



AGENDA

INFRASTRUCTURE AND PLANNING COMMITTEE

January 10, 2024, 9:30 AM
IN THE COUNCIL CHAMBER

Members

Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot
Councillor S. Chu
Councillor P. Demong
Councillor E. Spencer
Councillor J. Wyness
Mayor J. Gondek, Ex-Officio

SPECIAL NOTES:

*Public are encouraged to follow Council and Committee meetings using the live stream
www.calgary.ca/watchlive*

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2023
December 13
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None

6. POSTPONED REPORTS
(including related/supplemental reports)
None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 7.1 Summary of Public Advertisement Feedback and Request for Approval – Ward 11 (1630 90 AV SW & 8945 14 ST SW), IP2024-0065
Attachments 8 and 9 held confidential pursuant to Sections 17 (Disclosure harmful to personal privacy), 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2039 January 30

8. ITEMS DIRECTLY TO COMMITTEE

- 8.1 REFERRED REPORTS
None

- 8.2 NOTICE(S) OF MOTION
None

9. URGENT BUSINESS

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 10.1.1 Proposed Method of Disposition – Various Properties – Non-Market Housing Land Disposition Strategy (NMLS#4), IP2024-0027
Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2034 January 30

- 10.1.2 Proposed Lease (Winston Heights/Mountview) – Ward 04 (2502 6 ST NE), IP2024-0040
Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2025 January 30

- 10.1.3 Status Update and Request for Approval (Eau Claire) – Ward 7 (200 Barclay PR SW), IP2024-0039
Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2039 January 11

10.2 URGENT BUSINESS

11. BRIEFINGS
None

12. ADJOURNMENT



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

**December 13, 2023, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Councillor S. Sharp, Chair
Councillor J. Mian, Vice-Chair
Councillor A. Chabot
Councillor S. Chu (Remote Participation)
Councillor P. Demong
Councillor E. Spencer
Councillor J. Wyness
Mayor J. Gondek
Councillor G-C. Carra (Remote Participation)
Councillor R. Dhaliwal (Partial Remote Participation)
Councillor D. McLean
Councillor K. Penner (Partial Remote Participation)
Councillor C. Walcott (Remote Participation)
Councillor T. Wong (Remote Participation)

ALSO PRESENT:

Chief Operating Officer S. Dalgleish
Chief Financial Officer C. Male
Assistant City Solicitor T. Wobeser
A/General Manager D. Hamilton
Senior Legislative Advisor J. Palaschuk
Legislative Advisor J. Booth

1. CALL TO ORDER

Councillor Sharp called the meeting to order at 9:34 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, Mayor Gondek, and Councillor Sharp

2. OPENING REMARKS

Councillor Sharp provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Councillor Mian

That the Agenda for the 2023 December 13 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

Moved by Councillor Chabot

That the following sets of Minutes be confirmed in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2023 September 13
- 4.2 Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2023 November 8

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Multiple Municipal Historic Resource Designations - Winter 2023, IP2023-1253

Josh Traptow, Heritage Calgary, addressed Committee with respect to Report IP2023-1253.

Councillor Penner introduced a group of Grade 6 students from David Thompson School (Ward 11), along with their teacher, Kimberly Collins.

Moved by Councillor Carra

That with respect to Report IP2023-1253, the following be approved:

That the Infrastructure and Planning Committee recommend Council give three readings to each of the following proposed bylaws, to designate as Municipal Historic Resources:

- a. the Cross Residence (Attachment 2);
- b. the Lawless Residence (Attachment 3);
- c. the Nimmons Residence (Attachment 4); and
- d. the Plaza Theatre (Attachment 5).

For: (14): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Mayor Gondek, Councillor Carra, Councillor Dhaliwal, Councillor McLean, Councillor Penner, Councillor Walcott, and Councillor Wong

MOTION CARRIED

7.2 Citywide Growth Strategy – New Community Incremental Operating Cost Model Inputs and Assumptions, IP2023-0981

A letter from Brian Hahn was distributed with respect to Report IP2023-0981.

Brian Hahn, BILD Calgary Region, addressed Committee with respect to Report IP2023-0981.

Councillor Demong introduced a group of Grade 5 students from Andrew Sibbald School (Ward 14), along with their teacher, Lucy Chen.

Councillor Wong (Remote Member) left the meeting at 10:22 a.m.

Moved by Councillor Mian

That with respect to Report IP2023-0981, the following be approved:

That the Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record.

For: (13): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Spencer, Councillor Wyness, Mayor Gondek, Councillor Carra, Councillor Dhaliwal, Councillor McLean, Councillor Penner, and Councillor Walcott

MOTION CARRIED

7.3 10 Home and Business Essentials: Improved Off-site Levies Program and Bylaw, IP2023-1264

The following documents were distributed with respect to Report IP2023-1264:

- A letter from Brian Hahn;
- A document entitled "Calgarians for Sensible Growth Submission on Off-Site Levies";
- A presentation entitled "The Off-Site Levies Program is Neither Effective nor Sustainable"; and
- A presentation entitled "City Recreation Facilities in Industrial Area".

The following speakers addressed Committee with respect to Report IP2023-1264:

1. Graeme Melton, BILD Calgary Region
2. Brett Friesen, Hopewell Residential Management
3. Brian Hahn, BILD Calgary Region

Councillor Carra (Remote Member) left the meeting at 11:48 a.m.

Committee recessed at 11:59 a.m. and reconvened at 1:04 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Spencer, Councillor Walcott, Councillor Wyness, and Councillor Sharp

Councillor Penner introduced a group of Grade 6 students from David Thompson School (Ward 11), along with their teacher, Kimberly Collins.

Councillor Dhaliwal (Remote Member) joined the meeting at 1:07 p.m.

4. Guy Huntingford, NAIOP Calgary

5. Bob Morrison, Calgarians for Sensible Growth

Councillor Penner (Remote Member) left the meeting at 2:59 p.m.

Councillor Penner (Remote Member) joined the meeting at 3:03 p.m.

By General Consent, Committee modified their afternoon recess from 30 minutes to 15 minutes.

Committee recessed at 3:14 p.m. and reconvened at 3:34 p.m. with Councillor Sharp in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Spencer, Councillor Walcott, Mayor Gondek, and Councillor Sharp

Absent from Roll Call: Councillor Wyness

Councillor Carra rose on a Point of Order.

The Chair acknowledged the Point of Order.

Moved by Councillor Chabot

That with respect to Report IP2023-1264, the Administration Recommendations be amended by adding new Recommendations 3 and 4, as follows:

3. Direct that water levies and transit bus levies remain at 2023 rates until item 4 below is completed; and
4. Council direct Administration to work with industry to:
 - a. Provide all requested data and technical analysis, as soon as reasonably practicable, including all underlying assumptions and supporting technical studies and data, to fully understand and reconcile an appropriate benefitting area for all water infrastructure, as well as come to an understanding with industry stakeholders, and report back to Committee/Council on the above no later than March 31, 2024;

- b. Provide all requested data and technical analysis, as soon as reasonably practicable, including all underlying assumptions and supporting technical studies and data as noted above, come to an understanding and agreement on a reasonable unaccounted for water amount and maximum daily demand (MDD) amount for end users in new communities to be used in updating the water levy methodology, benefit allocation, benefitting area, etc., and report back to Committee/Council on the above no later than March 31, 2024; and
- c. Disclose all relevant ridership data by community and apply similar levels of service to similar areas, not aspirational numbers and review the 2013 Council directive Administration indicates it is relying on for the increase in transit bus service levels and provide recommendations as to appropriate, achievable and affordable levy recommendations which recognize benefits to new communities and existing communities and report back to Committee/Council on the above no later than March 31, 2024.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this motion was withdrawn by General Consent.

Moved by Councillor Mian

That with respect to Report IP2023-1264, the following be approved:

That the Infrastructure and Planning Committee,

1. Forward this Item to the 2024 January 16 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the proposed Off-site Levies Bylaw (Attachment 3).

For: (9): Councillor Sharp, Councillor Mian, Councillor Demong, Councillor Spencer, Mayor Gondek, Councillor Carra, Councillor McLean, Councillor Penner, and Councillor Walcott

Against: (2): Councillor Chabot, and **Councillor Chu**

MOTION CARRIED

By General Consent, pursuant to Section 121 of the Procedure Bylaw 35M2017, Committee granted Councillor Chu's request to change his vote from "For" to "Against".

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. BRIEFINGS

11.1 Bicycles on CTrains, IP2023-1346

11.2 ENMAX Legacy Parks Program Update, IP2023-1254

12. ADJOURNMENT

Moved by Councillor Chabot

That this meeting adjourn at 3:48 p.m.

MOTION CARRIED

The following Item has been forwarded to the 2024 January 16 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

- 10 Home and Business Essentials: Improved Off-site Levies Program and Bylaw, IP2023-1264

The following Items have been forwarded to the 2024 January 30 Regular Meeting of Council:

CONSENT

- Citywide Growth Strategy – New Community Incremental Operating Cost Model Inputs and Assumptions, IP2023-0981

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Multiple Municipal Historic Resource Designations - Winter 2023, IP2023-1253

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2024 January 10 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

CITY CLERK

**Infrastructure Services Report to
Infrastructure and Planning Committee
2024 January 10**

**ISC: UNRESTRICTED
IP2024-0065**

**Summary of Public Advertisement Feedback and Request for Approval – Ward 11
(1630 90 AV SW & 8945 14 ST SW)**

PURPOSE

The purpose of this report is to provide Council the public feedback received through a multi-phase public notice process pursuant to Section 70 of the Municipal Government Act (Alberta) (the “MGA”), as well as to request Council’s authorization to proceed with the disposition of 1630 90 AV SW and 8945 14 ST SW (the “Property”).

PREVIOUS COUNCIL DIRECTION

On 2019 May 27, Council approved UCS2019-0642 authorizing the terms and conditions of the proposed sale of the Property.

On 2015 February 09, Council adopted NM2015-02 directing Administration to work directly with the owner of the Glenmore Landing Shopping Centre to explore the disposition of surplus City-owned lands to be included in an overall comprehensive development.

RECOMMENDATIONS:

Review Date: 2039 January 30

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 3; and
2. Direct that Attachments 8 and 9 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy), 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

The General Manager, Infrastructure Services concurs with this report.

HIGHLIGHTS

On 2015 February 09, Council adopted Notice of Motion 2015-02 directing Administration, among other things, to work collaboratively with the owner of the Glenmore Landing Shopping Centre (the “Shopping Centre”) to explore the disposition of surplus City-owned lands which would be included in an overall comprehensive redevelopment, including opportunities for the provision of non-market housing within the future development and directed Administration to report back to Council for approval of any resulting terms and conditions of the sale.

On 2019 May 27, after lengthy collaboration and negotiations with the owner of the Shopping Centre, Administration reported back to Council with the proposed terms and conditions of the proposed sale, which were authorized through UCS2019-0642.

In 2023 August, Administration was notified of an agreement registered on title to the Shopping Centre lands, regarding the use and maintenance of the Property (the “Agreement”). In the Agreement the Property is referred to as “Park Land”, and goes further to say, “the City undertakes to utilize the Park Lands only for park purposes”, creating ambiguity as to the Property’s designation. Under Division 8 Limits on Municipal Powers, Section 70 of the MGA, if a municipality proposes to transfer or grant an estate or interest in a public park or recreation or exhibition grounds, the proposal must be advertised. As such, out of an abundance of caution and transparency, Administration advertised the proposed sale of the Property. The public advertisement ran in the Calgary Herald on six (6) separate occasions between October 5 and

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**Summary of Public Advertisement Feedback and Request for Approval - Ward 11
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November 11, with feedback submissions being received by November 20. A total of 2,698 public responses have been received, all of which have been attached to this report in confidential Attachment 8. Public responses have been kept confidential due to the privacy and protection of individuals' personal information, in accordance with the Freedom of Information and Protection of Privacy Act.

Administration is recommending that Council receive this report for the Corporate Record, consider the public feedback received per Section 70 of the MGA, and authorize the disposition of the Property.

DISCUSSION

The Property consists collectively of two titled remnant parcels; 8945 14 ST SW and 1630 90 AV SW, located adjacent to the Shopping Centre in the Bayview Community. Due to access constraints, a sloping topography, and presence of utilities and City infrastructure, the Property is considered undevelopable on its own and would yield the greatest value and development potential by being consolidated with the adjacent lands. The Property has been circulated in accordance with Real Estate & Development Services Corporate Land Management Framework and has been declared surplus to municipal needs and requirements, save and except for the most northerly portion of 8945 14 ST SW consisting of mature greenspace that will be retained in City ownership and consolidated with the greater Glenmore Park to the north, and any portions of the Property needed for existing transportation infrastructure.

Over the years, the Property has been maintained by the Shopping Centre owner as a requirement of the Shopping Centre's original development permit and land use application. This requirement of maintenance was protected through a caveat registered to the Shopping Centre title (Attachment 5), herein referred to as the "Agreement". The Agreement includes terms and conditions for the Property in the following areas: maintenance, pathway connections, transit amenity, utilization, and signage.

Acquired in 1983 and intended for a future interchange at the intersection of 14 Street and 90 Avenue, which is no longer required, the Property has functioned as a landscaped barrier between the Shopping Centre and 14 Street and 90 Avenue with various sign licenses being granted over the years. In 2018 as part of the Southwest Bus Rapid Transit project, a Biophysical Impact Assessment was conducted which describes a portion of the Property as "maintained lawn" and was not identified as being biophysically significant. The Property provides little in the way of Parks amenity or passive or active functionality and has never been included in Parks community open space requirement metrics.

Given the above, the proposed sale of the Property was not previously advertised pursuant to Section 70 of the MGA as the Property was considered a strategic land holding for future municipal infrastructure, which: 1) would be temporarily maintained as a landscape buffer in accordance with the Agreement, 2) was described in the Direct Control land use from the original 1983 shopping centre development (114z1983) as "berming and landscaping... designed to screen the large areas of car parking from adjacent major roads", and 3) was not considered a functional public park, recreation, or exhibition ground. However, it was recently brought to Administration's attention that within the Agreement, the Property is referred to as "Park Land", and the City agreed to use the lands for park purposes, creating ambiguity as to its use. After further review of this, and in consultation with the Law Department at The City of

**Infrastructure Services Report to
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IP2024-0065**

**Summary of Public Advertisement Feedback and Request for Approval - Ward 11
(1630 90 AV SW & 8945 14 ST SW)**

Calgary, it was decided to publicly advertise the proposed sale of the Property in order to avoid any confusion, and to ensure that due process is followed.

A public notice was published in the Calgary Herald on six (6) separate occasions (2023 October 5 and 12, 2023 November 2, 4, 9, and 11). 2,698 responses were received. All responses received have been included in confidential Attachment 8. The majority of the responses received were in opposition of the proposed sale as an enabler to the proposed redevelopment; two separate and distinct processes. On 2023 May 12 the owner of the Shopping Centre submitted a land use and outline plan amendment application in support of a comprehensive redevelopment plan. As part of this application, a public hearing will occur prior to Council rendering a decision on the merits of the land use and outline plan application. The public hearing process provides the public with the opportunity to speak directly to Council in support or in opposition to the development proposal. This report and all information in it is solely about the public advertisement and feedback related to the disposition of the Property.

Of the 2,698 responses received, 1,902 of them were signed statements both physical and online which stated opposition for the following reasons:

- Selling public parkland to a private developer without a public hearing is wrong;
- No parkland in Calgary should be surplus – given our Mayor called a climate emergency;
- The proposed nine (9) high-rise towers and the forecasted 3000+ residents and workers will have serious impacts on Glenmore Reservoir Parklands and surrounding communities; and
- Increased traffic flow from this redevelopment will cause unsafe emergency access and exit conditions due to traffic congestion; only one way out of Glenmore Landing traveling both east and west

The remainder of the responses were of similar rational, and highly focused on opposition to the actual proposed redevelopment. Some common oppositions include;

- Consider the Property as Park Land;
- Development will create access and congestion issues;
- Concerns with the process;
- Concerns with the overall design, density, and height of the proposed development and the potential negative impact to the surrounding neighborhoods; and
- Concerns with the provision of Affordable Housing

Six (6) responses were received in support of the proposed sale. The feedback received in support sees the proposal as a positive opportunity for transit-oriented development, affordable housing and better access to pathways and amenities.

Considering previous direction of Council related to the Property, Administration is recommending that Council receive this report for the Corporate Record, consider the public feedback received, and authorize the disposition of the Property.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|--|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

**Infrastructure Services Report to
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IP2024-0065**

**Summary of Public Advertisement Feedback and Request for Approval - Ward 11
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Under Division 8 Limits on Municipal Powers, Section 70 of the MGA, if a municipality proposes to transfer or grant an estate or interest in a public park or recreation or exhibition grounds, the proposal must be advertised pursuant to Section 606. A public notice was posted in the Calgary Herald on six (6) separate occasions (2023 October 5 and 12, 2023 November 2, 4, 9, and 11). 2,698 responses were received. All responses received have been included in Confidential Attachment 8.

IMPLICATIONS

Social

Pertaining to the public advertisement and feedback related to the disposition of the Property, no social implications have been identified.

Environmental

Pertaining to the public advertisement and feedback related to the disposition of the Property, no environmental implications have been identified.

Economic

Pertaining to the public advertisement and feedback related to the disposition of the Property, no economic implications have been identified.

Service and Financial Implications

Pertaining to the public advertisement and feedback related to the disposition of the Property, no service and financial implications have been identified.

RISK

Risk Analysis included as Confidential Attachment 9.

ATTACHMENTS

1. Previous Council Direction
2. Site and Context Maps
3. Recommendations
4. Notice of Motion
5. Park Agreement
6. Schedule A to Agreement
7. Copy of Public Advertisements
8. CONFIDENTIAL - Public Responses to Public Advertisement
9. CONFIDENTIAL - Risk Analysis
10. Presentation
11. Public Submissions

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Michael Thompson, General Manager	Infrastructure Services	Approve
Campbell Berry, Director	Real Estate & Development Services	Approve

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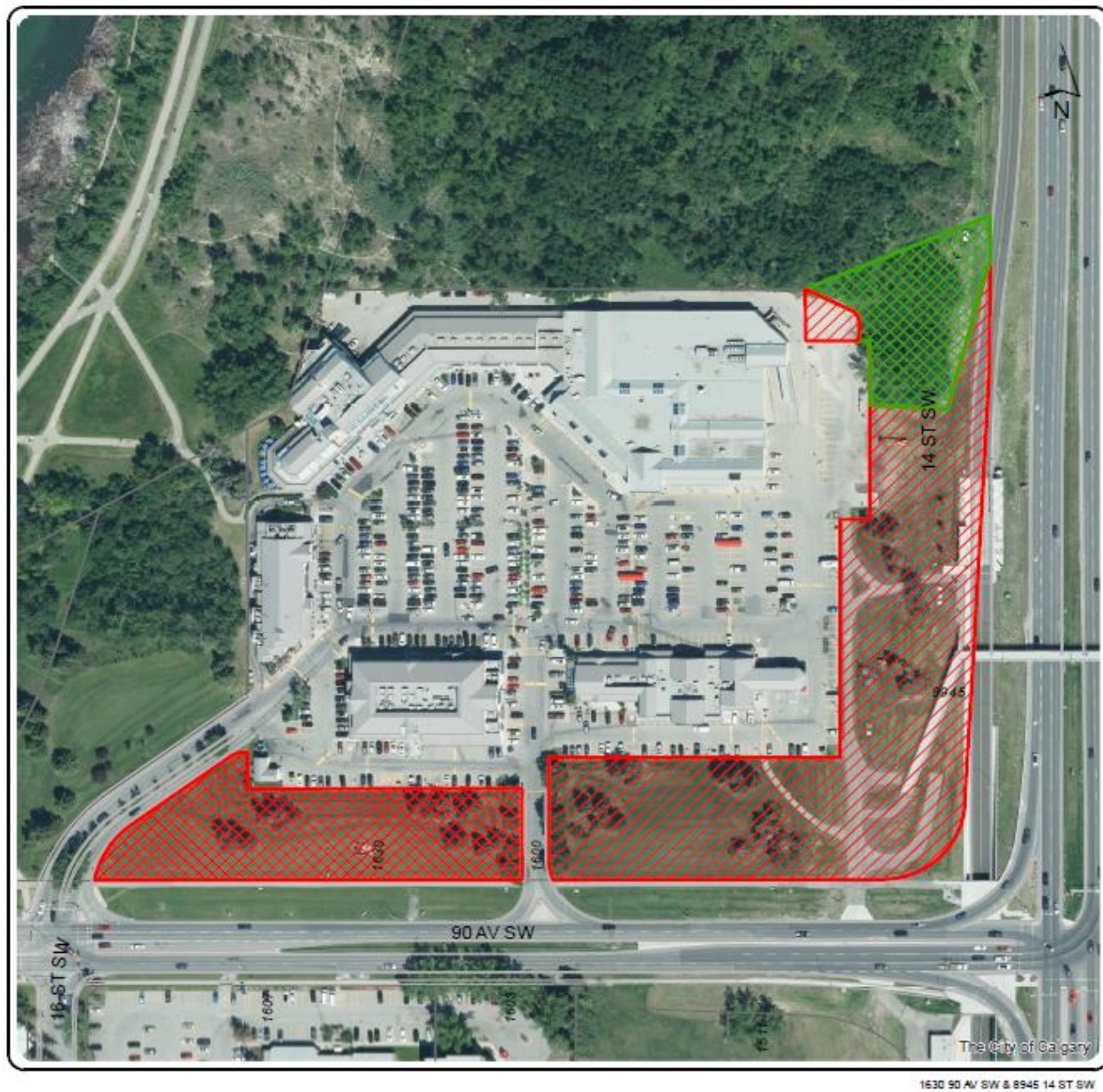
**Summary of Public Advertisement Feedback and Request for Approval - Ward 11
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Author: Benson, Tamara

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2019 May 27	UCS2019-0642	<i>Proposed Sale of the Property</i>
2015 February 09	NM2015-02	<i>Notice of Motion</i>

Site Map



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.

Context Map



Legend



Property
1630 90 AV SW & 8945 14 ST SW


NOT TO SCALE




Recommendations

- (1) The Infrastructure and Planning Committee recommends that Council:
 - (a) Receive this report for the Corporate Record; and
 - (b) Authorize the disposition of the Property.

Notice of Motion NM2015-02

 THE CITY OF
CALGARY
CITY CLERK'S OFFICE

NM2015-02
NM RECEIVED
2015 JAN 29 AM 9:24
THE CITY OF CALGARY
CITY CLERK'S


NOTICE OF MOTION
C2 (M1) (2008-05)

NM2015 February 9

RE: GLENMORE LANDING AND ADJACENT CITY OWNED LANDS
COUNCILLOR PINCOTT

WHEREAS on 2014 January 31, Council approved C2014-0081: Transit Corridor Funding and Prioritization, which included the detail design and construction of the Southwest Transitway with the time line for detail design to be 2015 - 2016;

AND WHEREAS the functional plan for the Southwest Transitway identified a station in the area of 14 Street SW north of 90 Avenue SW, adjacent to the Glenmore Landing Shopping Centre;


AND WHEREAS The City desires comprehensive transit-oriented development in proximity to transit stations;

AND WHEREAS the owner of Glenmore Landing Shopping Centre intends to proceed with redevelopment to intensify and broaden the uses to include residential;

AND WHEREAS The City owns lands to the south and east sides of the shopping centre comprised of approximately 5.48 acres, however, development potential is impacted by limited access through the adjoining shopping centre lands;

NOW THEREFORE BE IT RESOLVED that Administration be directed to:

- a. work collaboratively with the owner of the Glenmore Landing Shopping Centre through the Transforming Planning "Explore" process to develop a comprehensive plan for redevelopment that takes into account the future Southwest Transitway, Municipal Development Plan and Calgary Transportation Plan policy guidance, and the adjoining City owned lands; and
- * b. work directly with the Glenmore Landing Shopping Centre owner to explore the disposition of surplus City owned lands to be included in the overall comprehensive redevelopment, including opportunities for the provision of non-market housing within the future development and report back to Council through the Land and Asset Strategy Committee for approval of any resulting terms and conditions of sale.


Signature of Member(s) of Council

Page 1 of 1

ISC: Protected

Park Agreement

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

831234691

ORDER NUMBER: 47833780

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CANADA
PROVINCE OF ALBERTA
TO WIT:

I CRAIG R. MEYERS
of the City of Calgary
in the Province of Alberta,
Barrister & Solicitor make oath and say:

(1) That I am the agent for the above named Caveator


(2) That I believe that the said Caveator has a good and valid claim upon the said lands and I say
that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or
proposing to deal therewith.

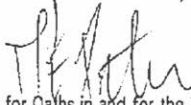
SWORN at the City of Calgary

in the Province of Alberta,

this 28 day of December A.D. 19 83

Before me,


CRAIG R. MEYERS


A Commissioner for Oaths in and for the Province of Alberta

MAURICE E. PETERS
BARRISTER & SOLICITOR

83-1 22' 00'

Dated A.D. 19

RE

Dec 28 '83

Caveat

FORBIDDING REGISTRATION

I certify that the within instrument
is duly Entered and Registered in the Land
Titles Office for the South Alberta Land
Registration District of Calgary.


A.D. Registrar
SALRO

File: P 0231

City Solicitor
City Hall
P.O. Box 2100
Calgary, Alberta
T2P 2M5

THIS AGREEMENT made this 28 day of DECEMBER, A.D. 1983

BETWEEN:

INTRAWEST PROPERTIES LTD.,
a body corporate with an
office at #2680 Bow Valley
Square 3, 255 - 5th Avenue
S.W., Calgary, Alberta T2P 6E6

(hereinafter called the "Company")

OF THE FIRST PART

- and -

THE CITY OF CALGARY, a municipal
corporation in the Province of
Alberta

(hereinafter called the "City")

OF THE SECOND PART

RECITALS

1. The Company is entitled to become the registered owner of 10.39 Acres (4.20 HA) of the Northwest corner of 90th Avenue and 14th Street S.W., in the City of Calgary, in the Province of Alberta, which is shown outlined in blue on the plan attached hereto as Schedule "A" (the "Company Lands") upon the finalization of the subdivision of the following lands:

Plan Calgary 4164 J.K.
Parcel "A"
Containing in the North East quarter Fifty
Nine and Fifty Four Hundredths (59.54) Acres
more or less, and in the North West Quarter
Fifty Seven and Forty Hundredths (57.40)
Acres more or less,

Excepting:

<u>Plan</u>	<u>No.</u>	<u>Acres More or Less</u>
Street Widening	6922 J.K.	10.14
Subdivision	4890 J.K.	20.10
Subdivision	5921 J.K.	22.06
Subdivision	792 L.K.	10.64
Subdivision	8268 J.K.	16.53

Excepting thereout all mines and minerals
(N $\frac{1}{2}$ 20, 23, 1 W5)

(hereinafter called the "Lands").

2. The Council of the City of Calgary, by By-law
No. 114283 dated the 3rd day of October, 1983, approved a
redesignation of the Company Lands from UR to DC, in order
to accommodate a sector shopping centre, as described
therein.

3. The Calgary Planning Commission, on the 2nd day
of November, 1983, approved the subdivision of the Lands,
whereby the Company Lands were approved as a subdivided
parcel from the Lands.

4. The Company and the City have agreed to enter into this Agreement in order to set out certain obligations and conditions to be performed by the Company in order to bring into effect the approval of the Council of the City of Calgary pursuant to the By-law No. 114Z83 as aforesaid.

ARTICLE I

The City and the Company covenant and agree, subject to the Developer receiving a development permit from the City to accommodate a sector shopping centre, to abide by the following agreements, terms, and conditions relative to the development of the said sector shopping centre on the Company lands, namely:

1.01(a) Within six (6) months following the issue of Development Completion Certificate of the development contemplated on the Company Lands, the Company shall

- i) grade (including berming),
- ii) loam and seed, and
- iii) supply and plant trees on,

those lands outlined in red on Schedule "A" (hereinafter referred to as the "Park Lands") attached hereto, to a level and a standard which is reasonably satisfactory to the Approving Authority (as defined in Land Use By-law 2P80). The Company shall not be obliged to provide any

irrigation to the Park Lands. The responsibility for the maintenance of the Park Lands shall be the sole responsibility of the Company and shall be performed to the same standards as City Parks are maintained by the City elsewhere in the City of Calgary, from time to time. The Company shall present its completed landscape plan to the City for approval as part of the development permit application. Such landscape plan shall also include the pedestrian walkway system required under Article 1.03.

(b) The work to be performed by the Company on the Park Lands as required in Article 1.01(a) (and, if applicable, under Article 2.03) shall be included in the development permit application for the development contemplated on the Company Lands. Such work shall be performed to the standards set out in the "Calgary Parks/Recreation Department General Landscape Standards and Specifications (1982)" and the Company hereby acknowledges that it has received a copy of such standards and specifications. In respect of any matter on which such standards and specifications are silent, then to that extent the work will be performed to the reasonable satisfaction of the Approving Authority.

1.02 If the Company fails to maintain the Park Lands, the City may at its option serve written notice upon the Company, notifying the Company of their default and requiring the Company to remedy the default within fourteen (14) working days. In the event that the default is not remedied within the said fourteen (14) day period, the City may, at its option, remedy the default, at the expense of the Company. The Company shall, upon demand, forthwith reimburse the City for all costs and expenses incurred in remedying any such default. In addition to any other remedy which the City may have the City may add the said costs and expenses to the tax roll for the Company Lands and may recover the said costs and expenses in the same manner as municipal taxes.

1.03 The Company shall provide a pedestrian walkway system integrated with the City's bicycle pathway system within the Park Lands connecting the Company Lands to the bus stop as shown on Schedule "A" and to the City's pedestrian walkway, the said connection to be to a minimum of 2.5 metres in width and at a location and utilizing construction materials to the reasonable satisfaction of the Director of Parks/Recreation Department.

- 6 -

1.04 The Company shall provide a concrete slab to be used as a transit waiting amenity at the bus stop located at 90th Avenue S.W. and 14th Street S.W. to the satisfaction of the Director of Transportation of the City.

1.05 The Company shall be permitted one inbound vehicular access lane 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 Company, and in the event that such lane is, in the opinion of the Director of Transportation, incompatible with the ultimate interchange at 14th Street S.W. and 90th Avenue, it shall be removed at the Company's sole cost, as and when such interchange is constructed. The Company shall be responsible for obtaining all necessary permits and approvals.

1.06 The Company undertakes to provide measures to prevent speeding and shortcutting through the Company Lands.

1.07 The Company shall provide the City with a pedestrian easement in a form satisfactory to the City Solicitor at those locations outlined in green on Schedule "A" attached hereto.

ARTICLE II

2.01 (a) The City undertakes to utilize the Park Lands only for park purposes and for the purpose of roads, sidewalks, paths, street lamps, signs, traffic control devices, bus shelters with commercial signs, and underground utilities. If the Park Lands are used for any purpose permitted hereunder other than park purposes and as a result, new facilities are constructed on the Park Lands, the City shall as soon as practicable and so far as reasonably possible restore the Park Lands to its previous condition subject always to the existence of the new facility.

(b) The City shall not plant any trees or erect any structures on those portions of the Park Lands which are parallel to 14th Street S.W. and 90th Avenue S.W. (and which are outlined in purple on Schedule "A" attached hereto) which would unduly affect the visibility of the development contemplated on the Company Lands. Any dispute arising out of this Article 2.01(b) shall be referred to arbitration pursuant to Article VI.

(c) The City shall permit the Company, so far as is reasonably possible, to use the Park Lands for the purpose of retaining storm water run-off from the Company Lands.

- 8 -

2.02 The City shall provide the Company with a private utility easement in a form satisfactory to the City Solicitor in those areas outlined in brown on Schedule "A" attached hereto.

2.03 If the City effects a road closure to the road allowance outlined in yellow on Schedule "A" hereto, the Company undertakes to grade (including berm), loam, seed, and maintain those lands outlined in yellow on Schedule "A" attached hereto as part of the continuing obligation of the Company contained in Article I hereof. Such lands shall, thereafter, be deemed to be part of the Park Lands, except for the purposes of Article 2.01 and Article 2.04.

2.04 The Company shall be permitted to install signage on the Park Lands to a standard, location and extent reasonably satisfactory to the Development Officer. The Company shall use its best efforts to ensure that the size, number and location of signs are compatible with the recreational use and the park-like setting of the Parks Lands.

2.05 Prior to obtaining release of a development permit for the development contemplated on the Company Lands, the Developer shall enter into a standard Development Agreement with the City.

- 9 -

ARTICLE III

CAVEAT BY CITY

3.01 The Company agrees that this Agreement may be registered by the City by way of Caveat against the Company Lands and that the City shall not be obligated to postpone that Caveat to any financing or encumbrances. For this purpose, the City shall have an interest in the Company Lands.

ARTICLE IV

CAVEAT BY COMPANY

4.01 The City agrees that this Agreement may be registered by the Company by way of Caveat against the Park Lands (with the exception of the lands referred to in Article 2.03). For this purpose, the Company shall have an interest in the said Park Lands.

ARTICLE V

SPECIAL COVENANTS

5.01 Time shall be of the essence of this Agreement.

- 10 -

5.02 This Agreement does not constitute a development permit or any other permit of the City.

5.03 Prior to the assignment, sale or transfer of any portion of the Company's Lands or interest therein, wherein the rights and obligations under this agreement are assigned, sold or transferred in whole or in part, the Company shall deliver to the City an Assumption Agreement acceptable to the City Solicitor (acting reasonably), duly executed by the Assignee, Purchaser or Transferree.

5.04 The provisions of this Agreement shall be binding upon and enure to the benefit of the Company and the City and their respective successors, assigns, transferees and successors in title.

5.05 The Company agrees to indemnify and save harmless the City from and against all claims, demands, actions, damages, losses, costs and expenses which arise out of or are related to

- (a) any construction or installation which the Company is required or authorized to carry out under this Agreement, including without restricting the generality of the foregoing, the grading, berming, loaming, seeding of the Park Lands and the planting of trees thereon,
- (b) the maintenance of the Park Lands by the Company, or the failure to maintain, or properly maintain, the Park Lands as required under this Agreement,

- 11 -

- (c) the existence of any signage placed on the Park Lands by or at the request of the Company, or
- (d) the use or occupation of the Park Lands by the Company, its servants, agents, officers, contractors or tenants.

5.06 Any notice, communication or request to be given to either party shall be in writing by registered mail, postage prepaid, or by personal delivery or by telex or telegram addressed to such party at the following address:

as to the City: Director, Parks/Recreation
City Hall
P.O. Box 2100
Postal Station "M"
Calgary, Alberta
T2P 2M5

as to the Company: INTRAWEEST PROPERTIES LTD.
2680 Bow Valley Square 3
255 - 5th Avenue S.W.
Calgary, Alberta
T2P 6E6

or at such other address as either party may from time to time advise the other in writing by notice. Any such notice, communication or request whenever mailed shall be deemed to have been received on the Fourth (4th) business day next following the date it is so mailed or, if by telex or telegram, Twelve (12) hours after transmission; provided that if normal mail, telex or telegram service is interrupted by strikes, slowdown or other cause, then any of the said services which have not been so interrupted

shall be utilized or the notice, communication or request shall be personally delivered to ensure prompt receipt.

ARTICLE VI

ARBITRATION

6.01 Any dispute as to any of the matters which, if no agreement is reached upon them by the provisions of this Agreement are to be determined by arbitration, shall be settled and determined by three arbitrators appointed in the manner following, that is to say:

- (a) either party may appoint an arbitrator and on doing so shall forthwith give notice in writing thereof to the other party;
- (b) the party in receipt of a notice of the appointment of an arbitrator as aforesaid shall, unless it has already done so, within Seven (7) days from the date of receiving the notice appoint an arbitrator and give notice thereof to the other party;
- (c) if either party does not appoint an arbitrator within the time limited under the preceding Subsection (b), the other party may apply to a Judge of the Court of Queen's Bench of Alberta to appoint an arbitrator on behalf of and at the expense of the party so in default;
- (d) the arbitrators appointed by or for the parties hereto shall appoint a third arbitrator and, if they fail to do so within Fourteen (14) days after the last of them was appointed, either party on notice to the other may apply to a Judge of the Court of Queen's Bench of Alberta to appoint a third arbitrator;
- (e) the appointment of all arbitrators except those appointed by a Judge as herein provided shall be in writing;

COUNSELLOR & SOLICITOR

- 13 -





- (f) the arbitrators shall have the power to obtain the assistance, advice or opinion of such engineer, architect, surveyor, appraiser, valuer or other expert as they may think fit and shall have the discretion to act upon any assistance, advice or opinion so obtained;
- (g) the arbitration award may include an award of costs and interest, and, notwithstanding the provisions of The Arbitration Act of the Province of Alberta, the amount of costs shall not be limited to the scale of rates provided in the Arbitration Act of Alberta;
- (h) each of the parties will do all acts and things and execute all deeds and instruments necessary to give effect to any award made upon any such arbitration.

IN WITNESS WHEREOF the Company and the City have caused to be hereto affixed their respective corporate seals, attested by their respective proper officers in that regard, on the day and year first above written.

INTRAWEST PROPERTIES LTD.

Per: 
MANAGER

Per: _____

APPROVED	
As To Content	PLANNING 
PARKS REC	
ENG	
As To Form	
Solicitors	

(211283/324)

THE CITY OF CALGARY

Per: 
Commissioner

Per: 
City Clerk

DEC 28 1983

Solicitor & Solicitor

Dated:

BETWEEN:

INTRAWEST PROPERTIES LTD.

- and -

THE CITY OF CALGARY

A G R E E M E N T

The City of Calgary
Law Department
P. O. Box 2100
Postal Station "M"
Calgary, Alberta
T2P 2M5

Solicitor: CRAIG R. MEYERS/pl

File No. : P 0231

SCHEDULE "A"

ON FILE WITH THE CITY CLERK
THE CITY OF CALGARY.

cm under File No. 20373-A *cm*

Ballister & Solicitor

CAVEAT

FORBIDDING REGISTRATION

To the Registrar of the South Alberta Land Registration District

Take Notice that THE CITY OF CALGARY

ARM in the Province of Alberta *claim*
claims an ~~interest~~ in the following described lands under any virtue of an
Agreement in writing dated the 28 day of December, 1983 between
INTRAWEST PROPERTIES LTD. and THE CITY OF CALGARY, a copy of which is
attached hereto and made a part hereof:

Block 1

Plan **8311942**

Re: Agreement
standing in the register in the name of INTRAWEST PROPERTIES LTD.

; and

It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said
estate or interest unless the instrument or certificate of title, as the case may be, is expressed to be
subject to its claim.

It appoints the office of the City Solicitor, City Hall, Calgary, Alberta as the place at

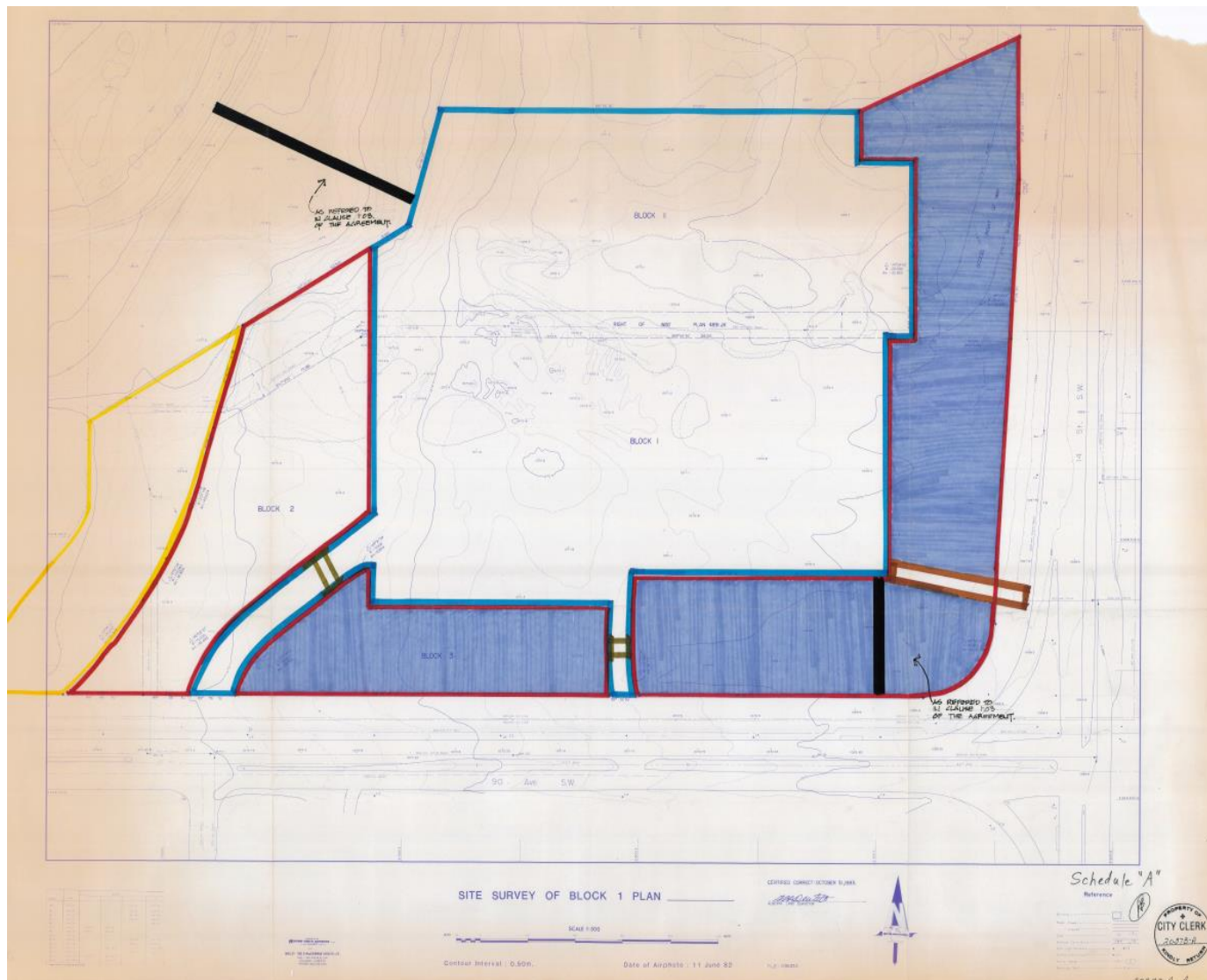
which notice and proceedings relating hereto may be served.

DATED this 28 day of December A.D. 19 83

THE CITY OF CALGARY
By its agent in that behalf

Craig R. Meyers
Agent for The City of Calgary
CRAIG R. MEYERS,
Barrister & Solicitor

Schedule A to Agreement



Public Notice

Published 2023 October 5 and 13



Public Notice

Notice is given by The City of Calgary, pursuant to Section 70 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M. 26, as amended, that it intends to dispose of a portion of public park, recreation or exhibition grounds which lands are part of lands legally described as: PLAN 8311942; BLOCK 4, EXCEPTING THEREOUT ALL MINES AND MINERALS and; PLAN 8311942; BLOCK 3, EXCEPTING THEREOUT ALL MINES AND MINERALS, Municipally known as 8945 14 ST SW and 1630 90 AVE SW.

Any person wishing to review any public documents may attend at the address below by first contacting realestateinquiries@calgary.ca to make an appointment.

800 Macleod Trail SE
Calgary, AB T2G 2M3

Any person wishing to submit a letter, petition or other communication concerning this matter may do so in printed, typewritten or legibly written form only. Only those submissions received no later than **October 23, 2023** will be accepted and provided to Council for consideration.



Submissions sent by mail must be addressed to:

The City of Calgary
Floor 3, Administration Building
323 – 7 Ave SE
Calgary, Alberta T2P 2M5
Attention: Real Estate & Development Services-Sales

Submissions sent by email must be sent to: realestateinquiries@calgary.ca

23-002706 | A04-23497

Published 2023 November 2, 4, 9 and 11



Revised Public Notice

NOTICE OF INTENTION TO DISPOSE OF PUBLIC PARK, RECREATION OR EXHIBITION GROUNDS

Notice is hereby given by The City of Calgary, pursuant to section 70 of the *Municipal Government Act, RSA 2000, chap. M. 26*, as amended, (the "MGA") that it intends to dispose of a portion of public park, recreation or exhibition grounds which lands are part of lands legally described as: PLAN 8311942; BLOCK 4, EXCEPTING THEREOUT ALL MINES AND MINERALS and; PLAN 8311942; BLOCK 3, EXCEPTING THEREOUT ALL MINES AND MINERALS, municipally known as 8945 14 ST SW and 1630 90 AVE SW.

Please contact realestateinquiries@calgary.ca to request a copy of related public documents or to make an appointment to review related public documents in-person at 800 Macleod Trail SE, Calgary, AB T2G 2M3.

Any person wishing to submit a letter or other communication concerning this matter may do so in printed, typewritten or legibly written form only. Only those submissions received no later than November 20, 2023, will be accepted and provided to Council for consideration at the January 30, 2024, Council meeting at The City of Calgary Municipal Building, 800 Macleod Trail S.E., Calgary, Alberta, commencing at 9:30 a.m.

Submissions sent by mail must be addressed to:

The City of Calgary
Floor 3, Administration Building, 323 – 7 Ave. S.E.
Calgary, Alberta T2P 2M5
Attention: Real Estate & Development Services-Sales

Submissions sent by email must be sent to:
realestateinquiries@calgary.ca.

Any person wishing to submit a petition concerning this matter may do so in accordance with sections 219-226.2 of the MGA. The last date this Notice will be advertised is November 11, 2023. Any person wishing to submit a petition must do so within sixty (60) calendar days after November 11, 2023 (MGA, ss. 231(1) and (4)), which is Thursday, January 11, 2024.

NOTE: Any submissions concerning this matter that were sent to The City of Calgary pursuant to the previously advertised Public Notice have been collected and will be provided to Council for consideration at the January 30, 2024, Council meeting at The City of Calgary Municipal Building, 800 Macleod Trail S.E., Calgary, Alberta commencing at 9:30 a.m. There is no need to resubmit.

23-00279451 NOV-24/23



Summary of Public Advertisement Feedback and Request for Approval - Ward 11- 1630 90 AV SW & 8945 14 ST SW

IP2024-0065
2024 January 10

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2019 May 27	UCS2019-0642	<i>Proposed Sale of the Property</i>
2015 February 09	NM2015-02	<i>Notice of Motion</i>

Recommendations


That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 3; and
2. Direct that Attachment 8 and 9 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) , 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

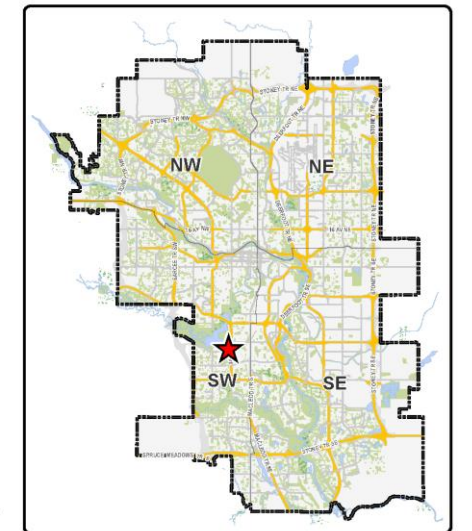
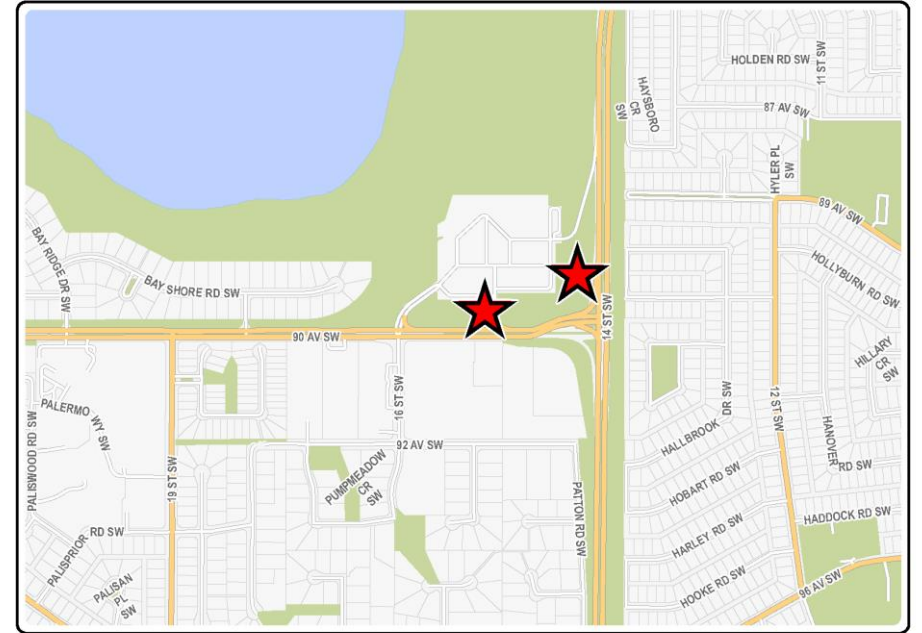
1630 90 AV SW & 8945 14 ST SW




City Lands

-  1630 90 AV SW (± 5,323.88m² (± 57,305.57ft²))
-  8945 14 ST SW (± 14,137.67 m² (± 152,176.00 ft²))
-  Mature Greenspace to remain in City ownership

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



Legend

-  Property
1630 90 AV SW & 8945 14 ST SW

NOT TO SCALE



Recommendations

That the Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 3; and
2. Direct that Attachment 8 and 9 remain confidential pursuant to Sections 17 (Disclosure harmful to personal privacy) , 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Holly

Last name [required] Hoye

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Sale of land for development at Glenmore landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I wish to express my support in favour of the sale of city land for the RioCan development at Glenmore Landing. I am a homeowner in the nearby community of Bayview and fully support the use of this land to develop and build multi family housing and mixed retail development. The land in question is adjacent to roadways and is not used for park or green space activities and should be used for vitally needed housing in a great location.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Amber

Last name [required] Davies

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Glenmore Landing Proposed Redevelopment

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Traffic. Wild life. Water. Birds. These are my most worried about things. The strip of land you are proposing to sell for potential condo type dwellings will ruin this space. Right now, glenmore landing is good at best with all the current neighborhoods that feed it to it. If councilors approve continue this land sale, for the purposes of building housing it will ruin the community. Follow coop and see their simple development,. Not to mention, this will not be affordable housing. This will be private market housing. I agree that adding to overall housing stock is good, but this is the wrong space for it due to the physical land site. An eco system that is already struggling will forever be impacted by rio cans proposed development.

Please do not forget about the JCCs planed development across the street of the proposed 1300 units. JCC will build housing, including seniors housing-which this neighborhood could better utilize and it ve delivered by a non profit. And would actually help Albertans.

STOP THE GLENMORE LAND SALE! Please councilors, read the traffic assessment, think about your people and how a development like this would impact their lives. I am not nimby, i really hope we cone together as a community to build more affordable housing, but this is the wrong space. It will simply not wirk in tne short or long run.

Respectfully, a Calgary Citizen.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Michael

Last name [required] Mohammed

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Glenmore Landing Redevelopment

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The existing space provides a recreational hub and activity hub for a number of communities in the area. It also encourages people to walk, or ride byclces to do shopping or access medical services. Not only is this good for the environment, it's good for encouraging healthy practices especially as elderly community homes are in the area. I think a massive development on the land is a very short-sighted idea. Developments like this should be done closer to major transit hubs to encourage better green practices in the city.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Andrew

Last name [required] Forsyth

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 30, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed disposition of public park 8945 14 ST SW and 1630 90 AVE SW

Are you in favour or opposition of the issue? [required]

Neither

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached letter.



December 20, 2023

To: Calgary City Council

From: Haysboro Community Association Board of Directors
1204 - 89th Ave. SW, Calgary, AB

RE: Revised Public Notice: NOTICE OF INTENSION TO DISPOSE OF PUBLIC PARK, RECREATION OR EXHIBITION GROUNDS, and Land Use Amendment and Outline Plan (LOC2023-0130) for Glenmore Landing

The Haysboro Community Association Board of Directors (the Board) are writing this letter to bring forward inquiries that the board has received from community members regarding the Glenmore Landing proposed redevelopment submitted by RioCan and under review by The City of Calgary.

At this time, we understand The City is preparing feedback received through the advertisement of the sale of public lands, and this will be brought before City Council on January 30, 2024. We also understand The City is receiving feedback from the public for LOC2023-0130 that will be brought before Council for approval of the proposed Land-use amendment. This letter will be submitted as a public submission for both council meetings.

This letter is also being sent to The City's application file manager in case these questions can be answered before the council sessions. This would provide community members an opportunity to be better informed if they wish to participate in the council sessions.

Regarding the proposed sale of public land:

Members of the community have referred to a "Park Agreement" that is a registered instrument on Glenmore Landing land(s) which was made between The City of Calgary and the landowner at the time. Purportedly, it restricts changing the use of the public lands from public park space. We request that council be made aware of such an agreement, if it exists, because, for some community members, it established an expectation that the land-use would remain as a park. The rationale for such a change should be discussed in council.

Regarding the Land-Use Amendment and Outline Plan.

Members of the community have expressed concern with the following technical matters that, we understand, that should be considered in the review of the Outline Plan, submitted to support the proposed Land-use Amendment:

Traffic impact and BRT Ridership:



- A comprehensive traffic impact study must be conducted to support the Land-use amendment that includes upper and lower bound estimates of Bus Rapid Transit (BRT) usage. It is possible that most residents will prefer to use cars, not transit, and this should be considered. Details on actual and expected BRT ridership should be part of the study.

Geotechnical stability and possible impacts to Glenmore Reservoir water quality

- Some members of the community believe that the soils beneath Glenmore Landing are not appropriate for development that will be permitted by the proposed Land-use Amendment, due to their structural strength and proximity to the Glenmore Reservoir. This concern should be discussed in council.

Insufficient capacity for utility servicing

- Some members of the community are concerned that there is insufficient capacity for the degree of development proposed in the Land-Use Amendment. This concern should be discussed in council

Environmental Impact Assessment

- Some members of the community understand there is significant ecological value of the public lands at, and surrounding, Glenmore Landing. The connection to nature is valued among community members therefore the results of the biophysical impact assessment should be comprehensive and determine no adverse impact to ecology from the development. This should be discussed at council.

We believe that transparent communication and a thorough understanding of these matters are crucial for fostering a positive and informed community. We appreciate your attention to these inquiries. Our community values the collaborative efforts between residents and government officials to ensure the responsible and sustainable development affecting residents of our neighborhood.

Thank you for your time and consideration.

Sincerely,

Haysboro Community Association Board of Directors

CC

Cllr. Penner



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Fiona

Last name [required] Swanson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Fiona Swanson

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Water is so precious - we are going to experience more droughts and floods if we do not take care of our rivers, lakes, reservoirs. We will be without cleaning drinking water ---
What does Calgary gain from this development - it is not at all low income or affordable housing --- how many of those apartments will be over a million or two?