system serving the entire sector in a loop form was proposed in the original Sector Plan. Now partially built through the Palliser and Braeside subdivisions, this principal collector will have separated sidewalks.

### Pedestrian and Bicycle System

The pedestrian walkways should, just as the roads, relate to destinations. The most important pedestrian destinations are Glenmore Park, bus stops and the Sector Centre; other destinations are the schools, local parks, and shopping centres. The design of streets and the location of open spaces should relate to the pedestrian desire lines to these destinations.

To reinforce the proposed City-wide bicycle path network, it is recommended that provision be made to link Glenmore Park to Fish Creek via the routes shown, as recommended by the City of Calgary Engineering Department Report, "A Bicycle Path System for the City of Calgary", March, 1972.

### Transit System

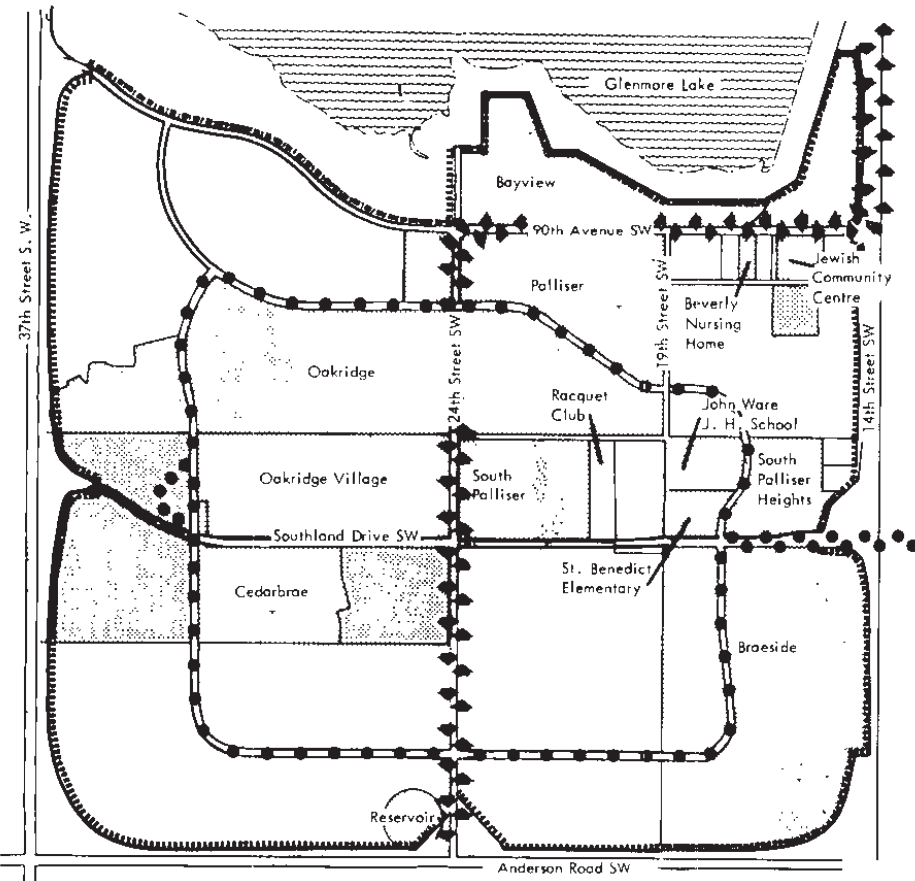
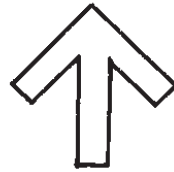
The future bus transit network is made up to two components:

1. the main transit line running north and south on 24th Street, enters and exits via 90th Avenue; and
2. two feeder lines running east and west on the principal collector, one serving the north half of the sector and the other serving the south half. Both feeder lines enter and exit via Southland Drive, turning around at the junction of the principal collector and Southland Drive (west).

# Transit System

Map No 7

- ▶ ▶ ▶ Main Transit Line
- ● ● Feeder Lines



Existing

# Pedestrian Circulation Bicycle Path System

Map No 8

- ● ● Major pedestrian Links
- — — Bicycle Path
- ● ● Recreational Bicycle Path
- SC Sector Shopping centre
- Pedestrian Nodes
- S School



approved:  
May 1973  
amended:  
October 1983 (29-83-38)  
December 2001 (44-2001-77)

