

VOTE TO
SELL THE LAND
AND
BUILD HOUSING



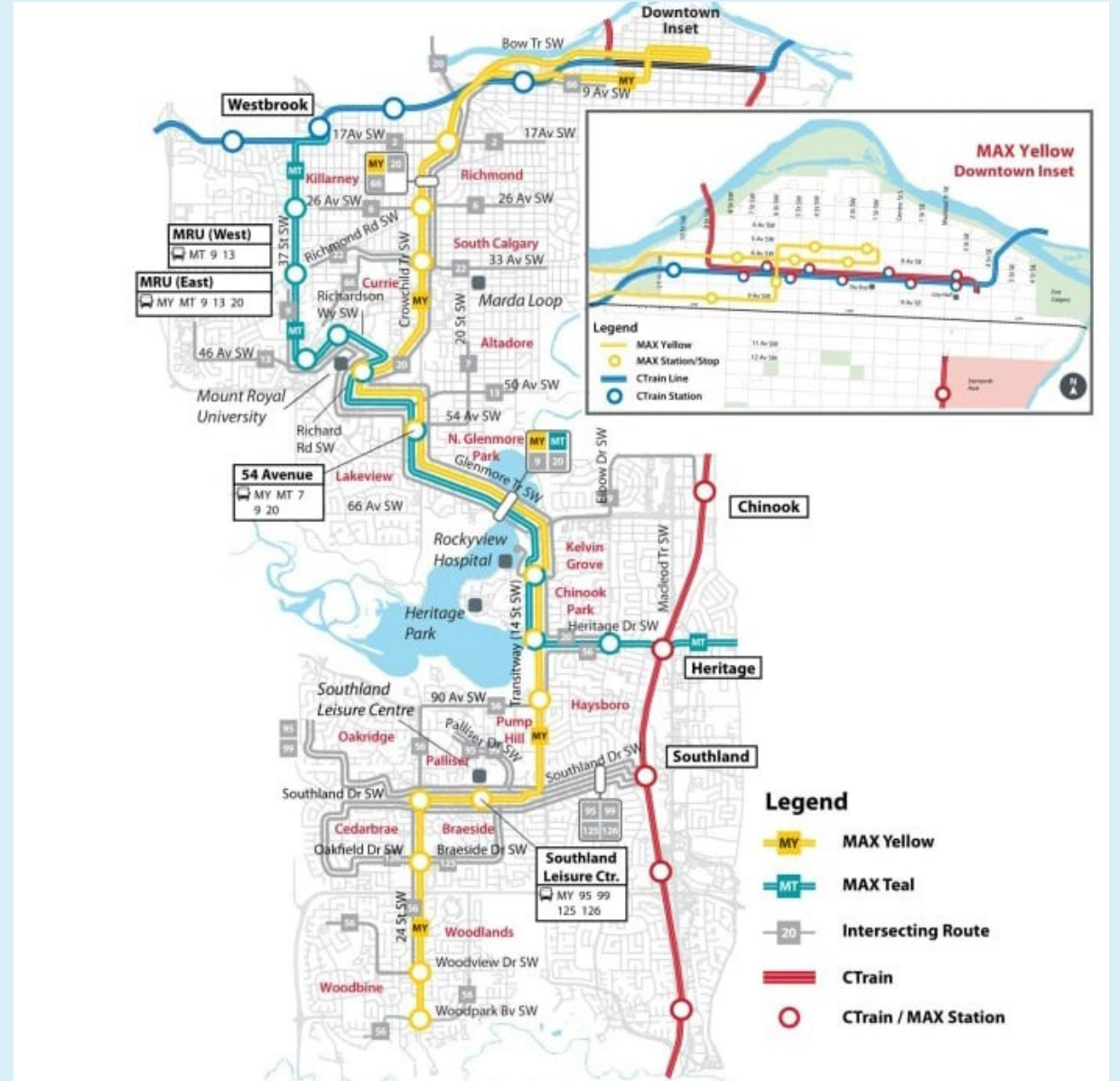
AMENITY RICH

- ✓ RAPID TRANSIT
- ✓ GROCERY AND RETAIL
- ✓ PARK SPACE
- ✓ COMMUNITY CENTRE



O-TRANSFER RAPID TRANSIT CONNECTIONS TO

- SOUTH LAND LEISURE CENTRE
- HERITAGE PARK
- ROCKYVIEW GENERAL HOSPITAL
- MOUNT ROYAL UNIVERSITY
- MARDA LOOP
- DOWNTOWN





Outcome 1

Increase the supply of housing to meet demand and increase affordability.

Objective 1A

Make more City-owned real property assets (i.e., land, buildings, and strata) available for housing (market, non-market, subsidized, and housing co-op) in all communities.

Actions

- 1.A.1.** Dispose of City-owned real property assets as soon as possible within Transit-Oriented Development sites suitable for affordable market and non-market housing. **HATF Council (Amended)**



SUPPORT OUR CITY AND VOTE **YES TO HOUSING**



Sale of the Glenmore Landing Parkland

Birds

News / Local News

Chickadee recognized as Calgary's official bird by city council

Brodie Thomas

Published Jun 08, 2022 • 1 minute read

Join the conversation



A black-capped chickadee sits on a branch at Fish Creek Park on Tuesday, March 16, 2021.
PHOTO BY AZIN GHAFARI/POSTMEDIA

Calgary city council has formally recognized the black-capped chickadee as Calgary's official bird.

The announcement was first made May 14 — World Migratory Bird Day — that the chickadee had won a citywide contest to become Calgary's official bird.

More than 36,000 votes were cast among five contenders. The also-rans included the magpie, the northern flicker, the blue jay and the red-breasted nuthatch.

Did you know that there are 3 kinds of chickadee in the Calgary area?

Background Information

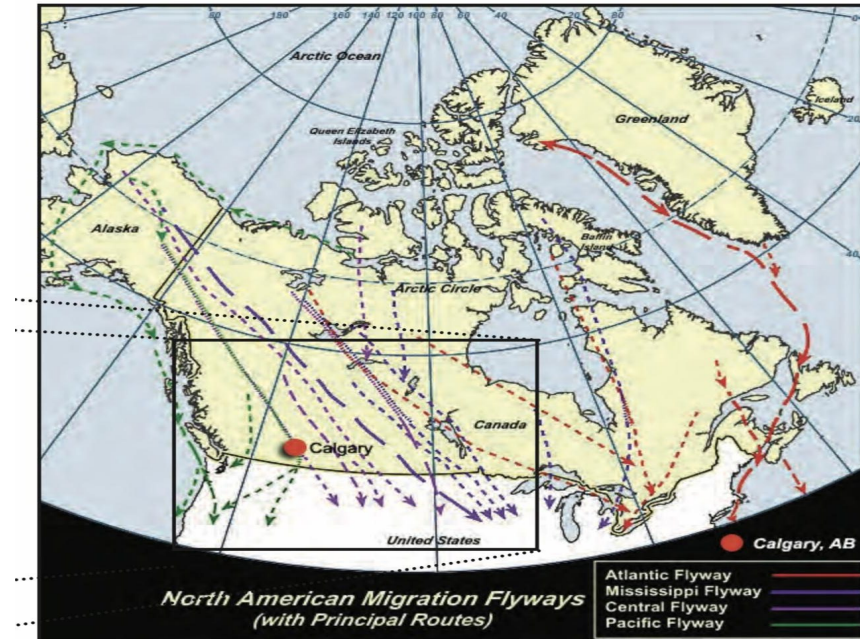
1. Calgary has reported **387 species of birds** as of January 3, 2024

Bird Life International avibase.bsc-doc.org

1. Calgary is on **2 migratory flyways**; Pacific and Central


1. Birds are an **indicator species** for environmental issues.

Image 10: North American Migration Flyways



BIRD-FRIENDLY URBAN DESIGN GUIDELINES

Integrating Natural Systems with Human Activities REPORT March 2011



The City of Calgary was aware of this in 2011 and created these guidelines for urban design. It is part of the Municipal Development Plan (MDP).



2.1 Policy Alignment

The City of Calgary Bird-friendly Urban Design Guidelines (the "Guideline") provides a variety of bird-friendly urban design suggestions that can be considered to achieve the environmental objectives as outlined in the following high-level policy documents approved by Council:

The City of Calgary's Environmental Policy

The City of Calgary's Environmental Policy states:

The City will lead and inspire actions to reduce Calgary's ecological footprint and conserve, protect and enhance the environment for all Calgarians and the regional community. The City will integrate social, economic and environmental principles and performance objectives into all decision-making processes to maintain a high quality of life for present and future generations.

The policy further states:

The City of Calgary will integrate environmental considerations into all decisions and approvals relating to growth, planning, infrastructure, transportation and development.

The City of Calgary Municipal Development Plan (MDP)

The City of Calgary Municipal Development Plan incorporates the following specific environmental objectives and policies into land use, urban form and transportation planning to help to reduce impacts on the environment:

- Protecting environmentally-sensitive areas that conserve biodiversity and contribute to people's quality of life, the quality of communities and the quality of ecological systems.
- Creating a more compact urban form that uses less land and, therefore, reduces habitat loss and fragmentation and adverse impacts on wildlife, vegetation and water quality and quantity.
- Maintain biodiversity and landscape diversity, integrating and connecting ecological networks throughout the city.
- Give the highest priority to the protection of environmentally-significant areas in the allocation of land use.

- Protect biodiversity within river valleys, ravines, coulees and wetlands.
- Ensure that the protection of significant habitats (sensitive ecological areas/unique environmental features) within the city's parks and open space system takes precedence over other uses.
- Protect riparian areas to meet habitat, water quality and public access through environmental reserve dedications and design alternatives.
- All land use and transportation planning and development should seek to conserve and protect ecosystems by:
 - i. Recognizing the interconnectedness of air, land, water, climate, ecosystems habitat and people;
 - ii. Considering and managing the cumulative impacts of development;
 - iii. Establishing, protecting and restoring native habitat and areas of biodiversity locally and regionally.



“...Calgary will integrate environmental considerations into all decisions...”

“Protect environmentally-sensitive areas”

“Creating a more compact urban form that uses less land”

“Maintain biodiversity and landscape diversity”





5.0 Bird-Friendly Urban Design Guidelines

5.1 Goals

The goals of the Guideline include:

- Provide effective locally-appropriate design guidance that can be applied to new development;
- Illustrate modifications that can be made to improve an existing building's bird-friendliness; and
- Demonstrate how, with the judicious application of appropriate design strategies, both goals of design aesthetics and bird-friendliness can be achieved.

5.2 Guideline Area

This Guideline is intended to be relevant to citywide, and applied particularly where developments interface with environmentally significant areas including the patches, corridors and matrixes as defined by Section 2.6.4 Ecological Networks of The Municipal Development Plan (e.g. the Bow River and the Elbow River valleys, ravines, creeks, coulees, wetlands). Care should be taken with buildings and structures in the Centre City area, where the immediate adjacency to the Bow River and predominant concentration of the city's largest built structures are located, and the incidence of bird strikes has been observed to be highest.

Specific consideration should be given to building facades facing directly onto open spaces in urban areas (such as urban parks, pocket parks, green roofs, street-tree corridors, etc.) and onto natural landscapes in suburban areas. The following table lists the Areas of Particular Concern for applying bird-friendly urban design strategies and guidelines. Image 14 illustrates those areas, and Calgary's natural parks which have been identified as preferred natural habitats for local and migratory birds in Calgary.

Areas of Particular Concern

Areas of Particular Concern	Descriptions
Development/Building/Structure Locations	<ul style="list-style-type: none"> • Within the Centre City area (Centre City Plan, 2007) • Adjacent to Bow River and Elbow River valleys and open space, Weaselhead and Glenmore Park, and Fish Creek Provincial park (Within a distance of 1/4 mile or 400 metres from the edge of the open space) • Adjacent to Calgary's natural parks and associated open spaces as identified on Image 14 (Within a distance of 1/4 mile or 400 metres from the edge of the open space)
Window or Glass Façade Locations	<ul style="list-style-type: none"> • Abutting attractive bird habitat areas (trees, shrubs, meadows, water features, etc.) • At the first 4 levels of a building or up to 16 metres (especially the atriums, lobbies, linkways and +15 bridges) • Abutting a rooftop garden • Abutting a landscaped courtyard • At building corners

Why do we need to protect this environment?

It's simple...

- Development that consists of tall buildings causes bird strikes. 50-90% of the birds die. This has become an issue in downtown Calgary.
- Migrating birds get confused by bright lights at night and they can lose their way
- Changing the environment causes changes in the species that can live there

ISC: Unrestricted



Image 3: A photo of birds collected by Page 14 of 336
volunteers in Greater Toronto Area in 2009

2021

Calgary became a member of Nature Canada Bird Friendly Cities!

2023

Calgary is recertified and upgraded to the Intermediate Level!

It seems that they are committed to parkland and environments that support wildlife.....

ISC: Unrestricted



What Makes a Bird Friendly City

Nature Canada with support from Environment and Climate Change Canada looked at the top threats facing birds in the urban environment and created a rubric to score cities in different areas.



Habitat Protection, Restoration and Climate Resiliency

Habitat protection is vital to ensuring bird's continued presence in our urban areas. With urbanization continuing and climate events becoming more frequent, ensuring there is adequate, high quality habitat in our cities becomes even more important. While there is plenty of work to do in this area, Calgary has already put a lot of effort into supporting biodiversity and working towards climate resiliency. Learn more below

Habitat Management Strategy

The Criteria:

Municipality has a habitat management strategy based on ecological and climate considerations. These considerations include:

A. Increasing the number of trees and area of the urban forest canopy

The City of Calgary's tree canopy is currently at 8.25% (including public and private trees), and the city is trying to increase that to 16%. The city has an inventory of all public trees, and a management plan for these trees.

B. Snag protection - leaving snags standing in cases where public safety is not jeopardized

Calgary promotes leaving snags or portions of trees after tree removals in certain areas (and where public safety is not jeopardized). Guidance for the protection of standing and fallen dead trees can be found in the Natural Area Management Plan

C. Protecting trees on private and public lands

programs to promote protection of private trees in the city

D. Responsible vegetation management - Prohibiting active vegetation management during breeding season on municipal lands, including forests, storm-water management facilities, and easements

The City of Calgary has an Urban Forestry Pruning Plan where City and contractor crews are engaged to prune/remove trees. City crews operate year round while contractors are brought in on an as needed basis, primarily for large tree removals that the City lacks equipment for. Both contractors and City crews are expected to adhere to Federal and Provincial regulations regarding birds. For instance, compliance with the federal Migratory Birds Convention Act and the provincial Wildlife Act is mandatory. City crews have a protocol which must be followed; if single trees are being removed they are examined for an active nest. If a nest is

“Protecting trees on private and public lands”



Habitat Disturbance

The Criteria from Nature Canada:
Municipality has policy and practices to prohibit or mitigate disturbance of birds from humans or their pets at natural areas or important bird habitat (e.g., leash bylaw, no-go zones certain times of year).

The City of Calgary has policy and practices to prohibit or mitigate the disturbance of birds and other wildlife by Calgarians and their pets in natural areas and has a suite of policies aimed at preventing disturbance by city workers and contractors. The City's [Natural Areas Management Plan](#) and [Responsible Pet Ownership Bylaw](#) outline some of these policies. In addition, biodiversity hotspots are recognized by designation of natural areas as areas of "special protection", "major", "supporting" or "parks with natural area zones". They are also recognized in the City's *Open Space Plan 2002*

The Criteria from Nature Canada:

Municipality has policy and practices to prohibit or mitigate disturbance of birds from humans or their pets at natural areas or important bird habitat...

OUR PARTNERS



ISC: Unrestricted

Biological Diversity

The Criteria:

Municipality has an official strategy to protect the biological diversity in its parks and natural areas. The strategy includes measures such as promoting connectivity between natural areas, buffering core biodiversity hotspots from harmful human activities, increasing the number of protected areas, and periodically monitoring birds on some city parks to assess the success of the strategy.

Calgary's BiodiverCity Strategic Plan supports increasing ecological resilience and habitat connectivity for wildlife. As noted above the Plan has a target for success of restoring 20% of Calgary's open space for biodiversity. The Municipal Development Plan also has goal of supporting biodiversity and maintaining habitat connectivity which can be found with the recent inclusion of the ecological network in the plan.

There are also a couple of programs in place for biodiversity monitoring including a collaborative project called Calgary Connect. This program partners the City of Calgary with the Miistakis Institute for the Rockies, Friends of Fish Creek Park, Weaselhead / Glenmore Park Preservation Society and Alberta Environment and Protected Areas to support ecological connectivity in and around Calgary. This study includes a long term remote camera monitoring component which works to engage citizen scientists. In addition, birds are monitored in the city by the Calgary Bird Banding Society and changes over time are documented.

“Buffering core biodiversity hotspots from harmful human activities....

“To support ecological connectivity in and around Calgary...

Dear City of Calgary,

You have been advocates for our biodiversity. You have created documents and policy and practices to help everyone understand and respect this biodiversity. Your residents love being part of a city that is vibrant and alive and full of natural opportunities.

The parkland surrounding Glenmore Landing may seem like a small and insignificant piece of land that won't be missed. A piece of land that doesn't serve much purpose. A piece of land that could generate income for the city and it's owner.

BUT AT WHAT COST....

*Selling and developing this land WILL change the ecosystem that surrounds it.

*It will affect the biodiversity in a negative way.

*It will chase species from our city or cause their death.

*It will also affect the health of people from all over this great city, who come to use the pathways and parkland that surround the reservoir.

Please honour your previous commitments and choose to leave this parkland alone and to revise the development plan for this area.

Sincerely, Jane Kinzer, Haysboro Resident, Born and raised Calgarian, Nature enthusiast

Notes for Jane Kinzer
Presentation on Jan.10/23
Infrastructure/Planning Committee

1.

Hello, my name is Jane Kinzer. I'm a born and raised Calgarian, living in Haysboro. I am here as a citizen first but I am also a member of my community association and a group called Communities for the Preservation of Glenmore Landing.

I am in favour of responsible densification and development in our city. I am not in agreement with the current plans for the redevelopment of Glenmore Landing as the sale of this land will lead to a massive redevelopment.

2.

Today I am speaking specifically about birds and the impact that the loss of parkland can have on them.

3.

Calgary has reported 387 species of birds. Bird counts are done by the citizens of Calgary and then reported to official databases.

Some birds are residents and some migrate through our airspace on 2 flyways, pacific and central. The Glenmore reservoir as well as our rivers are guides and rest spots for 100's of thousands if not millions of birds twice a year.

Birds are considered an indicator species for changing environmental conditions. This means if they are flourishing the environment is healthy.

4.

The City of Calgary officially released it's bird friendly, urban design guidelines in 2011. Fantastic! It's goal is to **integrate natural systems and human activities**.

5.

Within this guide 4 statements really rang true for me

6.

Calgary will integrate environmental considerations into all decisions, I love that the environment will be considered, my question is what is the guiding principle?... money or a healthy environment

Protect environmentally-sensitive areas excellent! Question, what is the definition of environmentally sensitive?

Create a more compact urban form that uses less land, densification is great. Question, how do the development guidelines and the environmental guidelines intersect?

Maintain biodiversity and landscape diversity, what kind of buffer will be given around parkland to maintain our biodiversity?

7.

In the guide, Glenmore Park is identified as an area of particular concern. It also states that ¼ mile or 400 metres should be the size of the buffer space between parkland and development

8.

Small changes in the environment will change a bird's behaviour.

If you don't fill the feeder they move on to feed elsewhere.

If there is no tree protection from the weather, they move on or freeze.

If the parkland becomes high rise towers covered in windows, birds will strike as they cannot comprehend the difference between a reflection and the actual sky or trees. 50-90% who strike will die.

The picture on the right was taken in 2009 in downtown Toronto, after one night during migration season. It shows all the birds that struck one building and died.

9.

In 2021 and again in 2023, the city of Calgary committed itself to be a bird friendly city. This initiative by Nature Canada, highlights threats that have contributed to the loss of 3 billion birds on Canada's landscape over the last 50 years.

10.

Habitat protection is key to this success. The parkland surrounding Glenmore Landing is habitat that needs to be protected.

11.

One of the key strategies is to protect trees BUT losing 200+ trees on the 5 acres of this parkland doesn't make sense...

12.

Calgary already has policies and practises in place

We don't need to reinvent the wheel, we just need to follow the work that has already been done.

13.

Buffers and ecological connectivity are key components in the design process.

The 5 acres surrounding Glenmore landing provide both, a buffer and ecological connectivity that support biological diversity

14.

Read the letter

PLANNING AND INFRASTRUCTURE MEETING JAN 10, 2024

ITEM 7.1 - SALE OF GLENMORE LANDING PARKLANDS

CITY DOCUMENTS DISCLOSURE

I visited City Hall on Nov 10, 2023 to examine the documents available for disclosure. I was met by a City employee who escorted me to an office and handed me a slim folder containing just a dozen or so pages.

These included a couple of Title Certificates for 4.18 acres and 1.32 acres held by the City of Calgary; a sketch showing these lands in blue, ostensibly the parcels being sold; an Assumption of a Park Agreement dated Feb 27, 1987 between Intrawest Properties of BC (Vendor) and CTDC #1 Alberta Ltd (Purchaser) of Glenmore Landing Shopping Center and Title Certificate for the 10.4 acres for \$24 million. The Assumption Agreement refers to an assignment of the Park Agreement, ostensibly requiring maintenance and upkeep of the Park Lands owned by the City of Calgary

Next was a 2-page Notice of Motion dated Feb 9, 2015 signed by then Member of Council Brian Pincott. It directed Administration to work with the Glenmore Landing Shopping Centre owner to explore the the disposition of 'surplus' City owned lands.

And then there were a few pages of an Application Notice dated October 16, 2023 for a Land Use Amendment Plan for Glenmore Shopping Centre and the park lands proposed to be sold for development. There was also a page dated Sep 29, 2023 unsigned from Urban Systems referring to a purchase and sale agreement which I presume exists between the City and RioCan/CTDC #1. The sentence that caught my interest was "there are currently no neighbourhood guiding documents such as a local Area Plan/Structure Plan/Area Redevelopment Plan.

And that was the sum total of disclosure for selling our Park Lands! Seriously?

SURPLUS PARK LANDS

I pose a very simple question to you. How on God's green earth can any Parklands ever be surplus. Surplus to what? Surplus to Public Spaces, Surplus to City expenditures of which there are none in this case since the owner of Glenmore Landing is required to maintain the lands 'in perpetuity' or is it just too much green? There can never be a park surplus in ours, nor in any other City. You destroy wetlands (deep south Calgary) and farm lands as you spread like a disease across the land. There are few precious green spaces left and the City thinks we have a surplus. Perhaps you are mixing up surplus of City lands, not parklands?

IN PERPETUITY

I have had the opportunity to see the Campeau Land Exchange Documents from September 1983. The agreement between Campeau and the City of Calgary allowed development of 10.4 acres into Glenmore Landing Shopping Centre and the remaining 28 acres were dedicated to the City of Calgary. The document states: "The 28 acres outside the shopping centre site and adjacent to it 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."

I should not need to tell all of you what 'in perpetuity' means. It is clear, it is literal and it is not something that you can change at will. It is a formal expression that means for all time: forever. It is used to describe something that will continue indefinitely or eternally, such as a land, a business, or a right.

By some sleight of hand, past Councillor Brian Pincott, in 2015, created a Notice of Motion that somehow made the 'in perpetuity' parkland available for disposition.

GHOST BUS

Have you heard that term used to describe the inexplicable special bus lane along the west side of 14th St? It runs from Southland Drive to the Rockyview Hospital. I see a chicken and egg game. I never understood why that was being done but now I do. There's a bus so lets build towers. Do you know that the underpass at 90th Avenue was plagued during construction by subsurface water flows. Did they not know of all the flooded basements in Haysboro? How is underground parking, proposed for the 24-36 storey towers going to be built in a known subsurface waterway?

CONCLUSION

To be fair I examined the entire issue from the other side and I have been unable to come up with a single compelling reason to sell even a square foot of our parklands. Not one reason, not one foot! Please do not allow the sale, nor any commercial or residential development on any City Park lands. Not now, not in the future.

Respectfully submitted by:
Gurmeet Brar
403-510-3136



Ladies and gentlemen, dear neighbors, and esteemed community members,

5 AM
of
P... ..

I stand before you today to address a matter of significant importance to our community—the potential development of high-rise towers in our beloved neighborhood. This issue requires a comprehensive exploration of the implications on our community's identity, aesthetics, infrastructure, and the very essence of what makes our neighborhood a unique and cherished place to call home.

Our neighborhood is not just a collection of houses; it is a living tapestry woven with shared memories, dreams, and a distinctive identity. As we contemplate the prospect of high-rise towers punctuating our skyline, we must consider the profound impact on the visual and cultural landscape that defines us. The low-rise architecture, open spaces, and the sense of intimacy we have cultivated over the years are at risk of being overshadowed by structures that do not align with the character we hold dear.

Visual aesthetics aside, the practical implications of introducing high-rise towers into our neighborhood are significant. The potential increase in population density poses a considerable challenge to our existing infrastructure. Traffic congestion, strained public services, and the potential strain on local schools are just a few examples of the practical hurdles we may face.

Furthermore, the sense of community and neighborly interaction that currently flourishes in our neighborhood ~~could~~^{will} be jeopardized by high-rise living. History has shown that such developments often foster a more transient lifestyle, with residents coming and going without the same level of commitment and investment in the community. Our existing bonds may weaken, and the fabric of our close connections ~~might~~^{will} start to unravel.

As we navigate this delicate balance between progress and preservation, it is imperative to explore alternative avenues that enhance our neighborhood without compromising its core identity. Rather than succumbing to the ~~temptation~~[↓] of towering structures, let us consider creative and thoughtful solutions that enrich our community while maintaining its unique character.

Message ChatGPT...



our neighborhood could be jeopardized by high-rise living. History has shown that such developments often foster a more transient lifestyle, with residents coming and going without the same level of commitment and investment in the community. Our existing bonds may weaken, and the fabric of our close connections might start to unravel.

As we navigate this delicate balance between progress and preservation, it is imperative to explore alternative avenues that enhance our neighborhood without compromising its core identity. Rather than succumbing to the allure of towering structures, let us consider creative and thoughtful solutions that enrich our community while maintaining its unique character.

Preserving the heart and soul of our neighborhood should be our paramount concern. While change is inevitable, we must approach it with a deep sense of responsibility to our shared history and values. The development of high-rise towers is not a mere symbol of progress but a potential catalyst for profound transformation.

In the face of such change, let us unite as a community to advocate for a future that honors our past, cherishes our present, and safeguards the legacy we leave for generations to come. Together, we can shape a vision of development that respects our community's unique identity, fosters inclusivity, and ensures a sustainable and harmonious future.

Thank you for your attention and commitment to preserving the essence of our cherished neighborhood.



You

how to address a city council that doesn't listen to the concerns of the people



ChatGPT

Addressing a city council that appears to be unresponsive to the concerns of the people can be a challenging task, but it's essential to approach the situation with patience, persistence, and strategic communication. Here are some steps you can take to effectively express your concerns:

Message ChatGPT...

Parkland Proposal: Just say no!



Julia Wowkodaw

A concerned constituent



My name is Julia Wowkodaw. I am a teacher and a resident of Palliser. I have many ties to this area as I have lived and worked in this neighbourhood for almost 40 years.

Selling this parkland will be the springboard to this development, which will be an ugly blot on our reservoir's beautiful landscape.

Overview



I have many concerns about the proposed sale of this parkland. This sale would lead to the redevelopment of Glenmore Landing.

This will cause many problems for the surrounding neighbourhoods: traffic, water impact, environmental impact, and others. I would like to focus on one issue: parking.

Current context



As it is now, there are already parking problems at Glenmore Landing. I am often there for groceries and banking. If I go during the day for a medical lab appointment, for example, I have to hunt for a spot.

This is not a “retail wasteland”, as some would have you believe. One of the arguments for development is that there will be more customers for retail, and I will *get to keep my Safeway*. Sorry, but if I, like most patrons, can’t find parking, I won’t be coming to Glenmore Landing for any of the services I currently use. There are other places that we can access that are just as convenient.

Jan. 4, 2024, mid-afternoon



Parking design



Their document states: *“Residential accessible **parking** below grade and commercial use accessible parking at or below grade **will be provided following all required policies** relating to amounts of stalls, distances from entries, sizes of stalls, **in addition to any other relevant requirements.**”*

Glenmore Landing proposed redevelopment, Design Framework p. 12

Pretty vague..

*“The amount of **parking provided will be determined** ... (by) **market demand**”* Oct Rio-Can Open House, Oct. 25.

And who will be their target market?

Unanswered questions...

So, there would be underground parking provided for residents and retail customers.

- How many spots will be allotted to each resident? Total amount?
- How many stories underground will Rio-Can have to dig?
- How will this affect our water table and water supply?

This location is adjacent to Calgary's main water source. We need to protect our water supply, especially in light of the drought we have been experiencing and will only worsen. Where are the **geological and hydrological reports** from city administration or the developer?

I have not seen anything, and there was no information at the open houses I attended.

“Market demand”



The developer says that parking will be based on market demand. Most of these 3000+ residents will want at least one parking spot for their luxury vehicles, and of course visitor parking.

People buying or renting accommodation with million-dollar views will not be using transit, no matter how much the city would dearly wish an increase in ridership on the BRT “ghost-bus”.

And what if people did start parking there to use the BRT? That would take up additional parking spots by people that are neither residents or customers.

The Shape of Things to Come



-> Even more people will need parking based on future further development.

*“Design of surface parking will consider the adaptability of future non-parking uses with long term redevelopment in mind... The redevelopment of Glenmore Landing over the long term will support **future residential and employment intensification**...”* Glenmore Landing proposed redevelopment, Design Framework p. 17

-> What are these vague references to relaxed parking requirements:

*“Due to the proximity to the Bus Rapid Transit station and the existing uses within the site, the management of parking in the station area will investigate **relaxed parking requirements for redevelopment**.”* Glenmore Landing proposed redevelopment, Design Framework p. 16

Neighbourhood parking problems



And how will all these future cars get in and out of Glenmore Landing? It is already difficult to turn left onto 90th Ave.

When parking becomes problematic, people always look for the easier way. They will start to park in adjacent neighbourhoods. Pump Hill looks pretty attractive with lots of parking – maybe the Jewish Centre, the synagogue, street parking?

Pump Hill residents won't be happy about a tidal wave of overflow parking from Glenmore Landing.

Permit parking?



And then Bayview, Palliser, Haysboro.

What happens when there are not enough spots for residents? Permit parking. And we know how much Calgarians love to pay to park in front of their own homes. Think about the recent uproar over residential parking permit fees.

Unanswered questions...



The vast majority of citizen responses have been against this development. Yet, my councillor and administration have stated they are **for** moving ahead with it.

- **Why, if the proper reports haven't been done?**
- **Why, if most local residents are against it?**
- **Why are you selling parkland that belongs to us, the citizens of Calgary?**

Million dollar Views



Why? The answer is in the planning document:

“to **capitalize** on the gorgeous reservoir and mountain views to the west.”

Glenmore Landing proposed redevelopment, Design Framework p. 28



Once parkland is gone, it's gone forever!
Build where you are not taking away green space.
Do not sell our parkland.

Infrastructure and Planning Committee Meeting

2024 January 10

1630 90 AV SW & 8945 14 ST SW

Proposed Disposition : Park Lands adjacent to Glenmore Landing

Contents

- Introduction
- Recent Activities (2023)
- Observations
- Concerns
- Request

Introduction

- Resident of Oakridge
- Recently retired from Engineering in the Oil & Gas Industry
- Volunteer on Oakridge Community Association Board
- Lead the start up of the Oakridge Community Garden
- Volunteer in a resident's planning group for District 32 ahead of a Local Area Plan (LAP)
- Regular user of Glenmore Landing (GL) commercial outlets
- Daily user of 90 Av and 14 St intersection
- Fair weather user of pedestrian & bike paths

Recent Activities (2023)

- I attended RioCan's Open House at PBPCA, Information Session at Heritage Park and online webinar
- I attempted to get further clarification on City and RioCan plans, specifically with respect to the Traffic Impact Assessment (TIA) – this is still not available to Calgary residents
- I subsequently commented on the Land Use Amendment, suggesting further studies were needed to be made public before the City proceeded with its approval
- A Public Notice (PN) was issued and then a revised (PN) regarding the proposed sale of the subject "Lands" and I commented on both PNs as more information became available regarding prior agreements

Observations

- Many residents objected to the dedicated roadway for the BRT – now called Max Yellow route – for various reasons, but also as it cut off the access to Glenmore Landing off 14 Street South.
- During the construction of the BRT, local residents were significantly impacted by the construction activities, especially at the 90th Av and 14 St intersection.
- Traffic during any further major re-development at Glenmore Landing is going to result in more delays, likely for many years.
- It appears short sighted to be selling land that most local residents consider should remain as green space, especially as this is ahead of any publicly available traffic assessment.

- Attachment 3 - The Infrastructure Services Report to the Infrastructure and Planning Committee recommends that Council: (a) Receive this report for the Corporate Record; and (b) Authorize the disposition of the Property.
- The summary “Summary of Public Advertisement Feedback” states that there were 2698 submissions with only 6 submissions in favour of the sale of the lands while most of the remainder of them were in opposition.
- Attachment 11 is entitled ‘Public Submissions’ but appears to have only a few submissions while Attachment 8 remains confidential. Why are more of the submissions not made public?
- Authorization of the sale of these Lands is **contrary to** most of the feedback from residents & prior to fully understanding traffic issues.

Request

- Listen to concerns of residents (>95% of submissions) who are opposed to the sale of the “Lands” until there is a fuller and more comprehensive understanding of the impact of the disposition.
- Don’t put the ‘cart before the horse’
- Request rejection or postponement of the recommendation made by Administration’s Infrastructure Services Report

PRESENTATION DELIVERED BY JOHN B. TATLOW
January 10, 2024 – City of Calgary Infrastructure and Planning Committee
Meeting
Item 7.3, Panel 3

“John B. Tatlow”

“I request to the Chair of this meeting that written copies of my presentation be distributed to the Committee”.

“I respectfully submit to the Committee that this meeting has not been properly called and as a result cannot be properly constituted or called to order.

The public has not been aware of this meeting and in particular that the public is able to speak at the meeting by way of a public notice. The two “Public Notices” that were placed in the Calgary Herald pursuant to section 70 of the Municipal Government Act do not refer to this Committee meeting, are deficient and do not satisfy the legal requirements pursuant to the Municipal Government Act and otherwise at law to “advertise” the proposed transaction. “Advertise” has a meaning beyond the simple placing of a brief and incomplete notice in the newspaper. The Public Notices do not describe the proposed buyer. These Public Notices do not describe the transaction, do not describe the terms and conditions of the proposed sale, do not refer to a proposed closing date, and do not disclose the purchase price for the lands. In correspondence from the City, a land exchange was referred to. This is not described in the Public Notices. The agreement of purchase and sale as between the City of Calgary and Rio Can is being withheld by the City and not disclosed, which is contrary to the Municipal Government Act. How can such an important document be kept secret and not disclosed to the public? The Traffic Impact Assessment relating to the proposed redevelopment of Glenmore Landing is not being made available. How can the citizens

of Calgary fully comment on the proposed sale of public park when such information is being withheld?

This meeting has not been properly called and cannot proceed as presently proposed.”

“An understanding of the history of the ownership of the lands on which Glenmore Landing is located is critical to assess the validity and appropriateness of the proposed redevelopment of Glenmore Landing and adjacent parklands.

In the 1970's and into the 1980's a corporation called Campeau Corporation owned approximately 38 acres of land at the corner of 90th Avenue SW and 14th Street SW. Campeau Corporation applied to the City of Calgary twice to develop the lands for a retail and high rise residential project. The City of Calgary denied both of these applications. The City at the time was adamant that all 38 acres of the lands owned by Campeau Corporation be parklands, presumably to form part of the parks that surround the Glenmore Reservoir including the bike path system and the walking path system and provide leisure and recreational facilities for all Calgarians. Campeau Corporation commenced legal proceedings against the City arguing that in denying the applications, the City had erred by relying on an irrelevant consideration, that being the predetermined position that the lands must be parklands. That litigation went all the way the Supreme Court of Canada. The Supreme Court agreed with the developer and ordered the City to rehear the application. Thereafter, the City stated that it would buy and/or expropriate the lands as the City was insistent that the lands be parklands. After negotiations that lasted years, a settlement was agreed upon as between the City and Campeau Corporation. Campeau Corporation was allowed to develop approximately 10

acres of the lands for a low height, “village” style shopping centre, which had low height restrictions and was to be designed to interface with the adjacent parklands. The balance of the Campeau Corporation lands, being about 28 acres (including the lands under consideration by this committee) was transferred to the City as parklands. The parklands that are proposed to be sold to Rio Can form part of these lands. The City’s files relating to the settlement and relating to the original land use, subdivision, and development approvals for Glenmore landing are unequivocally clear in referring to these lands as parklands. As part of the approvals, an agreement (which the City calls the “Park Agreement”) was put into place which requires the owner of Glenmore Landing to maintain the parklands to the west, to the south, and to the east of the shopping centre and the City agrees that no structures will ever be built on these lands and that the lands will be only used as parklands. That agreement was registered on the title to Glenmore Landing. In the City’s file relating to the original land use amendment to facilitate the development of Glenmore Landing, there is a comment from City administration that the parklands would be maintained as parklands “in perpetuity”. These parklands continue to this day to provide important enhanced setbacks and landscaped areas, including with trees, creating the designed environment of a park setting around the shopping centre, including to provide a visual barrier to the shopping centre, all as was originally planned (and fought for) by the City.

The zoning of the lands that are proposed to be sold to Rio Can includes as a permitted use “Park” and the City’s definition of “Park” in the Land Use Bylaw includes lands that are used as park. Any argument that these lands are not park because they are not zoned as municipal reserve is invalid and must be rejected. The lands that are under

consideration by this committee are parklands and the City fought long and hard for them to be and to continue to be, parklands. That vision is arguably more important today as the City grows and simply must be respected.”

Hello everyone. My name is Tracy Cherniawsky and I am in opposition of the disposition of Parkland at Glenmore Landing. As a long time resident of Bay View, I am very concerned with the proposal of selling off designated park land to create the development proposed by Rio Can.

In a city, park land is a precious commodity and should never have its designation changed so that it could be sold off. Selling off even a small strip of park land is a very dangerous idea to even consider. If the city decides that selling off park land is ok because it is only a small strip of land, this sets a precedence. Where is this to stop? Nose Hill, Bowness, or more of South Glenmore Park? Rezoning park land in order to sell it is completely unacceptable.

We live a very vibrant city that is continually changing and growing. I get that. We live in a city that desperately needs affordable housing. I get that too. We live in a city that requires densification. I get that as well. All of these items must be assessed, and acted on accordingly. However, it must be done in an acceptable manner. Let me be clear. The proposed selling of the 5 acres of Parkland at Glenmore Landing is not acceptable. When one looks at the big picture, the existing infrastructure can Not accommodate what Rio Can proposes to do with the Park Land if they are able to buy it. Adding in 3,000 plus people into this complex will put too much of a strain upon our infrastructures. Lets take the Reservoir for instance. The Reservoir supplies roughly half of Calgary's drinking water. It does not make sense that a city is willing to endanger the source of its drinking water. When Rio Can held its first open house, I asked the questions of whether any environmental studies have been done to determine the overall effect that such a project would have on the Reservoir. Yes, I was assured. Surveys and

studies were presently being done. They even went so far as to take down my contact information to keep me informed.....I have yet to hear from them. Why, if these surveys/studies exist, aren't they made public? Instead of alleviating my concerns, my concerns are being elevated!

I have acknowledged that the city requires affordable housing. Building apartment towers in an affluent neighborhood will NOT be affordable housing. So how is this helping the city with its housing issues? Let me repeat myself, Calgary is in need of Affordable housing.

Let's look at the issues of traffic. As it is, traffic is congested in this area, especially during rush hour. When one builds 6 towers 25 stories high that will house 3,000 plus people, one must acknowledge that some of these people will be driving. I do understand that the BRT runs in this area, but I also understand that the majority of people do drive. How can the existing roads of 90th Ave and 14 St possible handle anymore traffic that currently exists? Where are the traffic studies? Providing duo turning lanes out of the exits of Glenmore Landing will Not solve this problem. It will only serve to back log the traffic that is already there from 24th Street, 19th Street or from one of the exits out of Bay View.

What about the water supply to this project? I do know that the Palliser pump station was recently upgraded, but my question is: to what degree? Will the demands of this development be met without further upgrades? If upgrades will be required, at what cost? Who will be financially responsible for this? Will the affected communities in the vicinity see changes in their water quality or water pressure?

Yet another consideration is the sewer. My understanding is that many homes in the surrounding communities effected by this development were built in the 1950's through to the 70's, and were serviced by clay

and concrete pipes. How will their sewer infrastructure be affected by this development, especially since the underground parking will likely increase the groundwater elevation in this area, potentially contributing to backing up more sewers than ever before.

The last item I want to discuss are schools. There are both daycares and pre-schools at the Jewish Center. Has the resulting traffic issues been considered with this development? Again, it would be beneficial to have some concrete studies in hand to show this.

Due to the lack of information given and/or shared, I do Not feel comfortable with this development. And Once again, under NO circumstances should any city consider rezoning and selling parkland for any reason.

Thank you.

Glenmore landing development.

Hello, my name is Bruce Wiggers and I reside in the community of Bay View.

We should not even be considering the sale of Park Land to a Developer so that they can build luxury high rises next to half of our city's drinking water. This land was legally zoned as Park Land and should remain that way forever. We need more Park Land not less park land.

The selling of any park land sets a dangerous precedent that future park land will also be sold. This could very well lead to selling just a bit of land at Nose Hill, Bowness, or even other parts of South Glenmore Park. This particular park land, was acquired when City of Calgary went to Supreme court to force the original developer to designate this as park land..... and now the city wants to sell it to a new owner (Rio Can) as surplus land? Does a supreme court decision mean nothing today?

This future sale to Rio Can assumes a forgone conclusion that Rio Can will be moving forward with their development. Rio Can has made it very obvious that they intend to build a very intensive development which includes six 25 story buildings that will be built on this current park land without approval from the communities that surround it.

In an attempt to get the community on side, Rio Can made a few presentations to the communities at which time it was apparent that the majority of community members attending did not want this development to proceed. (in their last community meeting at Heritage Park, they ensured that only a very limited number of pre registered people could attend and had hired numerous security guards to ensure no one else could attend.) During this meeting any questions about environmental studies, underground water, soil contamination, drinking water, air quality, traffic impacts, and our sewer system capacity, Rio Can employees told us that they were doing these studies but would not share them.

If these studies have been done, have they been shared with any city employees? If they have been completed, can we be confident that they were done by an unbiased party? I would expect that council would want to see these studies

Is the council aware that the communities surrounding this development were all built in the 50s to 70s and serviced with clay and concrete pipe? Do any of these studies address whether this aging infrastructure will have to be completely rebuilt when an additional 3000 and eventually 6000 people are adding to it? Has the city looked into how the additional construction at the Tsuut'ina and Jewish centre will impact our sewer and water systems. Are there any studies that look into how huge amounts of underground parking will impact the ground water elevation and potentially contribute to more backed up sewers as water pushes it way into our clay tile sewer system? The contamination under the existing gas station may also

be pushed into surrounding communities. These are important issues. Where are the studies?

The Palliser Pump Station was recently upgraded as well as the sewer pump station is currently being upgraded. Will these new systems be able to provide the necessary output needed for 6000 new residents?

There is no point in even considering the sale of this land if the proposed development does not support access both into and out of Glenmore landing. Currently the roadways entering and exiting Glenmore landing are beyond capacity while people leave and return from work. 90th avenue does not have the capacity to take in the needs of 3000 more people **who will be using cars**. This will have huge negative impacts on both 90th ave and 14th street. There really is not a solution to the increased traffic flow this development would have. We have not seen real traffic studies and only conjecture that changing traffic light timing and adding lanes will solve all the potential traffic issues.

(Parking lot Picture here) This was Taken on Thursday, Jan 4, 2pm

It is unbelievable that Rio Can wants us to believe this parking lot has the capacity to handle more traffic.

This parking lot is supposed to handle

-years of construction

-likely loss of parking that currently faces the build site

-and finally the traffic of 3000 new residents with the exact same parking lot

Why would we sell this land? The justification is that it will provide more affordable housing. Reo Can is a business that needs to make large a profit to appease their shareholders. A location that is overlooking the largest body of water in Calgary will create exclusive housing. This project is not a solution to Calgary's affordable housing problem.

(Picture of Planning doc. 1983)

In Conclusion. All Park Land should Never be rezoned and or sold off under any circumstances. When this land was designated as Park Land, it was designated as such in perpetuity. Once sold, it will be gone forever. The question of rezoning this land should be rejected without further debate. It should not be decided in a secret "in camera" meeting

Thank you for your time.

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:

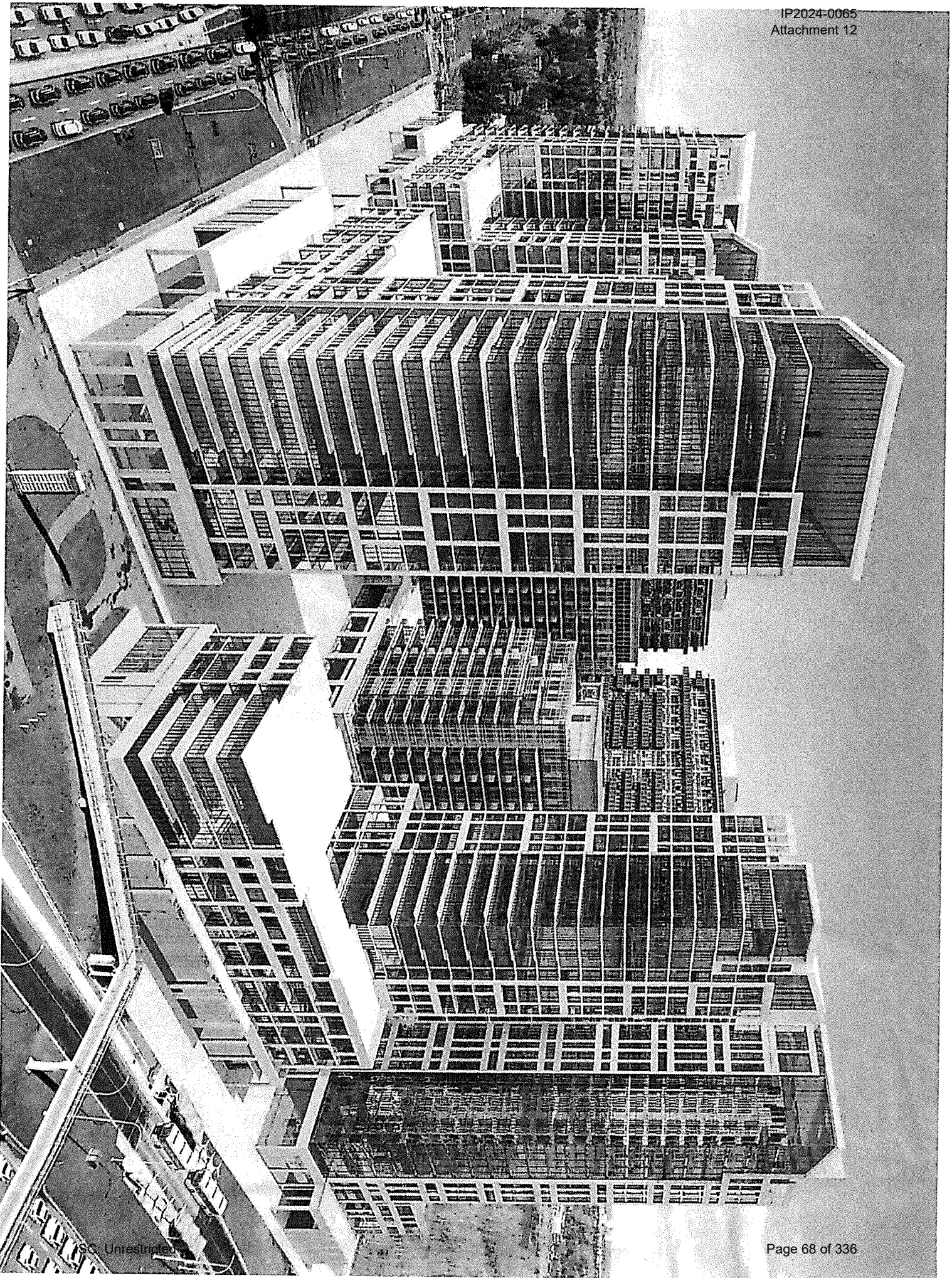
Site Location:

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.





January 10, 2023

Infrastructure and Planning Standing Policy Committee:

Subject: Opposition to Glenmore Landing Parkland Sale

Good morning members of Council,

Thank you for allowing me to speak in **opposition**, of the disposition of Glenmore Parkland area. My name is Kevin Taylor and I am a resident of Pumphill and reside less than 300 meters from Glenmore Landing.

I understand as the city grows, so does the need for all essential services but as we grow the greater need to protect Parkland should be offered a higher level of protection than just declaring it surplus park land nine years ago with no stakeholder engagement.

Too often, we have seen in Calgary, parks/Green spaces are dismissed as "nice to have" infrastructure, rather than essential for our physical and mental health.

Cities normally look at increasing density to preserve the limited supply of Parkland and open green space - here we are eliminating parkland to increase density this close to Glenmore Reservoir with no road barriers between them, right after declaring a climate emergency in November 2021. To build a concrete jungle?

To keep my presentation to five minutes I will quickly review my points:

#1. (Show #1 slide.) This is from land titles showing the sale of Block 4 in green.

#1A. (Show #1A slide.) Here is a copy of the site showing Block 3 & 4. As you can see this includes part of the regional pathway, sidewalk, and access to the 14-street pedestrian overpass into Haysboro. Should this portion of land been subdivided, before and does it make -the last the Public Notice invalid? Do they now control the overpass?

#1B. (Show #1B slide.) Speaking of Public Notice, I sent in an e-mail asking for an appointment to review all public documents and have yet to receive a response. The city clearly does not follow their own engagement policies.

#2. (Show #2 slide.) The MGA states that disposal of public land, the proposal must be advertised. To me there is a difference between a proposal and public notice. Should a proposal not include terms, value, assessed value etc vs just a notice.

#3 (Show #3 slide.) Here is a picture of one 53' delivery truck blocking the exit lane & pedestrian crossing and forcing drivers into on coming traffic. Public safety is at risk. This happens at least 4 times a week with different delivery trucks.

#3. (Show #3 B slide.) Density by numbers: You are allowing a density increase of 79.1% of the total population of Bayview, Pumphill and Palliser which is 5,410 to 9,638 total build out. Interesting to note that the total population of Downtown east Village is 3,140 over 29 acres and you want to stack over 2,723 people in 5.1 acres. These numbers are from The City of Calgary.

Not to mention adding another 1,450 vehicles where you only have one all turns exit. On any given winter snow day, we lose 36 parking stalls to snow clearing build up and so far two businesses have closed up in the last two weeks. They will not survive this construction disruption.

#4. (Show #4 slide.) There has been a lack of tangible information from the open house for example. Questions asked;

- What % will be rental vs owner occupied?
- What % of nonmarket units will there be?
- Why are the trees drawn on the outline plan 7 storeys high? With see thru buildings to hide the massing. This is a massing in your face project!
- Traffic TIA has been in circulation since June of 2023.
- What will the building look like? Response, that has not been decided yet.
- Will they have balconies? Don't know.
- Will the parkade be outside of the building foundation?
- Urban Systems controlling the engagement process.

In conclusion, I am in opposition to the sale of the parkland for this massive redevelopment of six high rise towers on 5.1 acres of land and another high rise with additional six mid-rise mixed-use buildings on what is currently Glenmore Landing mall.

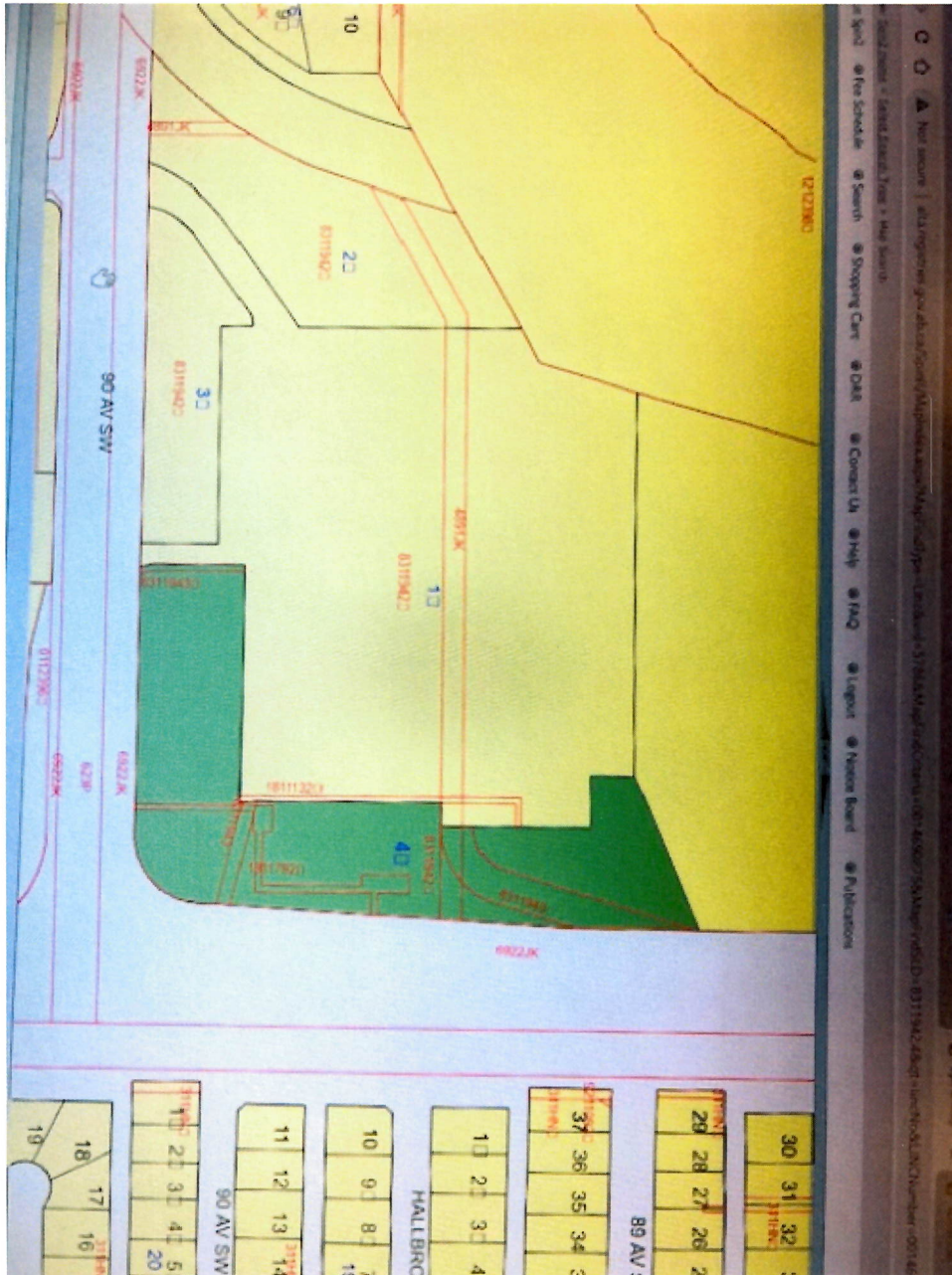
Do we know what the off site/city levies will be yet?

RioCan REIT has paused new construction starts. Given high interest rates, and the variable debt that comes with a lot of construction financing, They said it makes more sense to pay down RioCan's debt, which stands at about \$7.3 billion. So pausing these active decisions seems like the clear way to go.

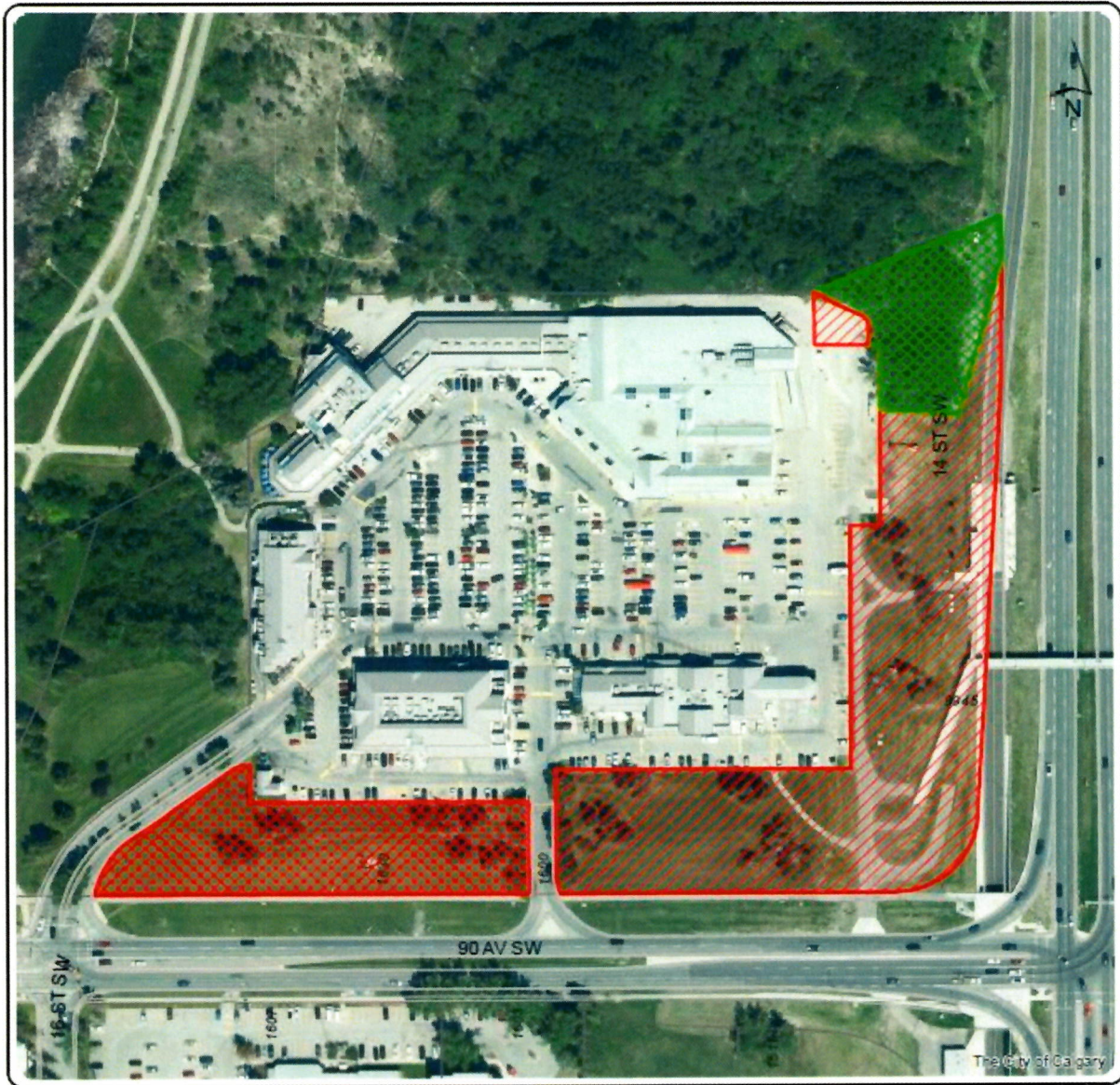
Sincerely,

Kevin Taylor

#



Site Map



1630 90 AV SW & 8945 14 ST SW

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.



Revised Public Notice

CALGARY HERALD
IP2024-0065
NOV 20, 2023, 11,

#1 B

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.

(b) omit any provision that has been repealed or that has expired.

(3) A printed document purporting

(a) to be a copy of a bylaw consolidated under this section, and

(b) to be printed under the authority of a designated officer,

is proof, in the absence of evidence to the contrary, of the original bylaw, of all bylaws amending it, and of the fact of the passage of the original and all amending bylaws.

1994 cM-26.1 s69

Division 8 Limits on Municipal Powers

Disposal of land

70(1) If a municipality proposes to transfer or grant an estate or interest in

(a) land for less than its market value, or

(b) a public park or recreation or exhibition grounds,

the proposal must be advertised.

(2) The proposal does not have to be advertised if the estate or interest is

(a) to be used for the purposes of supplying a public utility,

(b) transferred or granted under Division 8 of Part 10 before the period of redemption under that Division, or

(c) to be used by a non-profit organization as defined in section 241(f).

1994 cM-26.1 s70;1995 c24 s9

Mines and minerals

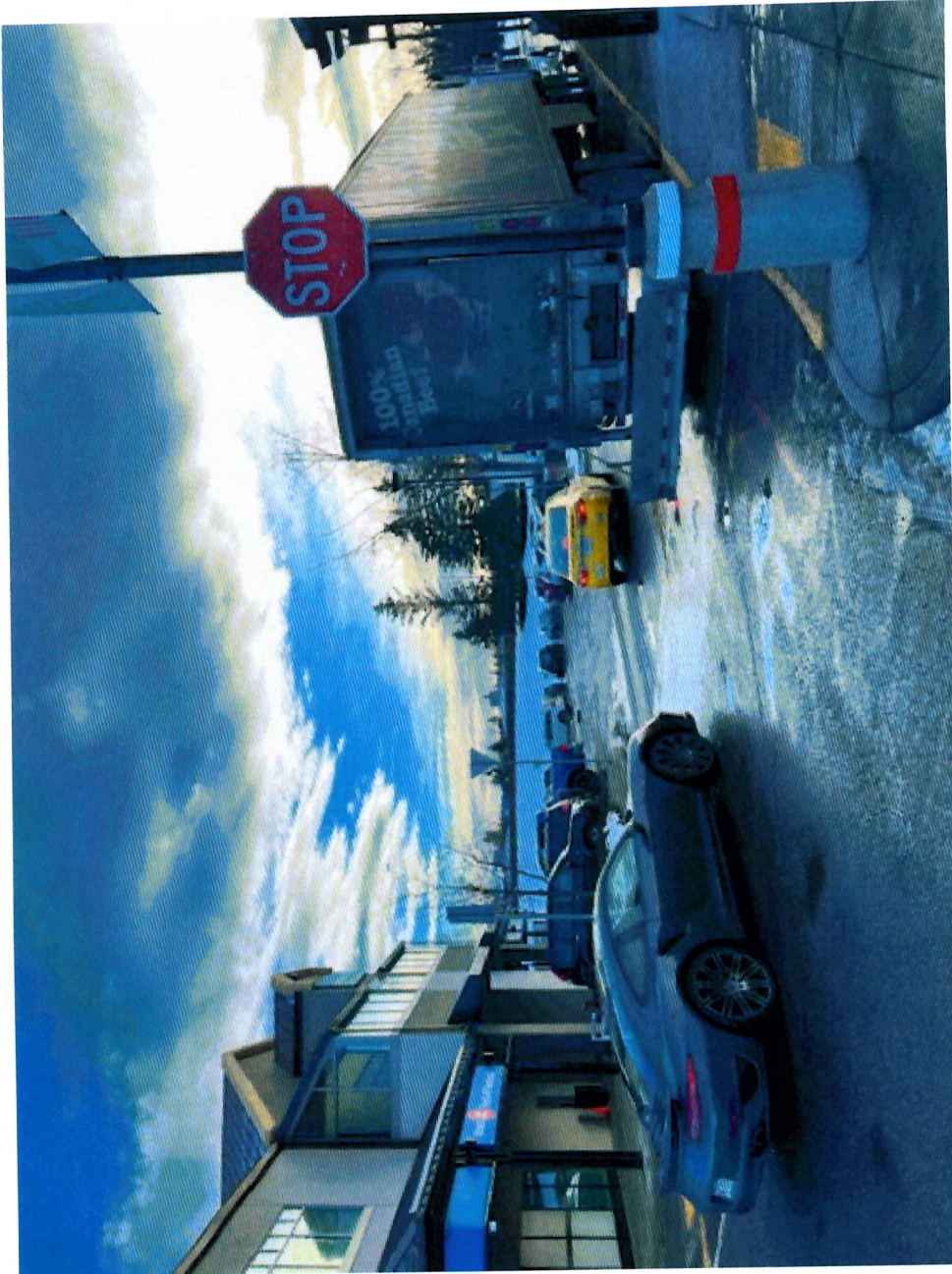
71 No municipality may acquire an estate or interest in mines or minerals without the approval of the Lieutenant Governor in Council.

1994 cM-26.1 s71;1996 c30 s3

Acquisition of land outside municipal boundaries

72(1) A municipality may acquire an estate or interest in land outside its boundaries only if

#3
THURSDAY
DEC 21, 23
3 PM



8.1 BUILDING MASSING

Buildings are oriented to maximize views of the Glenmore Reservoir. The building massing is not only sensitive to the site's context but also ensures all residential towers gain optimal views. At a pedestrian scale, the buildings closer to the street edge present a 2-story podium so it does not feel intrusive or uncomfortable for pedestrians. Concepts have been created to help visualize the proposed building massing in relation to the public realm for the overall, long-term development. The development of these buildings will be incremental, as described in **Section 13.0 Evolution**.



FIG. 6 | Building Massing, View From SW

GLENMORE LANDING

#

Hello,

I've lived in Palliser since 14th Street was a dirt road south of Heritage Park

I love this neighbourhood and in the past five decades I've seen the area grow, change and evolve.

This is the first time I've been compelled to express opposition to a proposed development.

I live in a townhouse that literally has three 17-storey apartment buildings, Glenmore Gardens and Elata in my back yard so this isn't a Not in my Backyard appeal.

The parkland in discussion is not typical park space but it is a space that gets used by the community

- As a former runner, I've used the small hills for interval sprints and as a green space to stretch
- I've seen yoga classes happen in the green space
- Staff working in Glenmore Landing go out to the park lands for breaks and to get away from the busy-ness of the shopping centre.

So no, it's not a park space like Glenmore Park or Stanley Park but it is a space that gets used by people in community.

I believe that the park space would be missed if it is sold for the proposed over-development that Rio-Can is proposing.

I realize that the land sale is what we're here to discuss, however, it is naïve to look at the land sale without considering the proposed development that will proceed if the land is sold.

The proposed development has so many shortcomings that need to be considered:

- Traffic congestion at the primary access point at 90th Avenue and 16th Street. This intersection currently doesn't function very well.
- Lack of an environmental assessment for a project that is adjacent to Calgary's drinking water
- Safety of area residents, particularly the seniors in the three nearby residences
- The approved development by the Jewish Federation on the southwest corner of 14th street and 90th Avenue
- The size of the proposal does not fit into any residential community in Calgary.

It seems like terrible timing to be selling parklands at a time when Calgary has declared a climate emergency.

We should be protecting green spaces at all costs and developing on vacant, already developed land.

This feels like the start of a slippery slope, are all other small parks also at risk of being sold?

I think of Nat Christie Park or Humpy Hollow Park? Are these other non-typical parks next to be sold? I truly hope not.

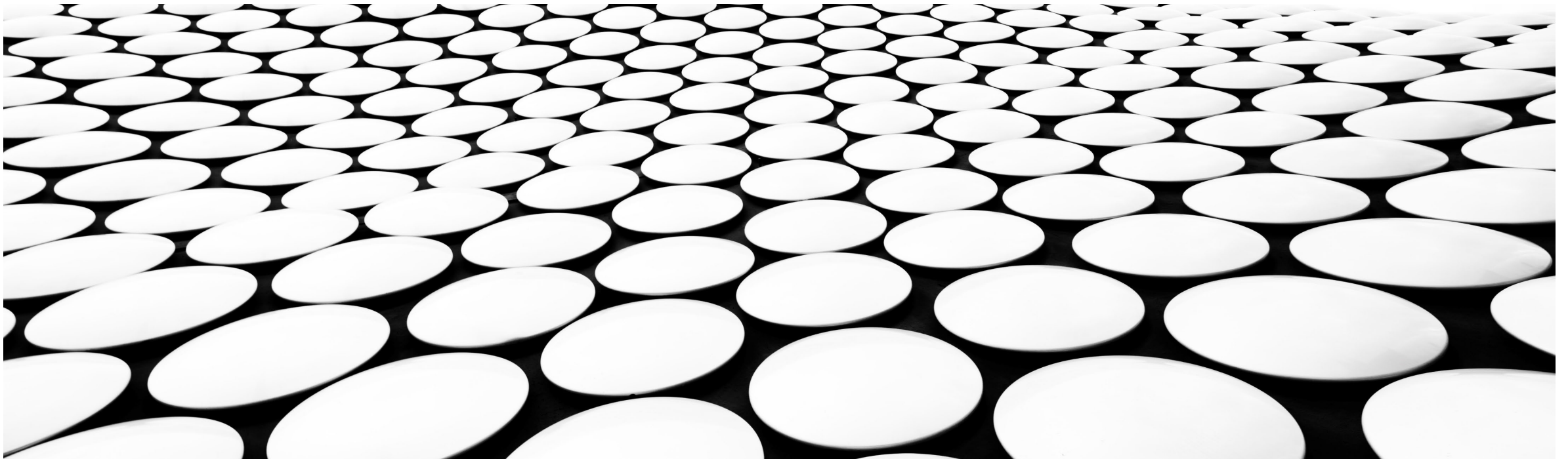
Calgary should be working to preserve the green space that we have, not offering it to the highest bidder.

Thank you for hearing my concerns. I hope that the sale of this park land is not approved.

PBPCA UPDATED SUBMISSION REGARDING PROPOSED GLENMORE LANDING PARKLAND LAND SALE

Infrastructure and Planning Committee

January 10, 2024



1. PBPCA'S PERSPECTIVES

- PBPCA is supportive of new high-density residential developments in general
- City's process considering *sale of Parklands for redevelopment* (Exhibit A) in advance of confirming proposed redevelopment details is illogical and seems fundamentally flawed
- Any high-density redevelopment at Glenmore Landing specifically is fundamentally flawed and inappropriate due to several unique, traffic related issues which are obviously unaddressable due to the site-specific physical constraints
- Proposed sale for redevelopment at Glenmore Landing violates several of Calgary's principles and objectives, including:
 - Principles 5, 7 and 10 of Calgary's *Sustainability Principles for Land Use & Mobility*
 - Section 2.3.7 of Calgary's *Municipal Development Plan*
 - Transportation Goal 2 of Calgary's *Transportation Plan*
- As the PBPCA is by far the most impacted Community Association, we respectfully submit we should have more than 5-10 minutes to address this decision which will hugely impact our Community permanently going forward

2. CITY'S PROCESS SEEMS FLAWED

- City's process of considering sale of Parklands for potential redevelopment without concurrently considering details of the underlying proposed redevelopment seems fundamentally flawed
- Sale of any parkland without a good reason violates Principle 5 of Calgary's *Sustainability Principles for Land Use & Mobility* (re: preserving open space & natural beauty)
- Sale of Parklands only makes sense if they will be redeveloped *and* of net benefit
 - If no redevelopment ultimately takes place, sale would have been inappropriate
- Illogical that RioCan would want to buy Parklands, and pay Fair Market Value, without surety that they can be redeveloped
 - *If RioCan has an option to unwind the sale if redevelopment not ultimately approved, what is rush to pursue sale at this point?*
- *Only 6 of 2,698 (0.2%) public notice responses received to date are supportive of the proposed sale*
 - *Despite this, City Staff conclude there are no issues with proposed sale. Why is City not listening to its residents?*
- Basic question of transparency:
 - *Why is Calgary disconnecting the sale of Parklands from the potential redevelopment?*

<https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=5689f2b1-682f-4c7f-8661-a17177b2d008&Agenda=Agenda&lang=English&Item=18&Tab=attachments>

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Infrastructure Services Report to Infrastructure and Planning Committee

IP2024-0065

2024 January 10

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

P3.

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.

<https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=5689f2b1-682f-4c7f-8661-a17177b2d008&Agenda=Agenda&lang=English&Item=18&Tab=attachments>

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Infrastructure Services Report to Infrastructure and Planning Committee

IP2024-0065

2024 January 10

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

P4.

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.

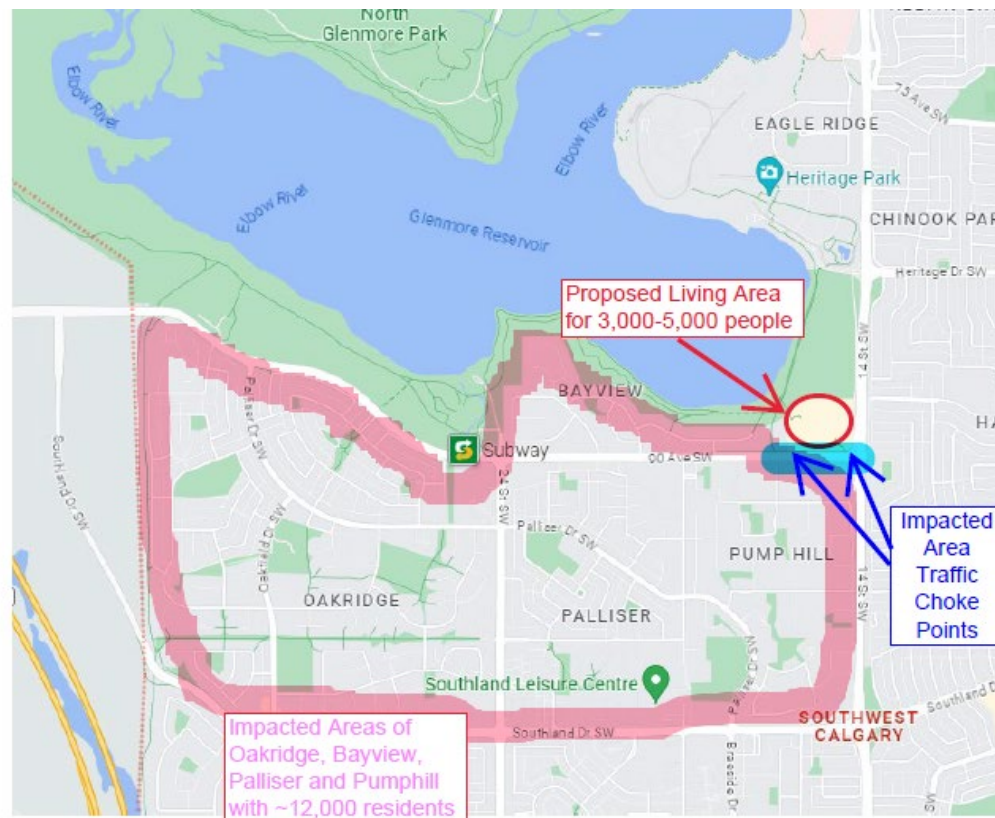
RISK

Risk Analysis included as Confidential Attachment 9.

3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS:

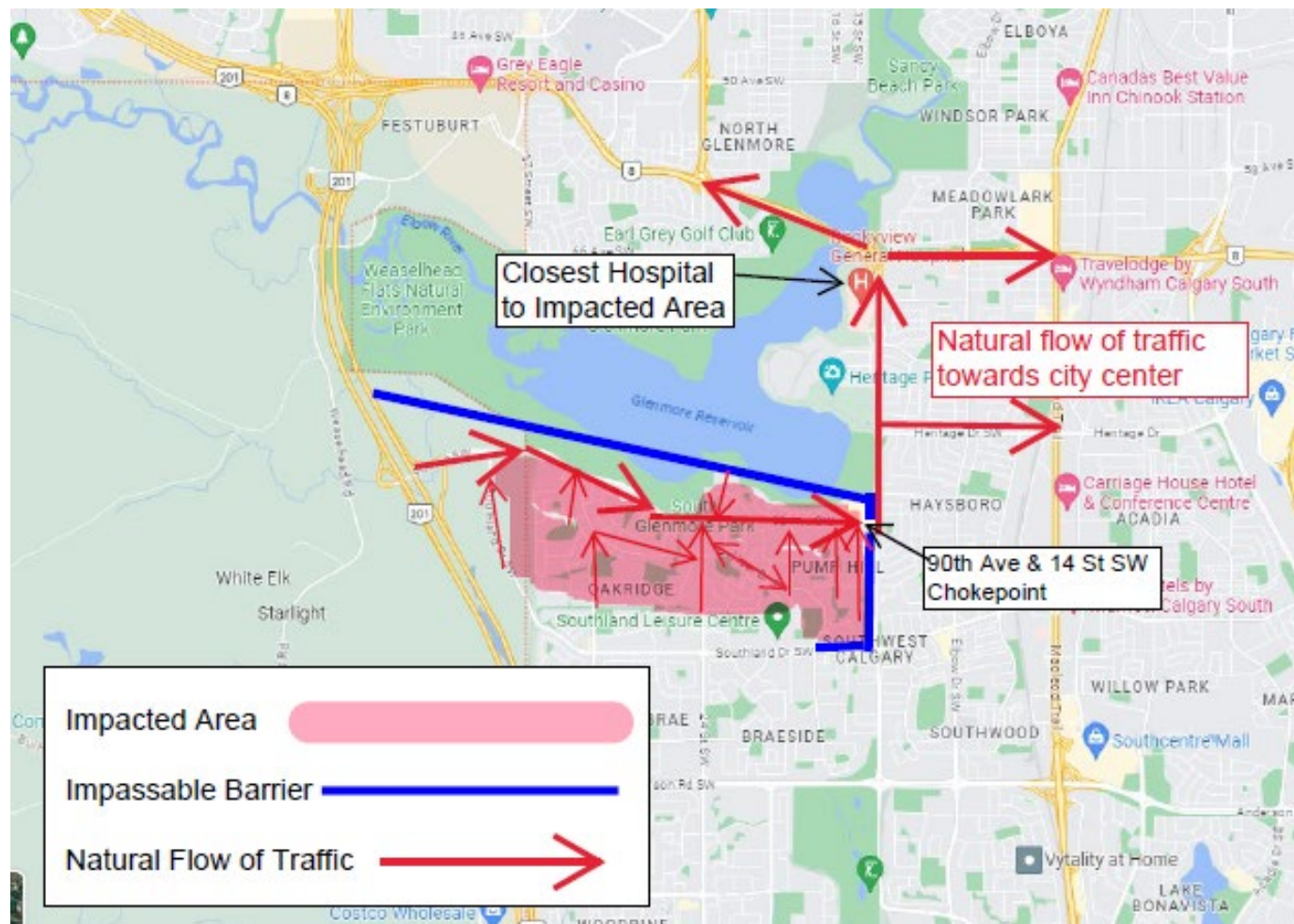
- Location choice fails to recognize highly constrained nature of pre-existing traffic flows in Impacted Area due to presence of impassable barriers created by Glenmore Reservoir to north and west, and 14th St. to east

Figure 1: Proposed Development and Impacted Area



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

Figure 2a: Calgary SW Map – Impassable Barriers and Natural Traffic Flow



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

- 90th Ave & 14th -16th St “Chokepoint” regularly had 20 - 40 minute traffic delays during 2+ year BRT construction

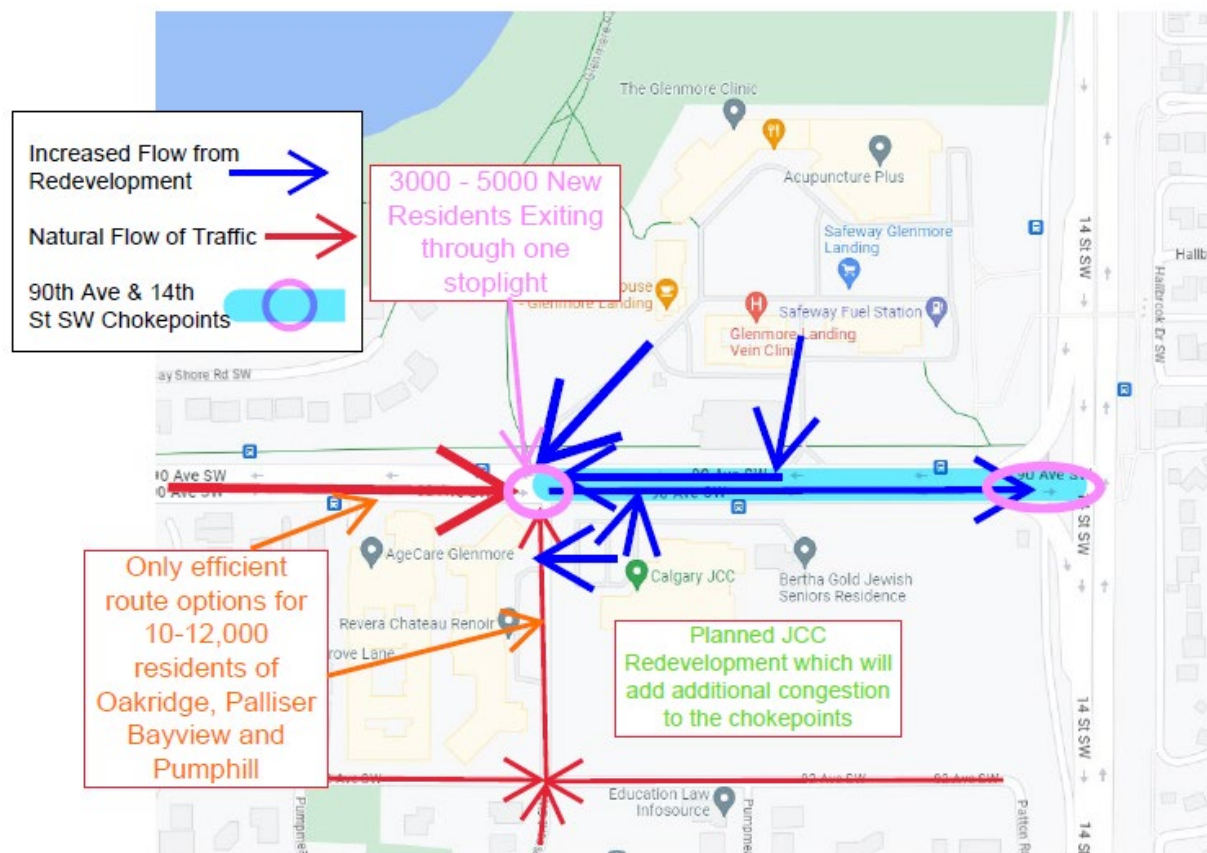
Figure 2b: Impacted Area Map – Impassable Barriers and Natural Traffic Flow



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

- Site can only exit in southerly direction through single stop light that already acts as constraint to Impacted Area and makes no sense given the circumstances (and especially for a high-density redevelopment)

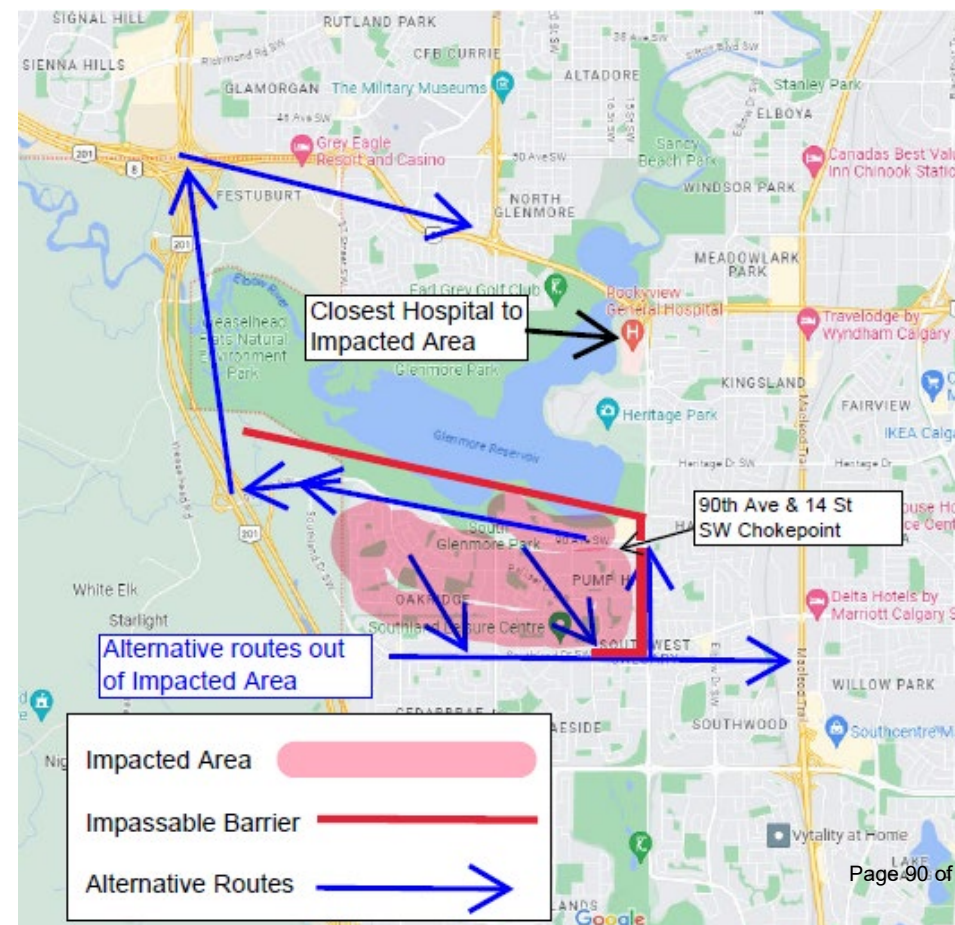
Figure 3: Limited Access to Proposed Redevelopment Along Already Highly Congested 90th Avenue



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

- Emergency access for Impacted Area's residents' to closest local hospital (Rockyview) will be problematic during the 15-20+ year construction period, as will be emergency access to redevelopment site
- If redeveloped, it would significantly permanently negatively impact the residents of Impacted Area going forward (both during the 15-20+ year construction window and thereafter)

Figure 4: Calgary SW Map – Impassable Barriers and Alternative Traffic Routes for Impacted Area



4. PROPOSED SALE FOR REDEVELOPMENT VIOLATES CITY OF CALGARY'S PRINCIPLES & OBJECTIVES

Sustainability Principles for Land Use & Mobility

- **Principle 5:** Preserve open space, agricultural land, natural beauty and critical environmental areas
 - *Proposed sale for redevelopment obviously violates principle*
- **Principle 7:** Strategically direct and manage redevelopment opportunities within existing areas.
 1. Stable areas will be preserved and the existing community context will be valued
 - *Proposed redevelopment which contemplates multiple high-rise buildings obviously violates principle*
 2. Strategic intensification makes more efficient use of existing infrastructure and increases transit efficiency
 - *Proposed sale for redevelopment which will permanently negatively impact traffic access to rest of city for Impacted Area residents obviously violates principle re: their transit efficiency*
- **Principle 10:** Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens
 - *Proposed sale for redevelopment which will permanently negatively impact traffic access to rest of city for Impacted Area residents obviously violates principle of reasonable accessibility to all areas of the city for all citizens*

4. PROPOSED SALE FOR REDEVELOPMENT VIOLATES CITY OF CALGARY'S PRINCIPLES & OBJECTIVES (CONT'D)

Municipal Development Plan

- 2.3.7 Foster Community Dialogue and Participation in Community Planning
 - Provide for effective community consultation and participation in projects of significance to The City and local communities
 - *Proposed sale process, which is disconnected from underlying proposed redevelopment, has not had effective community consultation to date*
 - *Most questions at RioCan open houses not adequately answered*
 - *Basic information about proposed redevelopment (ex. Traffic Impact Assessment, Environmental Assessment, etc.) has not been made publicly available, and hence ability of public to comment on proposed sale is severely limited*

Calgary Transportation Plan

- Transportation Goal 2:
 - The City should ensure that all aspects of the transportation system are safe and secure, and enable prompt and effective emergency response
 - *Proposed sale for redevelopment which will negatively impact emergency access to the nearest hospital for Impacted Area residents during the 15-20+ year construction window, and emergency access to the Glenmore Landing site, obviously violates this goal*

- Thank You
- Questions?

Exhibit A

12/21/2023

Glenmore Landing December Update

It is important to make the distinction between similar terms in the development process:
Land sale – is about the sale of the City-owned lands.
Land use – refers to how the City may prohibit, regulate and control the use and development of land and buildings in the municipality.

Important upcoming dates:

January 10 – Land sale at Infrastructure and Planning Committee (IPC) meeting. Committee will review the terms of the sale (this may be done in closed session which is common for such deliberations) and answer the question of whether this land should be sold for redevelopment. The Committees decision will then be forwarded to Council for consideration and final approval at the January 30th Regular Meeting of Council.

The public will have opportunity to speak to the item on January 10. Note, the matter before Committee is the sale of the land, *not* the development, and as such, comments must be specific to the land sale and not the proposed land use application. You can register to speak at [Public Submission to City Clerks \(calgary.ca\)](#). The opportunity to speak is open until the public hearing is closed on the item. If you receive an automated message about speaking or having missed a deadline, please know you will be accommodated. I have worked with Councillor Sharp to ensure the item will be the first of the day. Committee starts at 9:30am and is held in Council Chambers.

January 30 – After Committee makes a recommendation about the proposed land sale it will go before Council at a Regular Meeting of Council for final approval

Exhibit B

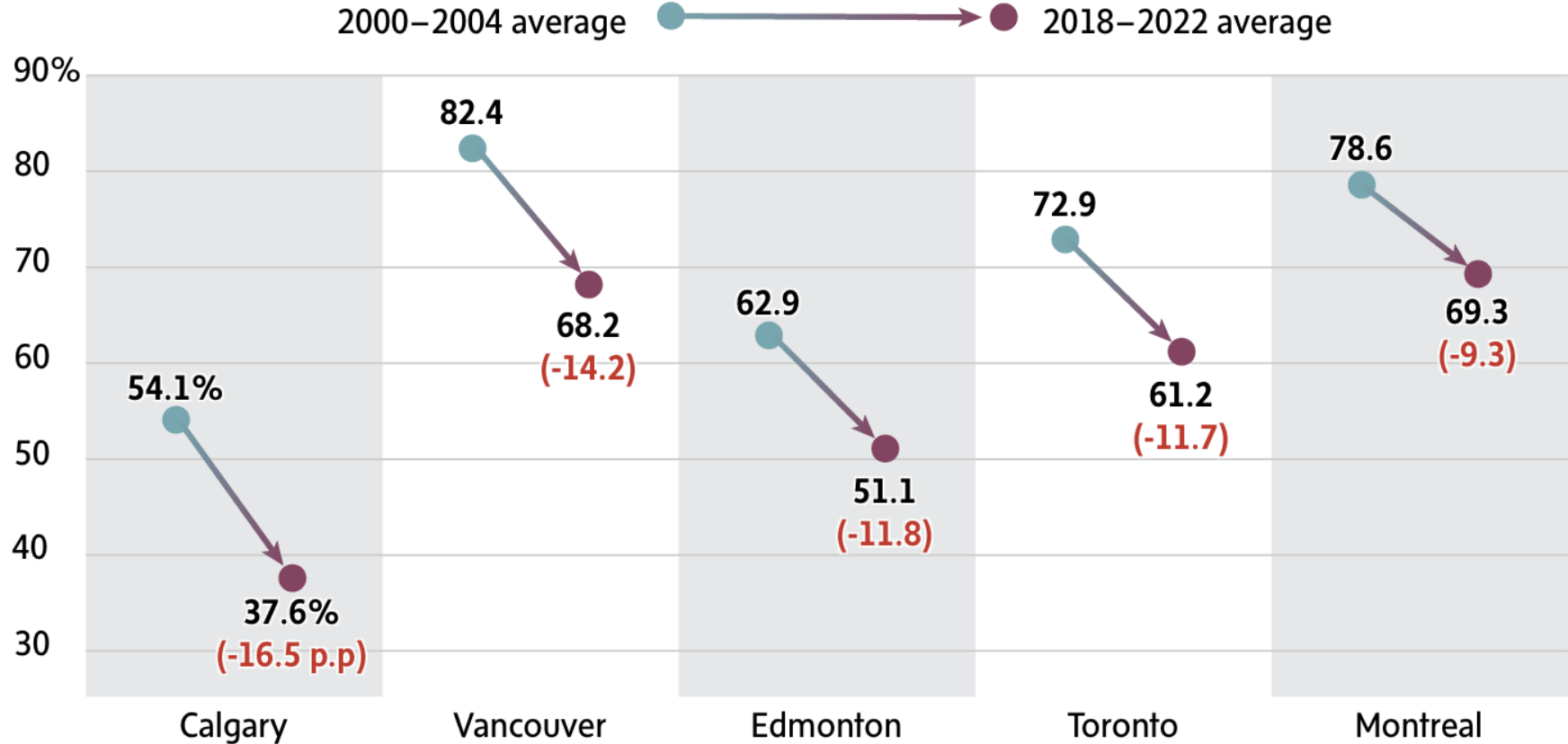
Role & Responsibilities for Community Associations

- 1) <https://www.calgary.ca/communities/community-associations/general-information.html#def>
 - a. What does a Community Associations do?
 - i. There is a list including the following:
 1. Promote the protection of their communities' natural resources and beauty.
 2. Voices community concerns on issues affecting their community.
- 2) <https://calgarycommunities.com/wp-content/uploads/2018/02/Establishing-a-Community-Association-Summary-for-External-Use.pdf>
 - a. Simply – What is a Community Association?
 - i. There is a list including the following:
 1. Provide information to residents through a newsletter and/or web presence and act as a unified voice on issues affecting the community.
 2. Provide input into the planning and development process and foster good planning practices.



Urban greenness decrease over time, top five largest urban population centres

Percentage of land area that is classed as green



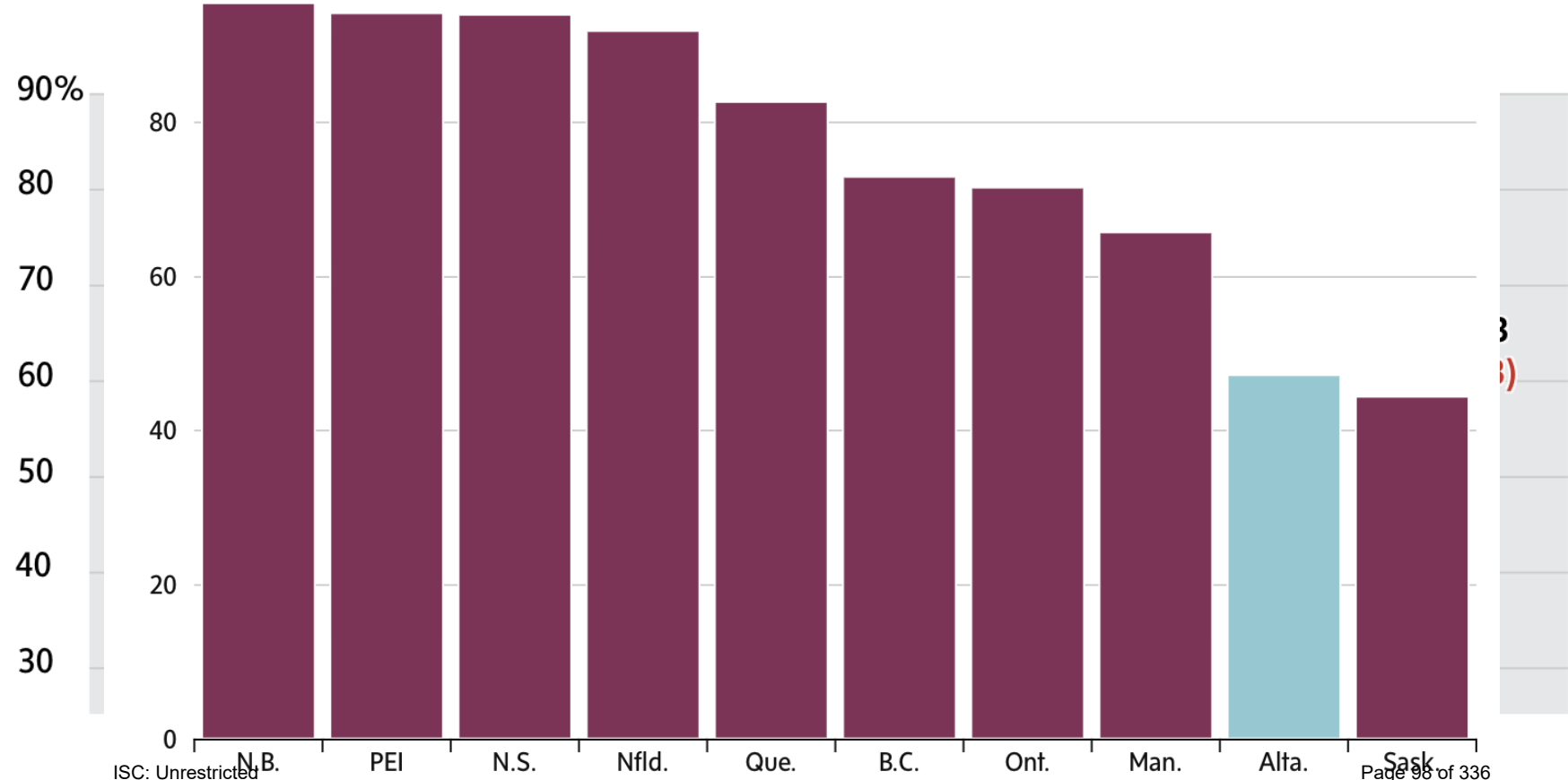
ISC: Unrestricted

Page 97 of 336

Urban greenness in all population centres by province, 2022

IP2024-0065
Attachment 12

Urban greenness in all population centres by province, 2022



ISC: Unrestricted

Page 98 of 336



I am here in opposition today for the disposition of parkland at Glenmore Landing. I used to be a multi-unit residential designer in Vancouver where I've worked on numerous LEED Gold accredited projects and I'm greatly familiar with projects similar to RioCan's application.

The City cannot have the disposition of parkland and not discuss the implications of that disposition knowing very well there's RioCan's proposal at hand and it's irresponsible to do so otherwise. I am not against densification in our city, but this location is highly inappropriate.

It's important to point out that 5.6 acres of land is sizable and nothing to scoff at. We also cannot look at these 5.6 acres and pull them out of their context because we're talking about the environment and the environment as we hopefully all know, does not work in a silo. It's an ecosystem with integrated parts and when you impact one portion, it impacts the rest. Understanding this relationship is fundamental in creating healthy natural infrastructure.

We're looking at 13 structures, 20-25 storeys, 15 years of construction, adding 6,000 residents using the city's occupancy metric, and what could be an additional 1,000 extra dogs urinating and defecating on our plant biodiversity and scaring away wildlife. Glenmore Reservoir and Weaselhead Flats are the richest in biodiversity within our city and the City is considering not only selling our parkland, but constructing the largest concentrated residential development next to this area.

Density was created to stop Urban sprawl in order to protect the very environment that's
Glenmore Reservoir has riparian areas which are a mix of wetland and upland vegetation. now being
When referencing the Biodiversity Report on page 13, "riparian areas are highly productive threatened.
zones with considerable diversity of vegetation. They provide important habitat to resident and
migratory wildlife." We have the forest to the north of the 5.6 acres of parklands that are also
wetlands.

When we replace parkland with hard infrastructure, we're not only minimizing habitat by removing parkland and their trees, we're creating noise pollution, light pollution, debris and in doing so, we're displacing wildlife from their habitat. Glenmore Reservoir is a hotspot for migratory birds and we'll only be greatly increasing bird strikes, statistically resulting in their death. Our wildlife has undergone great challenges already from the ring road construction on the south west corridor and now Tsuut'ina reserve developing on 1,2000 acres of land. We can only apply so much direct pressure, before it's too much. We have to be the voice for the voiceless.

From Our BiodiverCity Strategy plan on page 21, it speaks to physical pressures caused by development and "[d]irect impact to the natural ecological processes of land and water takes many forms. Degradation predominantly stems from heavy human use, which can lead to disease and pest outbreaks, dirty air and water and resulting declining well-being. Pollution also degrades ecosystems. Chemicals and toxins released into the environment disrupt natural ecological processes. These nutrient loads can come from lawn and garden products, pharmaceuticals, contaminated runoff from hard surfaces such as parking lots and roadways, and industry effluent. Additional pressure can come from structural hazards such as buildings

and freestanding structure guy-wires that hold towers erect, and vehicular hazards when wildlife must cross roads to move between essential habitats: these can all contribute to significant wildlife injury and losses." Our wildlife crosses 14th St daily to get to my neighbourhood in Haysboro.

Another important issue, findings published by Stats Canada, were based on analyzing the colour of summertime satellite images. The study was from 2000 to 2018. Over that time, the total land area of Calgary went from being 54.1% green to 37.6%. Calgary's drop in green space was over double of other major Canadian cities. Not only is Calgary the lowest in green space out of the major cities, the lack of greenspace in urban cities in Alberta has us almost tied for last with Saskatchewan. The City of Calgary has been doing something wrong and now it's time to correct our past mistakes.

The parkland at Glenmore Landing is already valuable parkland, but it is in my proposition to the city that we rewild these 5.6 acres by revegetating the land with native species. To plant more trees to create even more habitat and an even better buffer that further integrates with the surrounding ecology. The close proximity to sensitive and valuable riparian areas makes this parkland ideal for revitalization and naturalization.

We already have interest from the University of Calgary School of Architecture, Planning, and Landscape for students and faculty to design the naturalization of this parkland. We have numerous community residents who want to volunteer in planting. We have volunteer members from horticultural societies who would like to add to this mosaic. We've had community resident requests to put in an outdoor fitness park.

By doing so, we will be aligning with Our BiodiverCity Strategy plan, Procedure 2- C, which states: "Restore underused manicured park space to increase plant diversity and habitat complexity and function." Selling parkland does not align with our city's objectives, but this initiative falls in line with the Municipal Development Plan, Biodiversity Report, Climate Strategy Pathways to 2050, Our BiodiverCity Strategy Plan, Open Spaces Plan, Urban Tree Canopy Expansion, among other policies and strategies.

I only have five minutes today, but I will bring this revitalization proposal directly to each and every one of you along with a report on how this initiative better aligns to all of our City's policies as a whole.

You've asked Calgarians to be good stewards of the environment and here we are. Committee members and councilors cannot move forward with the disposition of parkland at Glenmore Landing in good conscience knowing the blatant disregard it requires of the environment. The responsible decision is to revitalize these parklands and have them remain within the community.

Leslie Levant

7.4

STAKEHOLDER ENGAGEMENT:

I have lived in Calgary for over 55 years and have lived in Pump Hill for 38 years. I use the GL shopping centre almost daily and the reservoir walkway frequently in the summer months. My comments are about the engagement process.

Rio Can open house at Heritage Park

- Rio Can suggested that they registered the complaints about tower height and brought down the height from 36 stories to 25 stories. They did not decrease the density. *R.C. took & filtered all comments.*
- The City planners were present as place holders. They did not provide any information about their own research into the issues presented for discussion. I was told that this was a real estate matter. Transportation did not offer effective solutions to the proposed increase in traffic at egress points from GL. because there are few options to improve the traffic flow in and out of GL.
- **My question to the members of this committee: how is this first and foremost a real estate matter: Doesn't planning have to be done in advance so that issues such as transportation, traffic, congestion, air and water quality, geology and hydrology, safety, schools come first? What is the logical sequence supposed to be? Are you planning to sell the parkland and then research the viability of the proposed project by Rio Can?**
- **QUESTION: Where is the area development plan for this area??** *None for P.H*
- A lot has changed since 2015 when council decided to have densification and the BRT.
- We have increased traffic coming from Tsuu Tina and Stoney Trail down 90th Ave. We have three age care facilities with seniors using walkers and wheel chairs crossing over to Glenmore Landing.
- We have a parking lot at Glenmore Landing that is already full.
- Where will the 3000 planned inhabitants park? There will be underground parking which will encounter a high water table. Where will this water go? Are the sewers taking this water away up to the new load? Will they need repair? Who will pay for this?

- Re City Engagement on your website: **All the agenda items posted show a predisposition on the part of the city to approve this land sale. At every juncture the approvals keep piling up.**
- **Those in opposition have asked for the city studies and we have not yet seen them.** At the HP engagement event, the city officials had no information to share. Why? We cannot rely on RioCan's assessments alone as they are self serving. We need to rely on the integrity and unbiased city research to add to the discussions. Where are they?

* It behooves the city to state why they have not answered the objections offered.

We are seeking the transparency and accountability of the city here.

- * • I would like the record on one of the agenda items to be corrected. The document is entitled *see copy from clerk*

Summary of Public Advertisement Feedback and Request for Approval – Ward 11 It is the first attachment listed.

Of the **2,698 responses** only 6 were in favor and 2692 against. YET:

“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.”

They say:

* **“IMPLICATIONS, no social implications have been identified,**

* **no environmental implications have been identified.**

* **no economic implications have been identified.**

* **no service and financial implications have been identified.”**

These statements are absolutely untruthful and not based on any examination of the objections.

Who is accountable & responsible for unforseen consequences?

It concerns us greatly that our objections have not been addressed and the issues have been misrepresented in official documents.

Is this engagement just a show?

2024 January 10 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;**
- **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**

OBJECTIONS

VALID

**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 Public
engagement was undertaken Public/interested
parties were informed Dialogue with interested
parties was undertaken Public communication or
engagement was not required Page 4 of 5 Item #
7.1 Infrastructure Services Report to ISC:
UNRESTRICTED Infrastructure and Planning
Committee IP2024-0065 2024 January 10
Summary of Public Advertisement Feedback and
Request for Approval – Ward 11 (1630 90 AV SW &
8945 14 ST SW) Under Division 8 Limits on
Municipal Powers, Section 70 of the MGA, if a

*Proof
Research*

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.

Proof?
Research?



MARVIN LEV

7.5

7.5

TRAGEDY OF THE COMMONS

The Tragedy of the Commons refers to a situation where individuals, acting independently and rationally, deplete or exploit a shared resource, leading to its degradation or depletion.

OVERVIEW

The Tragedy of the Commons arises when individuals prioritize their own self-interest over the common good. Without proper regulations or mechanisms to manage the resource, the result is often overconsumption, environmental degradation, or even the collapse of the resource system. The concept highlights the need for collective action.

EXAMPLE

An example of the Tragedy of the Commons is overfishing in the open ocean. When multiple fishing vessels operate independently and try to maximize their catch, they often end up depleting fish populations beyond sustainable levels. This leads to a decline in fish stocks, affecting not only the individual fishermen but also the larger ecosystem.

My name is Marvin Levant. I am a physician and have lived and worked in Calgary for 55 years. I have been a resident in Pump Hill for 35 years.

I am going to talk about the Tragedy of the Commons. These will be followed by my comments on air, water and transportation pollution that will result in the sale of the parkland.

TRAGEDY OF THE COMMONS: DEFINITION: refers to the situation where individuals, acting independently and rationally, deplete or exploit a shared resource leading to degradation or depletion.

The failure of the owner of the lands to preserve the natural resources (parkland) is known as the **tragedy of the commons**.

Without proper regulation or mechanisms to manage the resources, the result is often overconsumption and environmental degradation or even the collapse of the resource system.

This concept highlights the need for collective action.

Water table: volume and quality following addition of 3000 residents:

- **Dogs:** numbers: adding 3000 people will add many dogs. Dog population of city in 2016 was 135,000. Number of unregistered dogs is unknown. Half of family units will have a dog say 4000 vets in a survey.

- Dog defecation going into groundwater and into reservoir of our drinking water
- Added population of humans and dogs, will stress the environment around the popular walking area, the reservoir.
- Water table and ground water: the cost of maintaining quality drinking water will be increased and borne by the taxpayer.
- Water table is high in Haysboro and Pump Hill. The pumping station at BRT, 90th and 14th. Was installed because of frequent flooding in the area. Personal experience: my basement excavation in Pump Hill 2 blocks from the parkland exposed underground stream.
- Underground parking planned for the high rises will have to deal with a high water table. Where will this water go? Will the old sewers in Haysboro and Kelvin Grove be able to handle 3000 more users? Who will pay for flood damage and sewer repairs?

Air quality: there will be degradation of air quality from idling cars in long traffic jams and cars dealing with inadequate access and egress of Glenmore Landing. The proposed sale of parkland will exacerbate already increasing traffic from Stoney Trail and Tsuu Tina. The effect will be on large stands of trees, plant life and wildlife, including birds.

Birds: Migratory birds will be faced with walls of glass and many will die as they collide with the glass fronts of high rise

apartments. Exhaust fumes will affect people with asthma and chronic lung problems. In the US alone there are more than 2200 premature deaths annually as a result of air pollution.

Effect of adding 3000 people just to the “park lands” . Rio Can has the potential of adding another 3000 people to its current holdings. This is overwhelming this site and the ability to protect the drinking water.

Where is the consideration of unforeseen consequences?

Who will take the burden of the financial costs of sewer excavations and renewals?

This involves city planning: **Where is the area structure plan?** Much has changed since 2015. City fought tooth and nail to supreme court to keep the parklands.

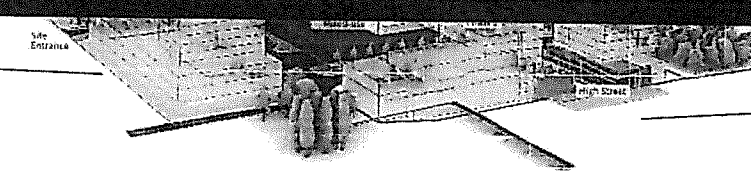
This administration has declared a climate emergency. The more densification, the more we need parkland.

If you sell the parkland here, no other parkland is safe.

In conclusion, the tragedy of the commons will play out if the sale of parklands goes through.



90th Avenue lands currently designated "PARK LANDS" See Figure 2



14th Street lands currently designated "PARK LANDS" See Figure 2

This will affect you! It is a dramatic change from original approvals for the development of Glenmore Landing and calls for:

- The proposed sale of City owned Park Lands to RioCan - See Figure 2 over leaf
- Six high-rise, high-density residential towers, up to 85 meters or 25 storeys high
- An overcrowded development with 1248 residential units for approximately 2744 residents plus 264 jobs on the city owned park lands. These numbers may double on the 10.4 acre existing plaza if the Amended Land Use is approved.
- Unclear parking plans will create potential for a substantial increase in already congested on-street parking nearby
- Severely impeded access and egress. With only the current entrance and exit points and only the west exit offering a left turn exit onto 90th Avenue all users will be negatively impacted.

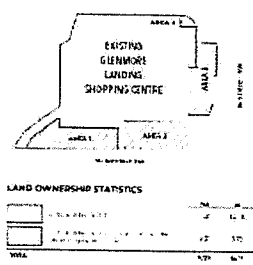
This will create:

- Increased traffic volume, significant traffic delays and potential for increased accidents
- A severe impact on safety, particularly for mobility impaired residents of several adjacent seniors' facilities
- The probability of impeded access and longer wait times for emergency vehicles
- Looming towers that will forever change the liveability and character of the entire area
- A serious environmental impact on nearby Park Lands and an insensitive use of reserve lands
- Substantial new glare, shading, light and noise pollution negatively affecting wildlife and people
- An unacceptable negative impact on our green spaces, our reservoir, our drinking water, and the surrounding recreational areas currently enjoyed by all Calgarians

11/15/2023

Page 1 of 2

LAND OWNERSHIP PLAN



LAND USE PLAN

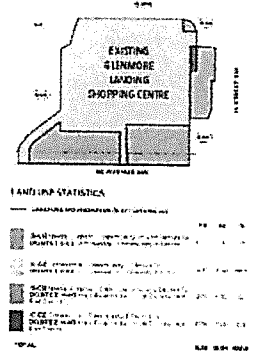


Figure 2
Glenmore Landing Circulation Package - Page 5 (images: RioCan)
Access as instructed below and link to circulation package.pdf

If you would like to learn more about the plans for this development go to the project page on calgary.ca

RENDERINGS OF PROPOSED DEVELOPMENT

1. These renderings are being provided for illustration purposes only based on reasonable efforts to show what the proposed redevelopment will look like if built to maximum heights in accordance with the current application submitted to the City by RioCan;
2. These renderings have not been prepared by or approved by, RioCan or any of its consultants; and
3. The final design of the proposed redevelopment of Glenmore Landing, if approved by The City of Calgary, may be different from these renderings.



CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE





CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE



CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE

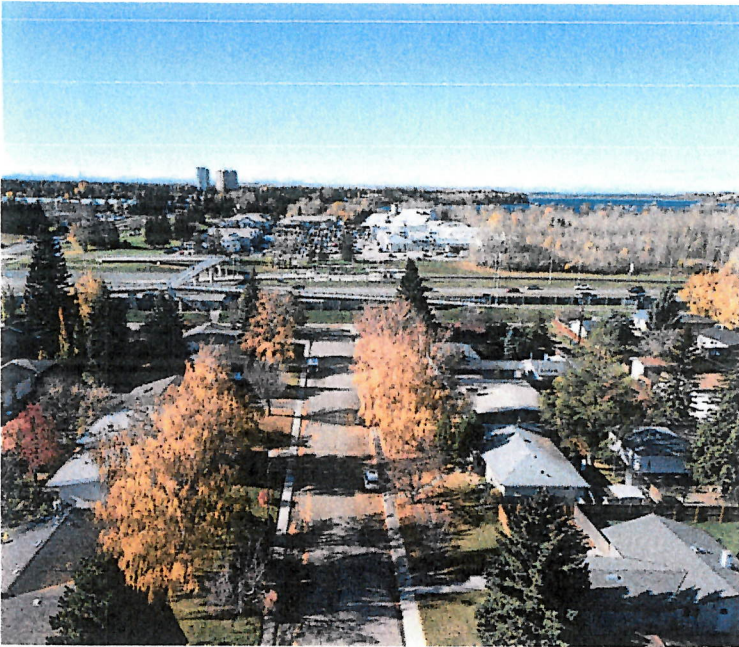




CURRENT PERSPECTIVE



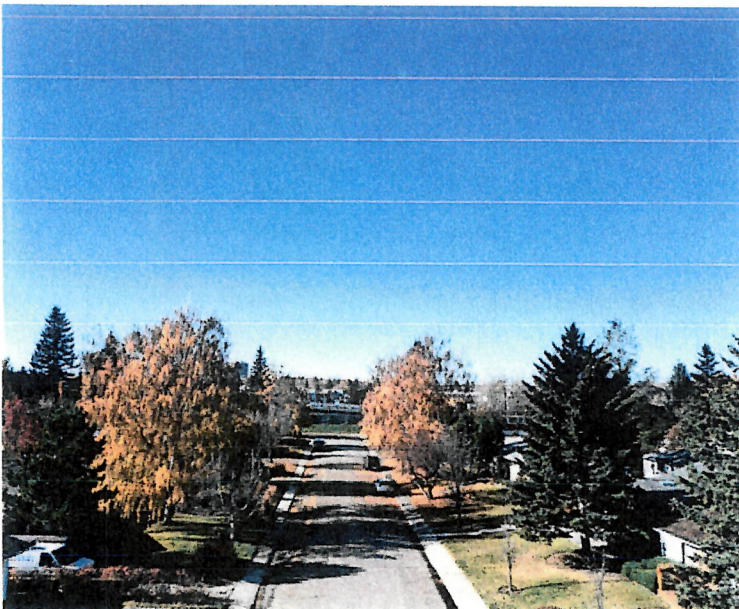
PROPOSAL PERSPECTIVE



CURRENT PERSPECTIVE

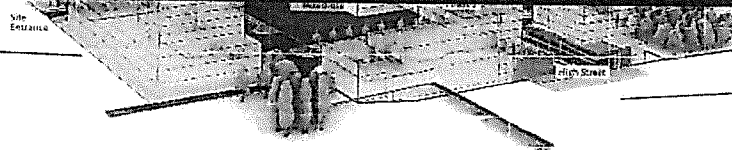


PROPOSAL PERSPECTIVE





90th Avenue lands currently designated "PARK LANDS" See Figure 2



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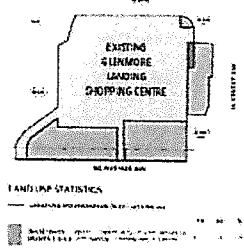
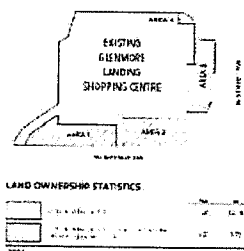
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- An unacceptable negative impact on our green spaces, our reservoir, our drinking water, and the surrounding recreational areas currently enjoyed by all Calgarians

11/15/2023

Page 1 of 2

LAND OWNERSHIP PLAN

LAND USE PLAN



LAND OWNERSHIP STATISTICS

Area	Area (sq. m)	Area (sq. ft)
EXISTING GLENMORE LANDING SHOPPING CENTRE	12,370	133,000
TOTAL	12,370	133,000

LAND USE STATISTICS

Area	Area (sq. m)	Area (sq. ft)
EXISTING GLENMORE LANDING SHOPPING CENTRE	12,370	133,000
TOTAL	12,370	133,000

Figure 2
Glenmore Landing Circulation Package - Page 5 (Notages: RioCan)
Access as indicated below and link to circulation package.pdf

If you would like to learn more about the plans for this development, go to the project page on calgary.ca

Hello, My name is Jeff, I have worked in the Environmental space and my position is that I am in opposition of the disposition of parkland for Glenmore Landing.

Some of the committee here today was part of the Revised Notice of Motion on November 9th, 2021 when the City of Calgary declared a climate emergency. This was a pivotal time as we knew that "Calgary and Alberta were home to six out of the top ten costliest natural disasters in Canada on record". It was also stated at that time that "In the *2020 Citizen Satisfaction and Quality of Life Survey*, that 80% of Calgarians stated they were "concerned about climate change" and 79% agreed with the statement 'I think we need to act now to address climate change'."

In regards to that and referencing the Climate Strategy Pathways to 2050 on page 1, "Calgary is joining leading municipalities to achieve our greatest potential greenhouse gas emissions reduction and build a climate-resilient city. In alignment with other major Canadian cities and global leaders, The City of Calgary will accelerate the pace and scale of climate action needed to achieve our goal of net zero emissions by 2050." Also, from page two of that document "European cities are even further ahead, having seized the opportunities of climate change action two decades ago. It is not too late for Calgary, as we learn from and adapt from the successes of other cities."

Calgary has experienced devastating and significant climate events. It does not help that we're located in a high-risk area for extreme weather events. On page 54 and 55, "projections indicate that regional warming is expected to continue at an accelerated rate. As a result, the seasons in Calgary are shifting; shorter winters, earlier spring, and longer summers." Calgary is prone to "flooding, severe storms, extreme heat and poor air quality from wildfire smoke. Not only does climate change threaten the health and wellbeing of communities and ecosystems, but climate risks also pose a substantial economic risk."

Our strategy's plan shows "our City's target is for '60% reduction of GHG emissions below 2005 levels by 2030 and net zero GHG emissions by

Natural infrastructure is noted as a key pillar of a resilient city, and as the COVID-19 pandemic has demonstrated, it provides high value to residents for recreation and improved health and wellbeing.”

Our parkland at 90th Ave and 14th St is already responsible for carbon capture with 200 trees located there. Our initiative to rewild the park with native species and more trees will increase levels of carbon capture as stated in your requirements through natural means. One of the two key principles on page 21 says “actions to reduce emissions should always be considered before using offsets to achieve net zero emissions.”

When the parkland was deemed surplus back in 2015, this was before we knew the severity of climate change like we do today, before we made effective policies to combat it. As page 59 states, *this work requires significant and long-term engagement with the communities of Calgary to better understand community vulnerability, and to develop and strengthen relationships between City Administration and Calgarians.* The community has spoken, we are against the disposition of parkland. We cannot make the mistake of selling parkland thinking it’s expendable.

Supporting Indigenous climate adaptation

The depth and breadth of knowledge nurtured by Indigenous communities in and around the region has been created over thousands of years and reflects their respect for the interconnectedness of all things on earth. Working in Ethical Space, the understanding that two disparate worldviews, Indigenous and Western, can work in parallel towards shared understandings and meaningful dialogue takes time and requires trust.

The City of Calgary is committed to engaging with, learning from, and supporting the efforts of Indigenous communities in adapting to climate change. Ethical Space recognizes the need to elevate Indigenous knowledge systems that are deeply rooted in the oral histories and traditions of Indigenous Peoples. The powerful ways of combining Indigenous and non-Indigenous information in the principles of “two-eyed seeing” and “two-legged walking” will strengthen the resilience of Calgary and all its people to future climate change events. Indigenous knowledge is foundational to all climate adaptation efforts.

Integrating equity into climate adaptation planning

The Adaptation Plan has been developed to address equity actions and gaps (informed by *An Equity Review of The City of Calgary's Climate Resilience Strategy* (9) by the Toronto Environmental Alliance, and by engagement with equity-deserving Calgarians), and seeks to create opportunities or benefits for equity-deserving people and communities in Calgary. For climate adaptation strategies to be successful, the full participation of all people is needed. In order to integrate equity considerations, climate adaptation plans, policies, and tools must acknowledge differences in how people will experience and respond to climate impacts and plan to address these gaps. Further engagement and community partnership efforts will target equity-deserving groups, leverage existing community networks, provide tools to support community participants and establish a community climate vulnerability and resilience working group to guide climate adaptation efforts.

Transition to a low carbon economy

The economic development opportunities of implementing climate change adaptation actions and supporting the transition to a low carbon economy is a critical outcome of the Adaptation Plan. The transition to a low carbon economy, while not easy, brings many opportunities for growth and is critical to Calgary's future economic prosperity.

Building climate resilience into The City's infrastructure and operations and investing in climate adaptation at the community scale puts Calgary in a good position to reduce potential future costs and damages. Adaptation measures also have the potential to create new opportunities for job growth and prosperity, such as novel agriculture practices, natural infrastructure solutions and innovative engineering projects. The City commits to implementing the actions in the Adaptation Plan to support and accelerate the transition to a low carbon economy.

Understanding the impacts of climate change

The world is on track for unprecedented rising global temperatures due to cumulative GHG emissions and aerosols within the earth's atmosphere (13). Climate change is already affecting every area on Earth, with changes to precipitation patterns, shifting seasons, glacial retreat, sea level rise and extreme heat events. While reducing GHGs is critical, even with substantial efforts to curtail GHG production, global surface temperatures will continue to rise until at least the mid-century (13).

The climate is changing more substantially and rapidly in higher latitudes such as Canada. Calgary has already experienced significant climate events (e.g., flooding, severe storms, extreme heat and poor air quality from wildfire smoke). Not only does climate change threaten the health and wellbeing of communities and ecosystems, but climate risks also pose a substantial economic risk.

Adaptation efforts are critical to reduce both the long- and short-term damages of climate impacts. According to the Global Commission on Adaptation, every dollar invested in climate adaptation will have an averaged six dollar return on investment (ROI) (17). The implications of not adapting are far more costly than taking action to prepare today. The City has been dedicated to understanding climate risk to prioritize actions that will develop climate resilience. Prioritization of The Plan's program areas align with the systems and sectors that will experience the greatest socioeconomic impacts due to climate change.

Integration: The City will integrate climate mitigation and adaptation considerations in all investments to improve energy use, reduce GHG emissions, reduce disaster risks, and strengthen resilience for future climate conditions.

Relevance: The City will develop locally relevant solutions to address climate risks and vulnerabilities and take advantage of low carbon energy opportunities.

The City will encourage Calgary to leverage its expertise in traditional energy to provide leadership in the energy transition.

Collective responsibility: Climate action is a shared responsibility and collective action is foundational to developing and implementing effective climate solutions.

Commitment: The City will provide strong governance that sustains progress to align policies, adequately fund programs, and ensure ongoing and meaningful partnerships.

Indigenous knowledge and reconciliation: The strength, guidance and holistic knowledge provided by Indigenous Peoples will build and enhance new and planned climate actions. The City is committed to adherence to the constitutionally-protected rights and treaties of Indigenous Peoples, and the goals of reconciliation.

Goals

The City is committed to addressing Calgary's fair share of global emissions by improving energy use and reducing GHG emissions through the actions identified in the Mitigation Plan.

The changing climate poses risks to our economy, environment and collective health. The City will work to reduce risk from climate change through the actions identified in the Adaptation Plan.

Targets

Our target is 60 per cent reduction of GHG emissions below 2005 levels by 2030 and net zero GHG emissions by 2050.



well-paying and attractive employment to Albertans impacted by the boom-and-bust economic cycle and automation of the oil and gas sector (28).

Building climate resilience into The City's infrastructure and operations, and investing in climate adaptation at the community scale, puts Calgary in a good position to reduce potential future costs and damages. Adaptation measures also have the potential to create new opportunities for job growth and prosperity, such as novel agriculture practices, **natural infrastructure** solutions and innovative engineering projects.

Implementation elements

One of the biggest challenges with climate action is implementation and putting actions into practice. The successful implementation of the Calgary Climate Strategy requires key elements that are common to both climate mitigation and adaptation. Future projects, programs and initiatives will require thoughtful implementation and will consider the following elements:

Integrated decision-making

Integrating policy, implementation tools, and processes is key to enabling effective climate action and ensuring efficient use of resources. Integration ensures that climate change is a part of land use planning and infrastructure policies, guides and bylaws, and is reflected in all decisions that are made across the City. An integrated approach to decision-making ensures that groups across the corporation are involved and are empowered to take climate action.

- **Policy alignment**

Policy across the corporation must be aligned to integrate climate targets and objectives. For example, The City will develop a future climate policy to direct Administration on topics such as low carbon climate resilient procurement practices, implementation of operating and capital investment in decision-making for GHG emissions, fuel management and carbon offsets.

- **Strategically prioritizing climate action**

All climate actions are prioritized and reflect the pace and scale of action required to reduce GHG emissions and support climate-resilient communities. Climate actions presented in the mitigation and adaptation plans have been reviewed and confirmed with internal and external stakeholders as the Strategy has been developed.

- **Service plans and budgets**

The City will develop business plans and budgets across all departments that invest in and accelerate high priority emissions and climate risk reduction opportunities.

- **Community engagement**

Climate change action will require **community-wide engagement** and may involve large, systemic changes to the way Calgarians live and work. It is important for The City to support Calgarians through this transition. Engagement work with equity-deserving Calgarians has shown that there is a desire for greater choice and autonomy as they face climate change-related issues.

Through community engagement, The City can enhance Calgarians' resilience and provide opportunities for Calgarians to contribute to climate solutions.

- **Capacity building**

Improving awareness and understanding of climate change while facilitating access to information and resources is key to gaining public support for climate-related policies. The City will work to improve Administration's knowledge and appreciation of Indigenous Ways of Knowing so they can better apply both western and Indigenous scientific approaches to climate action.

- **Education and training**

The City recognizes the important role of outreach, education and engagement in the success of climate action. Climate education initiatives are critical to ensure future generations and the broader community within Calgary are educated and engaged in climate action.

Opportunities for training and upskilling will play a significant role in the transition of employment in Alberta. The City will aid in the transition of Calgary's future workforce and businesses by supporting partners such as Calgary Economic Development, post-secondary institutions and training centres.

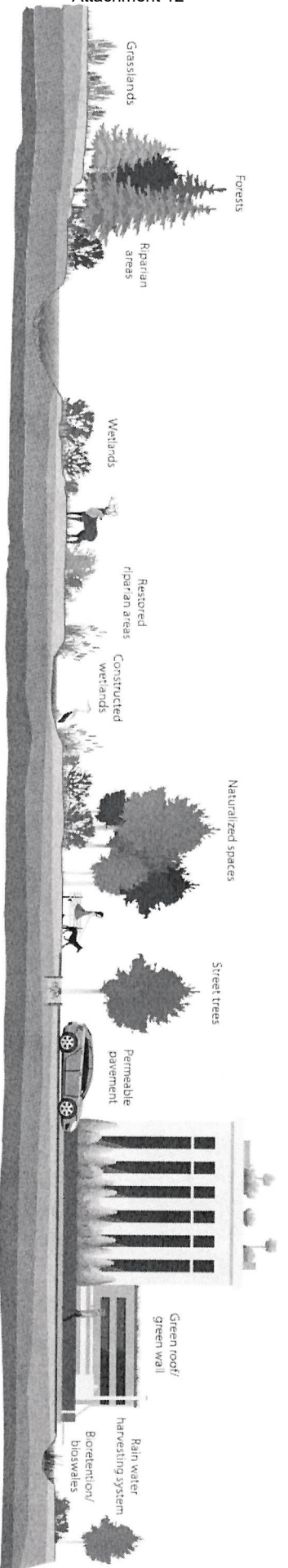


Figure 11: Natural infrastructure within Calgary

Theme: Natural infrastructure

Goal: Preserve, restore and build natural infrastructure as a multi-benefit solution for climate resilience.

Natural infrastructure includes the preserved and restored natural areas in our city, such as grasslands, forests and waterbodies, as well as the green stormwater assets built to use natural processes to manage water and provide ecosystem functions in an urban environment, such as green streets, constructed wetlands, rain gardens and green roofs (Figure 11).

Natural infrastructure provides significant environmental, economic, recreational, and societal benefits. It builds our city's resilience to the impacts of climate change, by providing stormwater retention, urban heat reduction and carbon sequestration. However, natural infrastructure is also vulnerable to climate change, as seasons shift, extreme heat, drought, and severe storms impact plants and their ability to thrive. Natural infrastructure is noted as a key pillar of a resilient city (22), and as the COVID-19 pandemic has demonstrated, it provides high value to residents for recreation and improved health and wellbeing.

All Calgarians benefit from natural infrastructure, however due to factors such as geography, residents' income and housing and land use planning decisions, access to natural infrastructure is not experienced equitably across the city. The City of Calgary recognizes a cross-corporate responsibility to manage natural infrastructure, however natural assets continue to be at risk from conventional land development decisions and historic underinvestment in maintaining natural infrastructure.

A previous zero-based review found that Calgary funds natural areas at about 10% of the rate of other comparable cities. To better understand, protect and manage the services provided by natural assets, a financial valuation was completed in 2021, the results of which are shown in Figure 12:

Natural assets within The City of Calgary have a replacement cost of **\$6.9 billion** which generate a flow of **ANNUAL service value** of approximately **\$2.5 billion**

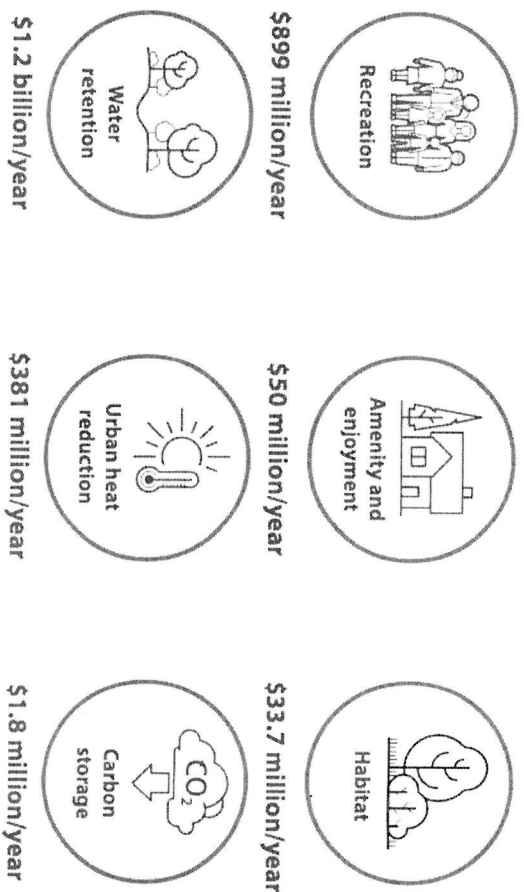


Figure 12: Natural assets within Calgary



mitigation themes and program pathways

The Mitigation Plan is organized into six themes and 12 program pathways. There are five themes aligned to the major sources of GHG emissions in Calgary and represent the critical areas of opportunity to reduce GHG emissions: net zero homes and buildings; zero carbon energy transition; zero carbon neighbourhoods; consumption and waste; and carbon removal.

The sixth theme contains enabling actions that are foundational to achieve emissions reductions across the other five themes.

Within each theme, there are two to three Program Pathways that Calgary will focus on to reduce emissions. The Program Pathways are made up of interdependent programs that must all be implemented in a coordinated way to achieve real greenhouse gas reductions.

If only some of the programs in each Program Pathway are implemented, then the measurable GHG reductions in that pathway may not be achieved. There is a diagram at the beginning of each Program Pathway below that illustrates the interdependencies and timing of how the programs in each Program Pathway should be rolled out to achieve net zero emissions by 2050.

Two key principles informed the development of the Program Pathways, and should inform the program development and implementation:

1. Program design and implementation should always keep the end goal of net zero emissions in mind. There are some technologies that can deliver cost effective emissions reductions in the short-term but will lock us into a higher emissions future by 2050. For example, retrofitting buildings with cost effective technologies today, but not to a net zero emissions standard, will lock in higher emissions and higher energy costs in the future.
2. **Actions to reduce emissions should always be considered before using offsets to achieve net zero emissions.**

Theme: People

Goal: Reduce Calgarians' vulnerability to the harmful impacts of climate change.

As a municipal entity, it is the role of The City to support and enhance the ability of Calgarians, organizations, businesses and City employees to prepare for, cope with, recover from and respond to the impact of climate hazards. Hazards such as extreme weather events can cause serious harm to people's health, sense of safety and security, emotional well-being and financial stability. While every person in Calgary will be impacted by climate change, some groups are more vulnerable than others and will feel the impacts sooner and more drastically. Vulnerability to climate-related events is influenced by intersecting factors such as access to healthcare, community resources, information, and social supports; systemic social inequities; neighbourhood/geographical location; and access to social and financial capital. People that are more likely to disproportionately face climate impacts can include seniors, youth, individuals with existing health challenges, Indigenous Peoples, racialized communities, women, single-person households, and those who lack the financial resources to prepare for and respond to climate change. Each community in Calgary will face unique climate risks based on population density and the amount and state of built and natural infrastructure in each community.

The purpose of the people-related actions is to better understand which communities will face disproportionate climate risks, and to develop plans and policies that target and address the unique sources of risk in each community.

This work requires significant and long-term engagement with the communities of Calgary to better understand community vulnerability, and to develop and strengthen relationships between City Administration and Calgarians. Actions related to education, engagement and outreach are therefore both within the People theme, and other Focus Areas of the Adaptation Plan. The actions within the People theme will foster climate resilience in Calgary's people and communities and reduce the impacts of climate change.



SPC Infrastructure and Planning January 10

My name is David Jacobs and I have been assisting friends living in the PBP communities with this matter.

From 1980 -2001 I was a City Employee working in the Land Dept as a planner/ ultimately Manager of Development, Sales and Leasing.

To quote from the Broadway play "Hamilton" I was in the room where it happened, and I can tell you the information presented before you in the sections "Highlights and Discussion" is at best misleading but more accurately it is wrong (and I'm being polite)

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.

There never was any ambiguity – the land was zoned PE at the time of subdivision 1983 under Land Use Bylaw 2P80 and is designated as S-CS PE in Land Use Bylaw 1P2007 (both designations are for Parks), the Agreement is on title and still in force. Administration had 8 years to look at a land use map or check title. The reason we are having this hearing 8 years after the 2015 Notice of Motion is because Administration did not do their homework and didn't know this is parkland.

After my presentation, I would be glad to explain to this committee why the land was not designated MR at the time and go into more detailed history of the land exchange and development constraints. I worked on behalf of the City with the Developer's lawyer then and have had recent conversations with him and I can say we both agree on the facts on how these lands became park and why the landscaped berms and maintenance agreement were created.

DISCUSSION

Due to access constraints, a sloping topography, and presence of utilities and City infrastructure, the Property is considered undevelopable.

Don't you find it amazing that despite all these constraints RioCan is proposing 6 apartment buildings housing 1248 residential units as well as commercial opportunities for 3000 new residents and employees?

Acquired in 1983 and intended for a future interchange at the intersection of 14 Street and 90 Avenue, which is no longer required.

This is incorrect, these 5 acres were part of 28-acre land exchange to protect the Glenmore Reservoir. As we have already heard the City fought 15 years all the way to the Supreme Court to protect our drinking water and the natural parklands. There is absolutely no evidence any of these lands were required for road requirements. More to the point adding this proposed massive development must require more road infrastructure and R.O.W. – not less!

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.

The approved DP for the plaza limited the height to no more than 33 ft (max 3 stories) and the entire 28 acres dedicated as parkland was designed to protect the Glenmore Reservoir and the surrounding communities (not 14 street or 90 Ave) from visual intrusion. It is used as a park by the

residents and does serve its purpose as a regional pathway and a landscaped buffer identical to the landscaped buffers bordering the Bow River, the Elbow or Fish Creek

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 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.

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.

- The reality is this land is park, functions as park for walking and biking trails connecting to the larger Glenmore Reservoir and regional trails and also provides a buffer for these users from the plaza parking lots and provides separation from the 14th Street and 90th Ave.
- It provides the same parks amenity or passive functionality as any of the lands next to our waterways.
- The reason these lands were never included in Parks community open space requirement because there was an agreement in place to have the private sector build and maintain it.
- The parks maintenance agreement does not talk about temporarily maintained buffer – but in perpetuity.
- Consultation with the Law dept required the public notice 8 years after the 2015 Notice of Motion and the re-advertising because the Public Notice was incorrect because it neglected to state that this was public park.

Final point – there has been no public engagement from City Staff on why they have declared this parkland surplus, or the potential impacts of this proposed sale and land use application on the surrounding road network and infrastructure.

Ask of this Committee and Council

- 1) Why is the City entertaining selling parkland when they fought for 15 years (all the way to the Supreme Court) in the 1970-80s to protect it – What Has Changed?
Is parkland now surplus throughout the City for sale to the highest bidder or use?

- 2) As this Committee is not dealing with the Real Estate transaction and we are allowed to participate here, why does the January 30th Council meeting have to go in-camera. The disposition of Parklands should be dealt with in public.
- 3) The Urban Systems Amended Land Use Redesignation letter dated September 29, 2023, ends with the following paragraph:
There are currently no guiding neighbourhood level policy documents, such as a Local Area Plan/Area Structure Plan/Area Redevelopment Plan, to guide development for this site. Therefore, as referenced in the NOM, the comprehensive plan for redevelopment must align with the following higher order policy documents: CTP – Calgary Transportation Plan, MDP –Municipal Development Plan, and the TOD –Transit Oriented Development Policy Guidelines

The Local Area Plan or Area Redevelopment Plan (LAP/ARP) does not exist despite multiple requests for an updated one from our community. Rather than making decisions on dated generic higher order Plans and Guidelines, it is the PBPCA's position that until all stakeholders have a full understanding of the growth potential of this area, the City should not be selling Parklands and approving land use allowing this massive redevelopment.

This sale and Land Use redesignation should be paused until there is a current LAP/ARP that includes true public participation by all stakeholders and full appreciation of infrastructure requirements and cost sharing. We believe that a City initiated LAP/ARP will determine the area's potential buildout and subsequent impact on the road network, schools, water, and sewer capacity etc.

Why is the City entertaining selling parkland when they fought for 15 years (all the way to the Supreme Court) in the 1970-80s to protect it – What Has Changed?

- Is parkland now surplus throughout the City for sale to the highest bidder or use?
- Is Glenmore Reservoir (a major source of our drinking water) no longer in need of protection?
- Cities normally look at increasing density to preserve the limited supply of open space – here we are eliminating parkland to increase density!
- Is it wise to put so much density this close to a City reservoir?

While this Committee is supposed to be looking at whether this parkland is surplus to City needs, the land use application is public knowledge so clearly, we should all be looking at the implications of this sale and its impacts on the surrounding roads, water, sewer, and other services.

What is the true number of potential residents or trips from this development (the 5 acre sale of City Parkland and 10 acres of existing plaza) Clearly it is more than the 3000 people the applicant is suggesting – perhaps a doubling or greater

The Glenmore Reservoir is a supply of our drinking water, there will be parking garages going 3-5 stories underground into the water table – has Hydrological and Geological studies been presented? We have seen no evidence of boreholes or equipment on site.

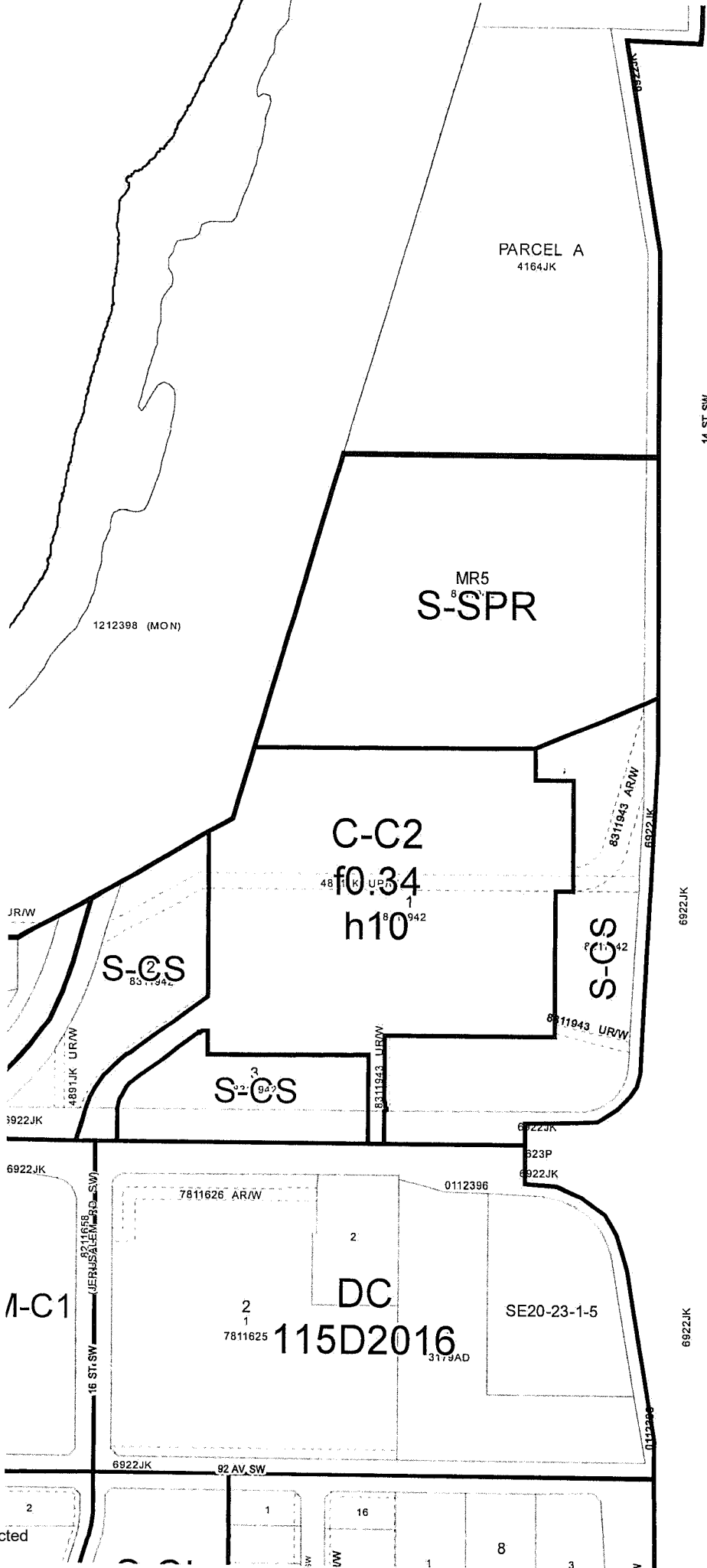
As this Committee is not dealing with the Real Estate transaction why does the January 30th Council meeting have to go in-camera. The disposition of Parklands should be dealt with in public.

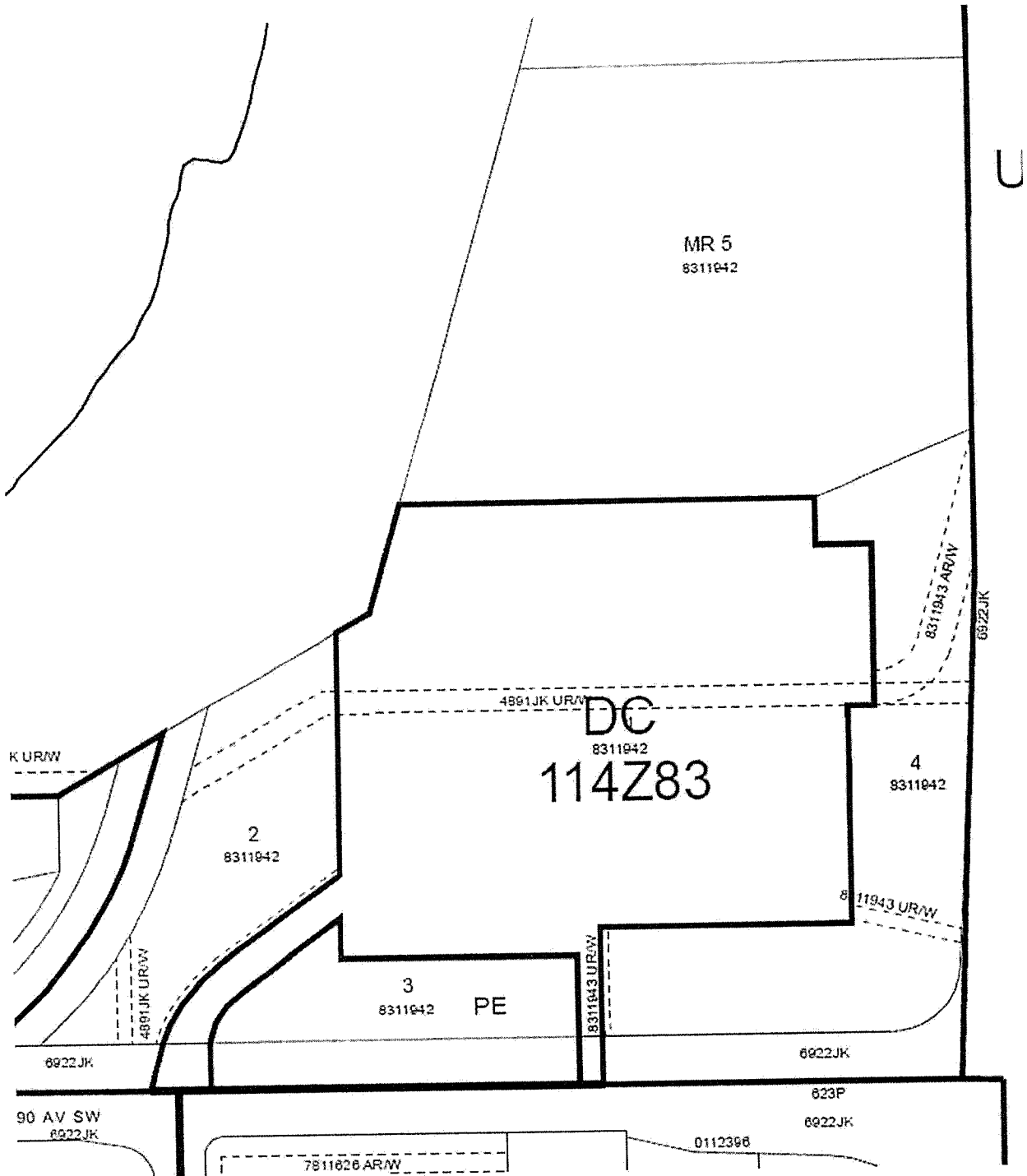
The Communities south of Glenmore Reservoir to Fish Creek Park between 14th Street and the Tsuu Tina lands have been asking for years to get the City to prepare a Local Area Plan (or Area Structure Plan) to get a handle on the potential development and the required infrastructure to manage/accommodate this growth. Does the City Administration have the information they are willing to share with Council and the Communities to indicate the potential growth opportunities and the required infrastructure required to make the sale of parkland and this massive density increase work without destroying existing community functions?

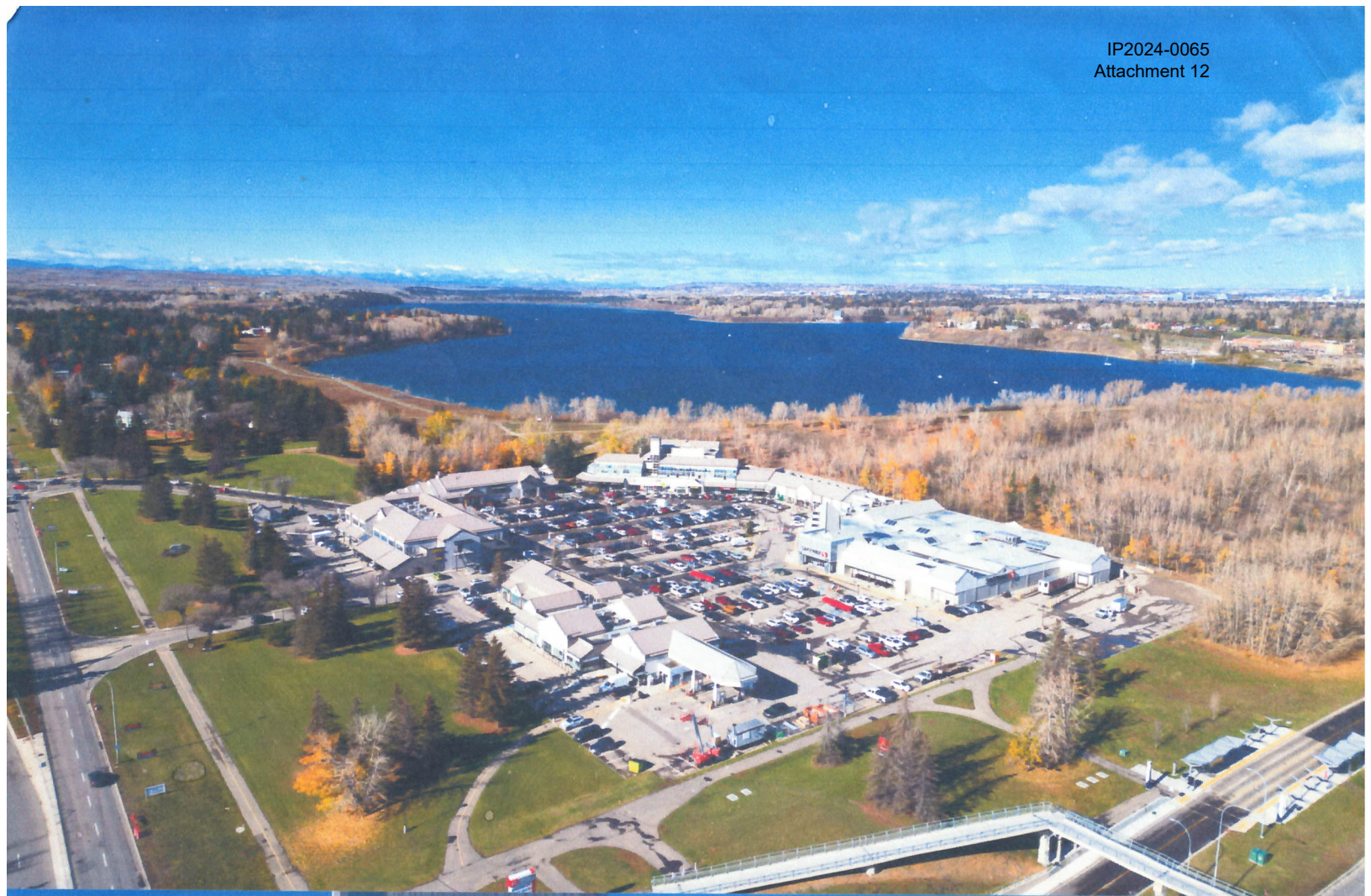
These Communities have been impacted by significant construction projects (14 Street SW from Southland Dr. to Glenmore Tr.) for over a decade and misleading messages from City staff and their local area alderman (Pincott) about the BRZ and how the busses would run full down 14th Street S. once the BRZ was completed. This has simply not happened.

We have requested a copy of the Transportation Impact Analysis (TIA) numerous times and have been told it is still under review or it is the Intellectual Property of the Applicant and will not be made available. Does this committee have the benefit of a completed TIA so they can make sound and logical decisions on the disposition of these lands and its impact on the infrastructure specifically the ability of the surrounding

road network to support the increased traffic. How will shortcutting traffic and overflow parking into neighbouring communities be handled.







Official City of Calgary Engagement Booklet

Community redevelopment.
It's complex. Let's chat.



Provide your input.
Mail in by Dec. 11, 2023.

Great Cities Have Great Parks

PRESENTATION TO STANDING POLICY COMMITTEE ON INFRASTRUCTURE AND PLANNING

Alexia Minton

JANUARY 10, 2024
Page 135 of 336

Importance of City Parks

- City parks encourage active lifestyles and improve mental health
- City parks increase community engagement and provide opportunities to socialize
- City parks help clean the air and improve public health
- City parks are tools to help cities achieve their equity goals



Urban Parks you may have visited

- ▶ Stanley Park, Vancouver, British Columbia
- ▶ High Park, Toronto, Ontario
- ▶ Mount Royal Park, Montreal, Quebec

- ▶ Golden Gate Park, San Francisco, California
- ▶ Millenium Park, Chicago, Illinois
- ▶ Central Park, New York City, New York

- ▶ Hyde Park, London, England

Great Cities Protect their Great Parks

Great Cities protect their great parks by having either roadways or waterways that buffer these parks from urbanization encroachment.

Effectively, these cities have used these perimeters to preserve and protect parklands and the precious nature of their environments.



Some of Calgary's Parks

- ▶ Central Memorial Park
- ▶ Haultain Park
- ▶ Bowness Park
- ▶ Nosehill Park
- ▶ Tom Campbell Hill
- ▶ Prairie Winds
- ▶ Stanley Park
- ▶ Sue Higgins Park
- ▶ Glenmore Reservoir



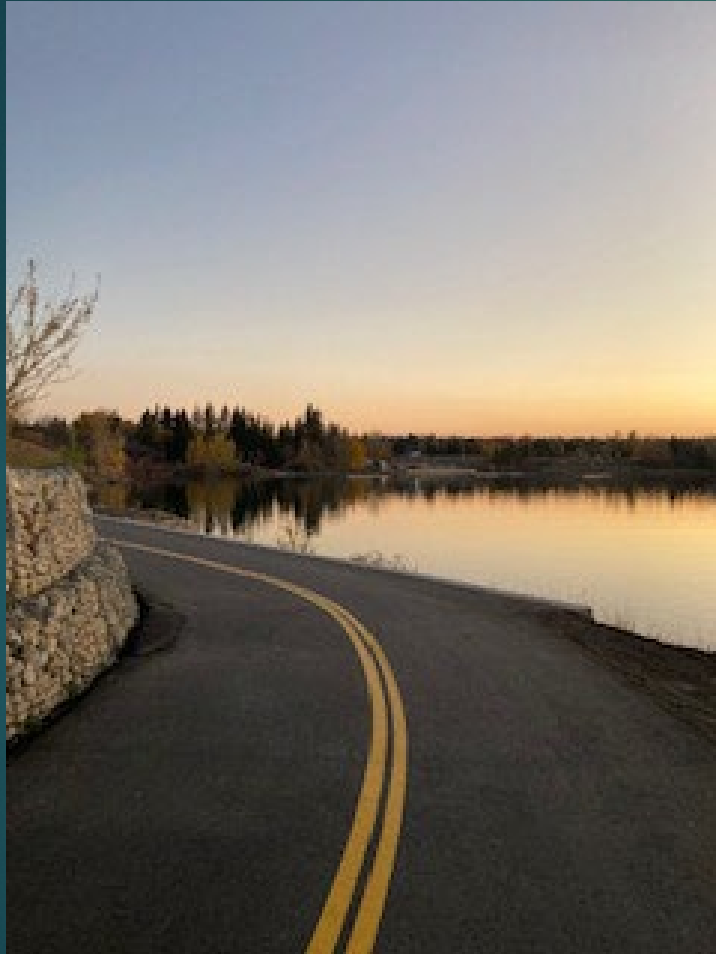
Glenmore Reservoir Parklands is Calgary's Great Park

- Mountain views
- Tennis Courts
- Splash Pad
- Pump Track
- Polo Field
- Quiet picnic tables and park benches
- Spacious Public Event Sites (Music and Theatre)
- Fields to practice cross country skiing and snowshoeing
- Heritage Park

...all integrated with scenic pathway system (for walkers, runners and cyclists) surrounding our lake-like reservoir. We Calgarians love this park.



Glenmore Reservoir



Parklands and Public Spaces are more important than ever!

- Calgary's population is growing rapidly.
- Throughout this densification process, Calgarians are expected to live in smaller and smaller living accommodations.
- This transition to smaller living spaces makes public spaces, and parklands in particular, of increasing importance for our recreation and mental health.
- Calgary's parklands and greenspaces must be off limits to developers.



Glenmore Landing Redevelopment will Effect Reservoir Parklands

- 15-years of forecasted construction
- lengthy and high volume impact from the numerous pile drivers, back hoes, dump trucks and cranes required to excavate, prepare and build the development.

While we want to encourage folks to use parklands, after completion this development would likely create areas of extreme congestion and overutilization.

The effect of shading, noise and the unsightly nature of these looming towers will be a lasting blight on our “Great Park”.



Preserve Parklands and Protect Parks: Deny Glenmore Landing Redevelopment!

To help preserve and protect Glenmore Reservoir Parklands for all Calgarians, we must deny Rio Can's application for a Change in Land Use to build residential towers and an 'intensified' commercial development.

The Glenmore Landing strip mall must be held to its current height restrictions and footprint in order to maintain the parkland aesthetic of Glenmore Reservoir and preserve this unique environment.



PBPCA SUBMISSION REGARDING PROPOSED GLENMORE LANDING PARKLAND LAND SALE

Infrastructure and Planning Committee

January 10, 2024

Safety Concerns

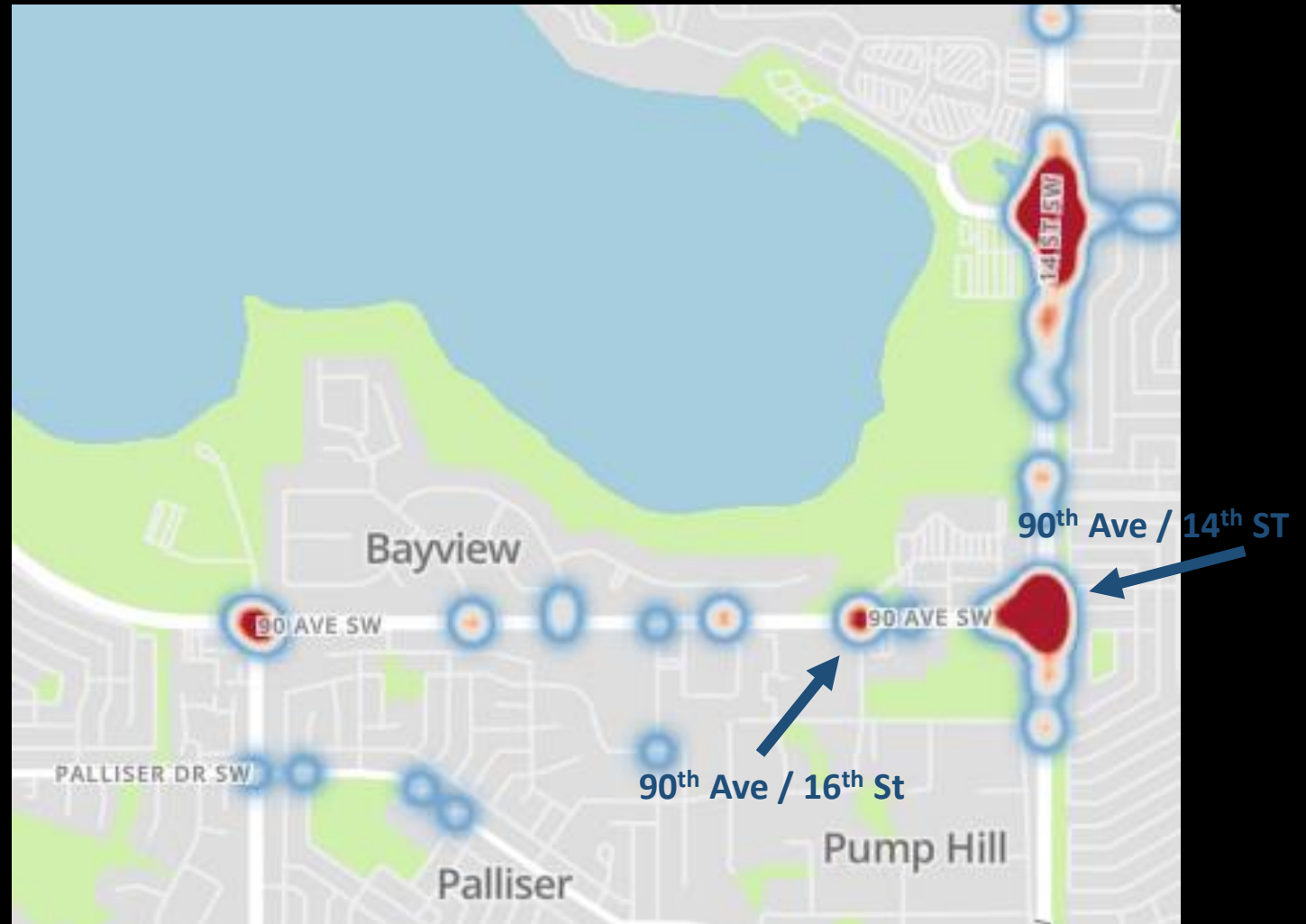
- Pedestrian and Cyclist Safety
- Black Ice
- Pedestrian Overpass

The Intersections in question today

This image is taken from the City of Calgary's Transportation/Transit Heat map - Based on all Traffic Incidents since 2016.

As you can see, the intersections at 90th Ave SW/ 16th St SW and at 90th Ave SW/14th St SW stand out today as being areas with repeated traffic accidents.

What are the impacts on safety when 4,228 new residents increase traffic volumes by 33%?



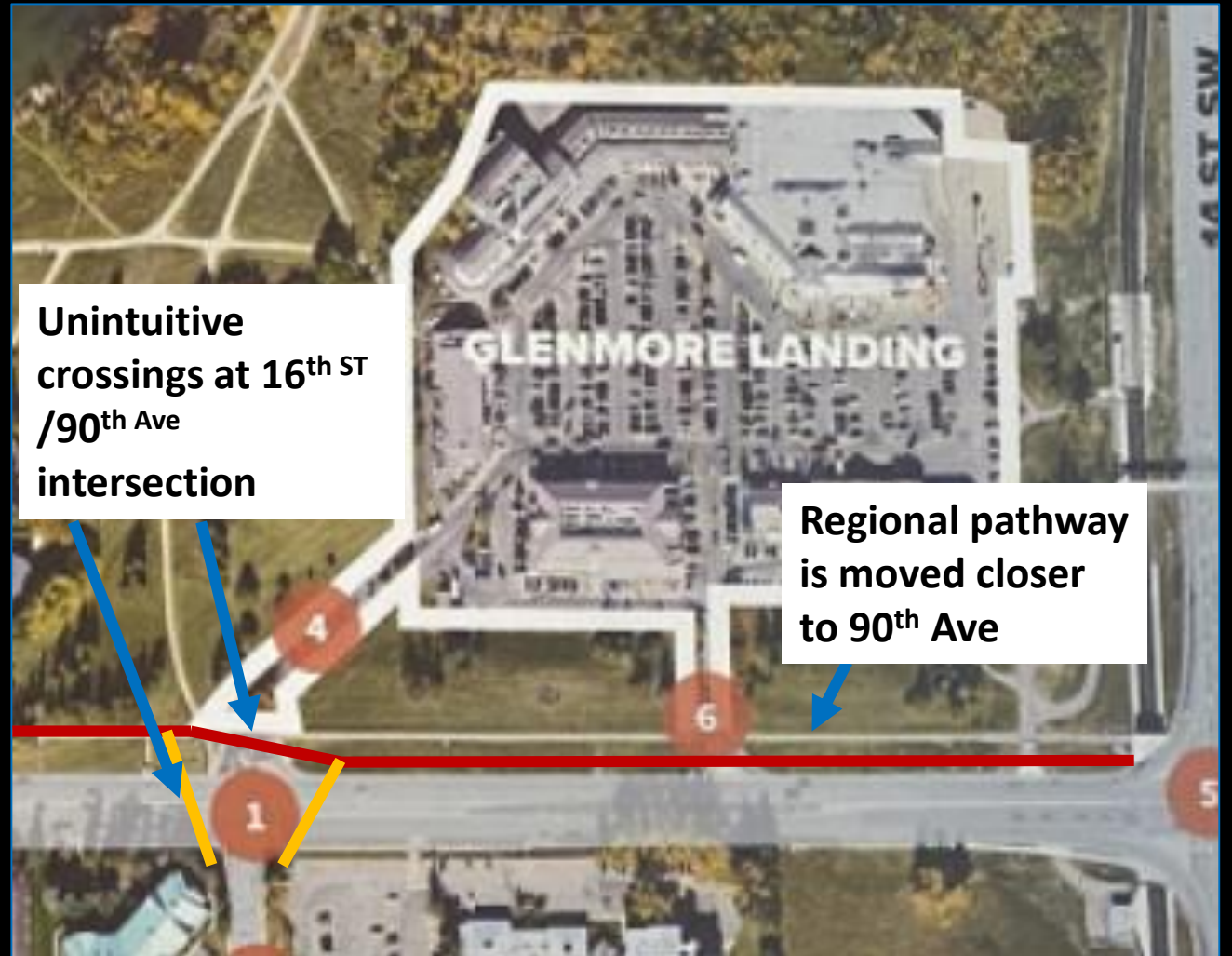
Roadway Improvements Proposed by RioCan

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



RioCan's proposed Changes to 16th st/90th Ave intersection:

- Create unintuitive pedestrian crossings over a congested intersection.
- Are significantly less safe for pedestrians and cyclists



Consider the unique needs of the Elderly who frequent this intersection:

Three Seniors Facilities Adjacent 90th Ave SW 16th St SW Intersection

- Bertha Gold Jewish Seniors Residence
- Chateau Renoir
- Beverly Centre

Many elderly folks with impeded mobility cross at this intersection daily to access basic amenities including: coffee at McDonalds, banking, haircuts, dentists, doctors' offices and lab work.

With walkers and wheelchairs, these citizens require more time and patience for crossing.



Moving the Regional Pathway closer to traffic

The proposed redevelopment will move the regional pathway closer to 90th Ave SW resulting in:

- Unintuitive diagonal crossing for cyclists and pedestrians over 90th Ave SW and 16thSt SW (at the traffic 'choke point')
- Cyclists are moved significantly closer to a busier more congested roadway
- Louder and less safe for cyclists and pedestrians



Glenmore Landing Redevelopment is not the only change increasing traffic at the 90th Ave/16th St intersection

Right across the street from Glenmore Landing,
the City of Calgary has already rezoned the JCC
for Redevelopment

Rezoning approval includes:

- School for up to 440 students
- Synagogue
- Flexible Community space for up to 500
- Expanded daycare
- 2 New Seniors Facilities

Consider the safety hazard as children rushing
to school and morning rush-hour overlap.

Calgary Jewish Community Campus Rendering

Potential as of June 2023



Proposed roadway changes to 16th St are less safe in Playground Zone

The proposed changes to 16th Ave SW include removing parking on both sides of roadway to increase north-bound roadway to two lanes.

This increases traffic to 3 lanes on roadway in front of JCC, through a playground zone.

Note: this playground is very busy during summer months when JCC hosts camps.



The proposed towers will shade 14th St SW and the pedestrian walkway

- Shaded areas on roadways create problem areas for black ice.

Black ice is a thin, transparent film of ice covering a portion of the road. **Black ice** is a common culprit for some of the worst **car accidents** as **vehicles spin out of control**.

RioCan's own shadow studies indicate large parts of 14th St will be shaded from 2pm -4pm from September to March. This puts lives at risk during evening rush hour throughout our winter months.

The pedestrian walkway over 14th ST will also be hazardously effected by black ice at these times. Expect serious slips and falls to increase as both the access ramp and stairs will be covered in black ice

SHADOW STUDIES / DECEMBER

10:00 AM



12:00 PM



2:00 PM



4:00 PM



GLENMORE LANDING

The Redevelopment of Glenmore Landing and the Proposed Roadway Changes poses significant safety concerns for pedestrian and vehicular safety at these locations:

90 Ave SW/16th St SW intersections

14th St SW (roadway and pedestrian overpass)

16th St SW

Any high-density redevelopment at Glenmore Landing specifically is fundamentally flawed and inappropriate based on these unique safety issues due to the pre-existing physical constraints



I'm here today to speak about my opposition to the disposition of parkland located at Glenmore Landing.

The Our BiodiverCity Strategic Plan defines 'Park' as 'a specific-use open space area that is managed to provide opportunities for recreational, educational, cultural, ecological, historical and/or aesthetic purposes.' (Page 41). The land to the west, south, and east, that surrounds the Glenmore Landing Shopping Centre was designated as parkland by the City of Calgary in legal documents in October of 1983.

The proposed sale of this parkland is in direct contradiction of the principles found on pages 26 and 39 of the Biodiversity Report 2014 and the Our BiodiverCity Strategic plan that City of Calgary Council accepted in 2014. These principles are:

'Ecological literacy: The City of Calgary supports the conservation and appreciation of biodiversity by cultivating knowledge and understanding about ecological processes, personal stewardship actions and Calgary's natural heritage.'

Changing the disposition of parkland to another designation such as hard infrastructure, does not respect ecological literacy.

'Ecological resilience: The City of Calgary plans, protects, manages and restores open space in Calgary for productive, diverse, healthy ecosystems with the capacity to recover from disturbance and adapt to change.'

Changing the disposition of parkland to another designation does not respect ecological resilience as it will be removing carbon capturing natural assets and removing habitat for birds as there are over 200 trees on those parklands.

'Collaboration: The City of Calgary works jointly and shares responsibility with individuals and groups to advance biodiversity and ecological resilience locally, regionally and globally.' Page 28 refers to Collaboration as 'Recognizing the financial, social, and environmental cost of removing or modifying natural systems in developing Calgary and includes consideration for these costs in municipal, decision making'.

Changing the disposition of parkland to another designation does not respect collaboration as Calgarians have been very clear they are opposed to the disposition of this parkland.

'Integration: The City of Calgary works with communities and businesses to build neighbourhoods that support local biodiversity conservation, healthy ecological processes and provide equitable access to nature.' 'A City that is responsive to nature can mutually benefit its people and wildlife. This is why we aim to integrate with nature. Nature is part of our heritage, part of our identity; its beauty contributes to our sense of who we are as Calgarians. Integration is a must; it provides us with opportunities to engage and connect with each other and champion being Calgarian.'

Changing the disposition of parkland to another designation does not respect integration of biodiversity, it not only removes it, but greatly degrades the rich surrounding biodiversity in that area.

The Biodiversity Report states (page 39), 'We are taking a comprehensive, integrated, multi-scale approach to planning and managing the ecological system of Calgary. Our vision is to value Calgary's

diversity and richness in wildlife, vegetation and landscapes. We will work to integrate our actions and built environment with an ecological network that is healthy, connected and well managed.'

Changing the disposition of parkland to another designation does not respect that stated vision, we know the environment intertwines these parcels of land, you cannot affect one without affecting the other.

The Our BiodiverCity Strategic Plan speaks to the concept of Stewardship which is defined as 'Individuals or groups feel a sense of ownership, connection or attachment to parks and open space that result in behaviours and actions, which maintain, protect and preserve those areas'.

Changing the disposition of parkland by this Committee and City Council to another designation does not respect the stewardship of the parkland surrounding Glenmore Landing, instead it hinders the relationships that citizens have with their administration and council.

This parkland needs to be retained by the City of Calgary as parkland in perpetuity. To designate it as anything other than parkland would be a major contradiction to the principles of Biodiversity that City Council has long endorsed. Changing the disposition of the parklands at Glenmore Landing will forever alter the biodiverse and social environment of the City and will set a dangerous precedent for the survival of all of the City's parklands.

Thank you.

Calgary is a certified Bird Friendly City, through Nature Canada.

There is a commitment to ongoing efforts to benefit birds and wildlife through strengthening urban habitat through ongoing stewardship of natural spaces to support local birds.

Protection of habitat and reduction of harms to wildlife are key in this commitment.

Submission by:

Kathleen Johnson

Executive Directory, Calgary Urban Species Response Team

Founding Member, Bird Friendly Calgary



Calgary

Jyoti Gondek, Mayor

April 11, 2023

This letter is confirming The City of Calgary's (The City) support of continuation of certification under the Bird Friendly Cities in Canada, part of Nature Canada's Program.

It is a tremendous opportunity for The City to be recognized for its ongoing programming efforts to benefit birds and wildlife through strengthening the urban habitat. We appreciate that this recognition is one that requires ongoing stewardship, and The City is committed to a continued partnership with the community to update The City's policies and programming to further support our Bird Friendly Certification status.

In 2022, the City selected its official bird through a captivating city-wide engagement. The competition garnered media attention across the country and saw local residents championing their preference over social media. With over 25 thousand votes (the most by more than double in recent years), the Black Capped Chickadee prevailed as winner over the Black-Billed Magpie. The competition included resources for school children to learn about local birds through projects and a drawing competition. Recently, both the chickadee and magpie were part of the new Calgary Flames' pride jerseys.

Through the support of the BiodiverCity Advisory Committee which advises Administration and reports to Council, Bird Friendly Calgary initiatives are seeing progress in the City of Calgary. This work will continue to elevate the importance of diverse habitats that support wildlife, honour Indigenous ways of knowing, and result in a more sustainable city.

Council is committed to supporting initiatives such as International Migratory Bird Day and evolving our stewardship of natural spaces to support local birds.

Jyoti Gondek
Mayor, City of Calgary

Kourtney Penner
Councillor, Ward 11

Calgary Historic City Hall, 700 Macleod Trail S.E., Second Floor | Calgary, AB, Canada T2G 2M3
P.O. Box 2100, Station M, R8069 | themayor@calgary.ca

The RioCan Complex is very concerning for wildlife, particularly birds, due to:

- its height & number of buildings flights animals will need to navigate
- its proximity to a body of water / natural habitat
- its introduction of significant glass at bird habitat
- light intrusion onto surrounding habitat
- introduction of many more pets and people directly into a park area
- loss of trees and greenspace /corridor surrounding the project
- potential increase of wildlife/vehicle conflict due to loss of greenspace



Calgary Urban Species Response Team conducts surveys for window strike birds downtown Calgary. For comparison at a similar building:

- A similar building complex downtown Calgary (which has fewer buildings to navigate and is not situated next to a major water habitat):
 - Represents 38% of CUSRT's 673 finds for Window Strikes and Urban hazards
 - 228 window strike birds (or their remains) were found here.
 - Only ten (10) (4.4%) were found alive.

23 different species of injured and dead window strike birds identified at that one building:

- 10 Yellow-rumped Warbler
- 6 Dark-eyed Junco
- 6 Sparrow, White-throated
- 5 Sparrow, Lincoln's
- 4 Nuthatch, Red-breasted
- 3 American Robin
- 3 Sparrow, Chipping
- 2 House Sparrow
- 2 Ovenbird
- 2 Red-breasted Nuthatch
- 2 Warbler, Tennessee
- 1 American Crow
- 1 Bat, Silver-haired
- 1 Brown Creeper
- 1 Hermit Thrush
- 1 Lincoln's Sparrow
- 1 Northern Flicker
- 1 Pheobe spp.
- 1 Phoebe, Eastern
- 1 Rock Pigeon
- 1 Pine Siskin
- 1 Townsend Solitaire
- 1 Warbler, Nashville
- 1 White-breasted Nuthatch

*Not all findings are identified by species, such as the partial remains of a bird.

At the Glenmore Reservoir, 267 species of living birds have been observed, supporting the concern that the flight path and migration may be in conflict with tall glass buildings so close to the water, and that wildlife may be impacted by the greatly increased light, noise and pets created by such a large complex:

eBird Submit Explore My eBird Science About News Help

Change location Year-round, All years

Calgary--Glenmore Reservoir (general) Calgary

Overview
Illustrated Checklist

VIEW MY...
 My eBird
 Life List
 Target Species
 Checklists

EXPLORE...
 Hotspot Map
 Bar Charts
 Media
 Printable Checklist

267 Species observed
2371 Complete checklists

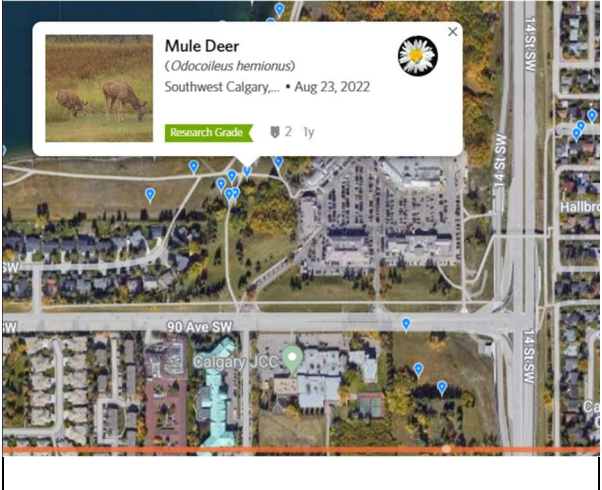
Sightings

Last seen First seen High counts

SPECIES NAME	COUNT
1. Tree Swallow	15,000
2. Canada Goose	12,000
3. Ring-billed Gull	12,000
4. American Coot	5000
5. Franklin's Gull	4000
6. Mallard	2000
7. American Crow	2000
8. Bufflehead	1500
9. American Wigeon	1000
10. Bohemian Waxwing	1000
11. Cliff Swallow	750
12. Lesser Scaup	700
13. California Gull	600

Birds fly in and out of the area seasonally and/or daily. Even hummingbirds are found in the area. They are susceptible to window strikes.

Wildlife uses the surrounding grassy areas as corridors. Reviews of impact of pushing them closer to heavy traffic should be undertaken.



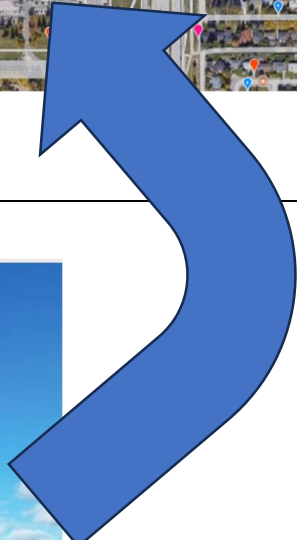
Observations

Species: _____ Location: _____

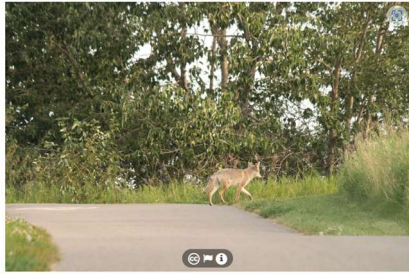
Custom Boundary [v] 3,605 OBSERVATIONS 638 SPECIES 942 IDENTIFIERS 270 OBSE

Map Grid List Places of Interest Redo search in map Reset

Map Legend Migration Services 90 Ave SW 90 Ave SW

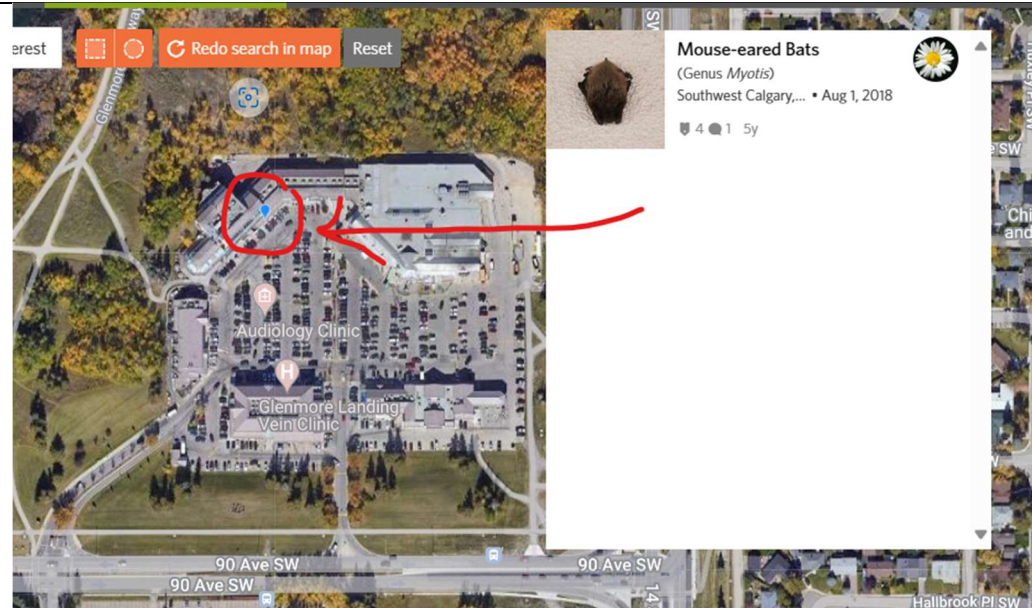


Coyote (*Canis latrans*) Research Grade



Bats are common in this area. Note the observation of one perched on a wall at Glenmore Landing in 2018.

Full environmental and wildlife impact studies are needed to ensure inclusion of migratory species impacts.



The City and the Developer are requested to:

- Adhere to commitments made for greenspace, parks and for habitat under Bird Friendly City and all climate change and biodiversity plans.
- Review and understand the *Migratory Bird Regulations* and consult with Environment and Climate Change Canada regarding potential harm to protected species migratory species of birds (eg due to window strikes).
- Significantly reduce the height of the buildings and employ layouts to retain maximum affordable units
- Retain all possible greenspace and trees surrounding this project
- Employ experts in the field of window strikes and heed their feedback. The glass **MUST** be bird-friendly.

- Employ experts in dark skies and light pollution to reduce all avoidable light pollution. New light pollution MUST be avoided.
- Employ dedicated architects (landscape and structural) who can implement this feedback into world-class bird-friendly design, including but not limited to:
 - o Avoid use of reflective glass
 - o Reduce or avoid use of transparent and unmarked glass wherever possible
 - o Ensure all transparent glass is effectively marked
 - o Use window designs that minimize escape of light to surroundings
 - o Avoid any decorative façade, landscape and unnecessary roof lighting
 - o Ensure the bulbs, brightness and colour of any lights used are as bird, bat, insect and fish-friendly as possible
 - o Railings and dividers – avoid use of transparent unmarked glass. They must be bird-friendly.
 - o Corners and cosmetics – ensure no “fly through” zones exist. Every element of these designs must be bird-friendly.
- Conduct light studies affecting the water habitat and at the Weaselhead habitat facing this complex at night
- Conduct environmental studies inclusive of bat and bird habitat and patterns in all seasons.
- Put plans and resources in place to avoid and increase of at-large dogs and cats in the adjacent woods and paths.
- Note that Calgary’s Bird Friendly Guidelines require updating and include some ineffective solutions no longer recommended.
- These recommendations are not exhaustive. They are recommendations only. Responsibility remains with the Developer and the City of Calgary to conduct thorough studies to assure compliance with any and all legislation and guidelines.

Thank you for your time and for being responsible in your full consideration.

Glenmore Landing Parkland Disposal



Oleh Wowkodaw

A concerned constituent

My name is Oleh Wowkodaw. I am a professional geologist, an industrial wastewater expert, and a passionate outdoor enthusiast. Palliser has been our home for about 40 years. We raised our family here, our son is our neighbour, our neighbours are our friends, this is our community.

I am in opposition to the disposition of parkland at Glenmore Landing. This sale will be a loss to our community and will set a precedent for a repeat in other communities.

The damage cannot be undone, once it starts.

Current traffic concern

Already there are combination problems related to traffic and to parking in the Glenmore Landing area.

Glenmore Landing is a heavily used commercial property. With limited access into the property and limited parking, the current situation is already unmanageable. It cannot handle more development. You can see a typical photo of Glenmore Landing. Where can you park?



Future traffic concerns

We are looking at several developments within our area that will collectively add to traffic problem.

This includes developments around the Jewish Community Centre, on 90th Avenue, mixed developments at Co-Op at Southland and 24th Street, and commercial developments at Tsuu T'ina First Nations. The potential addition of 3,000+ residents and related commercial traffic at Glenmore landing will be the final straw.

This will only get worse.

How will the current traffic infrastructure handle this level of increase caused by the proposed redevelopment?

How much traffic related infrastructure upgrades will be necessary at taxpayer cost and community inconvenience? **Is this even possible?**

Incremental traffic concerns at CO-OP, Southland and 24th St. SW.

Co-Op at Southland and 24th St. SW is building four new buildings. The tallest will be at a height of 12 storeys. A total of 249 residential units are planned and approximately 154,000 square feet commercial space including 686 parking stalls.



Future Traffic Concerns Calgary Jewish Centre 14th St. SW and 90th Ave SW.

The Calgary Jewish Centre has significant mixed development plans at 90th Avenue and 14th Street.

This will further exasperate the traffic at those critical intersections. The 90th Avenue and 16th Street SW (Jerusalem Way) is already a busy intersection for pedestrians and semi-mobile seniors.

Local traffic access to Glenmore Landing

Once Glenmore Landing was accessible by three entrances and two exits. Access to Glenmore Landing from 14th Street was cut off for the dedicated BRT lanes leaving two roads in and out.

Due to BRT construction only one exit is available for traffic heading east and two exits for traffic going west on 90th Avenue.

RioCan has no plans to add new access and egress points for the additional 3,000+ people to reduce congestion.

Is the BRT really a solution?

The notion that most of these new residents and employees would use the BRT Max Yellow line to commute seems implausible. The BRT is not the LRT by any stretch. According to City of Calgary community profiles, currently between 70-84% of residents from PBP use their cars. As a result, these new development will only significantly add to the traffic gridlock, and not just on completion, but also during 15 years of construction.

Residence at luxury condos at the proposed Glenmore Landing redevelopment will mostly never use the BRT. They will use their cars.

It all starts with hasty disposition of parkland

What starts with the disposal of parkland will eventually lead to years of construction, noise, pollution, and create an esthetic blight on Glenmore Park, traffic noise and congestions, parking congestion, environmental destruction, and a reduction of our overall quality of life.

The damage is significant and long term. The value to our community is marginal.

Relevance of experience

Although I am by no means an expert in municipal planning, I am experienced in understanding community outrage. In my oil and gas experience, I was personally involved in community outreach, bridge building for oil and gas development in communities that opposed development. We used openness, transparency, facts and data, communication, and respect to build bridges.

Sadly, these principles are missing in the current process of engagement.

Municipal outreach

According to the **City of Calgary Engagement Booklet**: Community Redevelopment is complex....so let's chat.

We are ready, when do we start! Is anyone listening to us at City Hall?

Where are our elected representatives that should hear us and represent us?

Do we assume that, as mere citizens, we are not able of making informed choices?

This is condescending, destroys trust, and leads to community frustration. That is where we are right now.

Municipal outreach

It is late, but not too late to remedy the situation. We need to pause and have:

- appropriate, timely, and transparent public engagement
- open and complete sharing of relevant documents and data for public review
- appropriate participation by city staff and municipal representatives at Community Association Meetings
- Appropriate participation and engagement between municipal representatives, developers, and community interest group



Palliser Bayview Pumphill Community Association (PBPCA)

2323 Palliser Drive S.W. Calgary, Alberta T2V 3S4 • Phone: 403-281-1908

November 12, 2023

The City of Calgary

Re: Revised Rezoning application LOC2023-0130 response

Open House and Public Engagement

On October 25, 2023 RioCan and their various consultants held an open house to explain the changes to their land use redesignation applications to the City Parklands and the existing Glenmore Landing plaza. The open house was limited to invitations only (for people who had applied online to attend). The numbers of attendees was limited, and many of our residents could not attend.

The overwhelming security (10 security guards for 50 attendees), double checking of tickets, required wristbands and forced removal after 45 minutes set an adversarial tone, not conducive to an open dialogue. If you wanted to fill out the comment card, it had to be within the 45 minutes allotted to your time slot before you were escorted out of the building. RioCan's consultant will summarize the comments given at the open house and share them with the City's administration at a later date. The overall impression of the residents who did attend was that the meeting was not informative nor did they have any confidence that the City Administration heard their concerns.

For the people that did attend, what was clear was the only thing that had changed was the height of the six 36 storey towers on the parkland were being lowered to about 21-25 storeys but the intensity/density of use for new residents and employees would remain the same at about 3000+ people. RioCan and their consultants were vague about the intensity/density of use proposed for the 10.4 acres of the existing plaza (Flex space).

The Pumphill, Bayview and Palliser communities and surrounding communities of Oakridge, Haysboro, etc. are fortunate to have several residents knowledgeable in engineering, geology, environmental sciences, planning law and other relevant skills that can be applied to this land use discussion. When they asked the consultants specific questions the answers were either vague, incomplete or simply, "we don't know". When asked to see the consultants supporting reports the answers were:

- The reports are still being worked on and are not complete (either because RioCan's plans are in flux, or the City staff have asked for clarifications)
- The reports will be made available when completed, if RioCan allows their consultants reports (intellectual property) to be released.
- There is no date when the Public will be allowed to view and comment on the reports – if ever
- How can the City expect informed responses when they are not providing us with the requested information?

Additional concerns and questions that need Answers

- **Transportation Impact Analysis** - (to ascertain if the new development and the new road network can handle this intensification and other proposed developments). The city of Calgary has already rezoned the Jewish Community Centre, right across the street from Glenmore Landing for redevelopment. This JCC redevelopment includes the addition of a synagogue, a school for up to 440 students, a community gathering space for up to 500 people and two additional towers for seniors' residences. Was this considered in RioCan's Traffic Impact Analysis (TIA)? Was the Tsuut'ina Taza development including 10,000 single family residences or the Southland Crossing redevelopment considered in the TIA? Are the existing seniors' facilities with their many pedestrians with impeded mobility being considered? Was the fact that the large majority of the ~12,000 residents of Oakridge, Palliser, Bayview and Pumphill are forced to drive through the single stop-light exiting Glenmore Landing to access the large majority of the rest of the city, and the nearest hospital (Rockyview), due to the pre-existing impassable barriers of Glenmore Reservoir and along 14th Street south of 90th Avenue, considered? Was the 20-40 minute delays to pass through this stop-light that residents faced most days over the two year construction window to build the BRT underpass at 90th Ave. and 14th St., and fact that similar or worse congestion is expected from the proposed development, properly considered? We don't know, because the TIA is not being released for independent review. As per Page 45/63 of



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Design Framework *External to the site, recommended improvements to the 90 Avenue intersections of 14 Street and 16 Street will allow for the adequate accommodation of traffic growth to 2039. It should be noted that improvements to 90 Avenue at 14 Street will be required by 2039 due to background traffic alone.* Where will the road improvements be made when Parkland berms have been replaced by Towers on the 14th St. and 90th Ave? The arterial routes thru' the community were tested while undergoing the 14th St bus line and were congested beyond capacity to a point of danger in inclement weather and peak windows. Traffic Impact is an important consideration for the viability of the proposed redevelopment. With only two driveways serving the site, both passing through a single stop light, and no more possible in an already congested area, it is unrealistic to add traffic from potentially 3,000+ residents and expect 90th Avenue to function safely.

- **Multiple Area Developments** – has the City of Calgary and /or RioCan thought through the overall impact from multiple developments in the area. The COOP development, the JCC development, the Taza development and Glenmore Landing development are some of the planned projects in this area. How will multiple projects occurring in parallel impact/exaggerate the noted issues.
- **Density** - What is the anticipated buildout square footage of proposed residential and commercial offices? What is the total residential and employee population of the site (existing plaza and City Parkland)? A neighborhood shopping plaza will match the density of the downtown if not more. According to amended land use application there will be 3000 residents and employees on the 5 acres of Parkland sold to RioCan (with height limitation of 70-85 meters). It is illogical to assume that the remaining 10.4 acres zoned as mixed use with (height limitation of 70 meters) will only have an additional 1000 new residents/ employees (number used by Bunt representative in their report in oral discussions at open house). Better estimate would be at least an additional 3000 residents/employees. Can infrastructure support this, other proposed neighbouring developments and the potential for HGO zoning.
- **Parking** - How deep will the underground parking be and what is its impact on the Glenmore Reservoir water table? As a developer's rule of thumb, for every four storeys you go up, you have to dig one storey deep. This puts the 'dig' beneath the proposed towers at 6 stories. Has any hydrology and geotechnical impact study been done at this location? What happens if they hit underground aquifers or sandstones? How will this affect the water table and the nearby Glenmore Reservoir, accounting for half of the supply for City's drinking water.
- **Sun shading and increased wind speeds/tunnels** – Increased number of accidents resulting from unanticipated black ice on road or path surfaces are caused by Shadows. People slip and fall or spin out in their cars as they enter shaded areas that have frozen or refrozen. Common locations to find black ice include bridges, overpasses and spots on the road shaded by trees or other objects. Why is the 8:00 AM map of the shadows cast by towers not available? We would like to see the 8:00 AM shadow maps for the months of March and September when the Sun is low. Were there any studies done on increased wind speeds and tunnels?
- **Storm Water Management** – *No run off in the Reservoir* or on 14th street and 90th Avenue where will the water be temporarily stored to be released in to City's storm sewer system? Surface ponds or underground storage system?
- **Environmental Assessment** - According to the display board – *A Preliminary Natural Site Assessment was conducted, and the Glenmore Landing site does not fall within the provincially identified key wildlife biodiversity zone.* Has an Environmental report been prepared? Has the Carbon foot print of 6 immense concrete towers on the fragile environment/riparian and wild life of Glenmore Reservoir, Weaselhead and Fish Creek park been considered? The infrastructure effects on transportation, water and sewer, wild life corridors and the recreational impact on the Weaselhead, South Glenmore Park, Fish Creek and the Glenmore Reservoir been considered and reports available? Have any reports on human health due the proximity of hydro carbons from existing Gas Bar to residential towers been taken into account during placement of towers? Have any remediation measures been considered?
- **Construction Phasing** - RioCan's redevelopment proposal has a 15 year construction for phase for short term development (Then the long term construction phase starts) that will see a tremendous amount of activity at the site to excavate these foundations, parking garages and towers. Diggers, pile drivers, jackhammers and dump trucks will be creating construction noise that will echo out over Glenmore Reservoir Parklands, disrupting both, the



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citizens of Calgary who reside/enjoy this park and the many animals that make their home there. After the construction phase it puts 4000+ residents and workers on the doorstep of sensitive parklands creating areas of extreme congestion and overuse. The lasting effects of shading and noise must also be considered. An environmental impact study must be completed before the Glenmore Landing Parklands are sold to a developer. Once these Parklands are rezoned and sold to private entities there is no getting them back.

- **Why is the City selling off parklands?** - The Buffers called surplus lands by the City are greenbelts of undisturbed, permanently vegetated areas of land. They are transitional areas that reduce the impact of roadways like 14th Street and other development or site alteration on lands adjacent to our drinking water. At what price is City selling Parklands? City hall fought all the way from the 1970s to mid-1980s to the Supreme Court with the original developer to maximize the parkland and ensure Glenmore Landing would not be a blight on the adjoining parklands of Heritage Park and Glenmore Reservoir. That great legacy and vision, protected by caveat, must be upheld and continued. Please reference the city's climate crisis initiative and the hypocrisy between selling green space/parkland and the city's initiatives to fight climate crisis and produce a larger tree canopy: <https://www.calgary.ca/environment/climate/climatechange.html?redirect=/climateprogram#:~:text=Climate%20Emergency%20Declaration,such%20as%20a%20city%20council.>
- **Affordable Housing**-How Is Glenmore Landing, (envisioned with high end rentals and water views) 'affordable' or 'family' housing? It is also not close to schools, nor a full range of affordable stores, services, playgrounds and ball fields. Glenmore Reservoir does not accommodate these types of family recreational needs. For most part the residents will not be transit riders. There were many LRT stations and other sites well suited for affordable housing — this site is not one of them. High-density rental and mixed-use developments needs access to high-speed, high-capacity LRT and multiple bus routes feeding the station. For instance the lot vacated by the Heritage YMCA immediately adjacent to Heritage LRT is an ideal location for such a development.

Area Redevelopment Plan

The Urban Systems Amended Land Use Redesignation letter dated September 29, 2023 ends with the following paragraph:

There are currently no guiding neighbourhood level policy documents, such as a Local Area Plan/Area Structure Plan/Area Redevelopment Plan, to guide development for this site. Therefore, as referenced in the NOM, the comprehensive plan for redevelopment must align with the following higher order policy documents: CTP – Calgary Transportation Plan, MDP –Municipal Development Plan, and the TOD –Transit Oriented Development Policy Guidelines

The Local Area Plan or Area Redevelopment Plan (LAP/ARP) does not exist despite multiple requests for an updated one from our community. Rather than make decisions on dated generic higher order Plans and Guidelines, it is the PBPCA's position that until all stakeholders have a full understanding of the growth potential of this area, the City should not be selling Parklands and approving land use allowing this massive redevelopment. This sale and Land Use redesignation should be paused until there is a current LAP/ARP that includes true public participation by all stakeholders and full appreciation of infrastructure requirements and cost sharing. We believe that a City initiated LAP/ARP will determine the area's potential buildout and subsequent impact on the road network, schools, water, and sewer capacity etc. Furthermore, a City initiated LAP/ARP will ensure full accountability and transparency and is in full compliance with City Planning practices and processes.

Conceptually appropriate and responsible densification of our city is beneficial. A development of this magnitude however normally has many years of public consultations and tight scrutiny/ approvals by the City. A neighbourhood shopping center redevelopment adjacent to an environmentally sensitive reservoir should not be pushed through the aggressive timelines of the City/RioCan without a LAP/ARP in place. We are requesting transparency and that approvals aim to meet the highest City standards in consideration of the Glenmore Landing redevelopment.

• Email: pbpcam@pbpcommunity.ca • Website: www.pbpccommunity.ca



Palliser Bayview Pumphill Community Association (PBPCA)

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Here is an excerpt from the RioCan REIT Q3 2023 Financial Report: *"Completion of zoning is a significant step in the value creation process. RioCan continues to revisit zoning applications to optimize density and use in order to improve project economics. As cost and financing conditions persist, RioCan does not intend on commencing any new physical construction in the near term."* Why is the rush for accelerated timelines and incomplete reports? Once these Parklands are rezoned and sold to private entities there is no getting them back. **The PBPCA is requesting an LAP/ARP be prepared before the parklands are declared surplus and sold off and this land use redesignation be put on hold.**

Sincerely

Sushma Mahajan DocuSigned by:
Sushma Mahajan
62EDB47452994B0... Civic Director

DocuSigned by:
Leslie Ferrar
B46A387165904D3... Leslie Ferrar - Director at Large

DocuSigned by:
Mike Krayacich
54D0C5F623164ED... Mike Krayacich - Director at Large

DocuSigned by:
Virander Mahajan
62EDB47452994B0... Virander Mahajan - Director/Treasurer outgoing

DocuSigned by:
Anna Kaufman
0A27D164DE2747A... Anna Kaufman - Director at Large

DocuSigned by:
Robert Mason
47170BE8C0054CB... Robert Mason - Director at Large

DocuSigned by:
Jim Sorenson
6524A26CF9A64EA... Jim Sorenson - Director/Treasurer incoming

DocuSigned by:
Margaret Mason
380BE3643AE14BF... Margaret Mason - Director at Large

DocuSigned by:
Irwin Rajesky
938B2C7084034EE... Irwin Rajesky - Director at Large

DocuSigned by:
Harris Hanson
B4E4107232F64AA... Harris Hanson - Director / Secretary

DocuSigned by:
Jayda Rosenthal
1BC7CB2A10E3459... Jayda Rosenthal - Director at Large

I am in opposition of the disposition of parkland at Glenmore Landing.

Our city is rapidly changing with new development and considerations for what the future will look like. The city has to make room for new development as the demand for housing increases, and has developed many guidelines and policies to do so in the context of environmental concerns. The commendable values encapsulated in the City of Calgary's numerous planning guidelines, designed to ensure that the future of our city is flourishing and sustainable, are being compromised and completely ignored, by the City's selling this designated parkland for commercial development.

Our City's values encapsulate the philosophy that Parks and greenspaces are natural assets and are quintessential resources for the health and well-being of Calgarians.

Selling this designated parkland for commercial development is a flagrant departure from the City's Municipal Development Plan (pages 63/64) which:

- *Prioritizes ecological protection for natural areas;assets .
- *Prioritizes ecological protection for natural areas, open spaces and parks.
- *Aims to reduce the cumulative impacts of development on ecosystems.
- * Seeks to improve the aesthetic quality and sense of place for all communities and landscapes
- * Has as a goal reducing disruption and fragmentation of habitat .
- * Includes parks and natural assets as part of Calgary's heritage, natural history and identity
- * States the priority to protect, restore and expand Calgary's urban forests and to provide adequate space and environmental conditions for forests to thrive (pg. 74).

The sale of the parkland is not consistent with the City's Biodiversity Strategic Plan's ten year framework which lays out the city's commitment to protect and restore the natural environment. "Our vision is to value Calgary's diversity and richness in wildlife, vegetation and landscapes (pg. 39). Greening the city, prioritizes maintaining biodiversity and landscape diversity. It is clear that Calgarians want a healthy natural environment and aspire to a lifestyle that will reduce their ecological footprint (pg. 16).

Again, the Calgary Climate Strategy states the city plans to "improve the climate resilience of natural infrastructure" (which includes trees and parks that help sequester carbon dioxide). "to provide a thriving landscape into the future e.g., restoring underutilized spaces, selecting native species and drought tolerant vegetation,... and maintaining green stormwater infrastructure)" (pg. 72). The loss of trees and vegetation in the sale of the land would exacerbate the loss of greenspace that Calgary has experienced; from 2000 to 2022 there was a reduction from 54.1% to 37.6%.

Calgarians have been denied a transparent view of the terms of this sale; how the city has gone from defending their decision from the 1970s to mid-1980s, where the city hall fought the original developer to maximize the parkland and protect the aesthetics of the project for the adjoining neighbors. There has not been transparent reporting on the Traffic Impact, the Environmental Impact, Sanitary Sewer Study, Stormwater Study, whether there is any impact on the Wetlands; which have protected status. No sale should proceed under this veil of secrecy and without full transparency.

It's our duty to protect these lands, once greenspace is gone, we can no longer buy it back. We understand the city's need to densify but must it come at the cost of our precious greenspaces and parklands?



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.

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

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I have read and understand the above statement.

First name [required] Chao

Last name [required] Gao

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, 2023

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

7.1 Glenmore Landing

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

In opposition

These lands are deemed parklands and should not be sold. I request that Calgary City Councillors:

- vote against the disposition of parklands to RioCan

- deny RioCan's application for a Change in Land Use for the redevelopment of Glenmore Landing including residential towers and an 'intensified' commercial development

I vehemently oppose and object to the sale of the subject lands by The City of Calgary.

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

Historically, these lands were required by the City as a condition of its approval for development of the Glenmore Landing Shopping Centre.

We understand that the City fought long and hard in the Courts, and at great expense to the taxpayers, to acquire and maintain these public park lands.

These lands were and are required by the City to maintain a buffer to the Glenmore Landing Shopping Centre. The Glenmore Landing shopping centre was carefully designed to maintain a park-like aesthetic and decrease strip mall impact from surrounding communities and intended to make GL nearly invisible from the Reservoir Parklands and pathway systems.

They are certainly NOT surplus lands to the City nor should they be available for sale. The existing height restrictions for the Glenmore Landing shopping centre must also be maintained to minimize impact on Glenmore Reservoir Parklands.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Richard

Last name [required] Gusella

How do you wish to attend?

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

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

7.1

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)

I am opposed to the proposed sale of parkland to permit building of high rise apartments. Too much density - overload. Too much disruption and then congestion



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] David

Last name [required] Zebak

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

I am very concerned with the proposed sale of the greenbelt lands adjacent to Glenmore Landing. The redevelopment proposed by RioCan is exceptionally vague with numerous studies and plans either not completed or not available but in any cases, the redevelopment will remove valued green space which, with proper attention and care could easily be the continuation of the existing linear pathway system in South Glenmore park rather than an assembly of glass and concrete monoliths



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I have read and understand the above statement.

First name [required] Keith

Last name [required] Hanna

How do you wish to attend?

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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](#).)

[required] - max 75 characters

Infrastructure and Planning Committee.

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 proposed development at Glenmore Landing is outrageous. Our family has been living near the Glenmore Reservoir in Calgary since 1963 and we have seen some horrendous developments from past city councils. Thank goodness they eventually stopped tearing down buildings and realized we need to protect our historic buildings which are minimal relative to other comparable agglomerations. There is a reason why so many people desire to live in our sector of Calgary. According to the City of Calgary signs at Glenmore Landing that were placed near the site stated there would be a "maximum building height of 115 metres" which is approximately 34 to 36 storeys depending on one's definition of 'storeys'.

This project could also see another three towers with up to 17 'storeys'. The towers will have a pronounced negative effect on the communities of Bayview, Eagle Ridge, Pump Hill, Braeside, Palliser, Haysboro, Oakridge, Cedarbrae, Canyon Meadows, Shawnessy, Southwood, Woodbine, Woodlands, Lakeview, North Glenmore Park, (I believe any rational being is able to ascertain the picture here with the laundry list of communities provided). This does not even acknowledge the emerging and rapidly growing communities surrounding our area including Tsuu T'ina Nation 145 which has related and massive issues concerning development as well. This is not Tokyo-Yokohama or Mexico City.

This project includes tearing down the current buildings that have been there since 1984-85 with endless, continuous construction, with improvements made to the Shopping Centre and enveloping Glenmore Reservoir and Parks. How environmentally responsible is it to not mention the massive amount of air, water, ground, and related pollution created by a perpetual cavalcade of machinery, increased and already grid-locked traffic (further magnified by the significant senior population surrounding the area as well as a major hospital which is already overwhelmed by taxis, First Responders, private vehicles, pedestrians, mass transit and massive semi-trucks. This list is practically endless). The damage to the existing surface streets and related pathways and parkland and countless varieties of flora and fauna is completely unacceptable by any rational thinking sentient being.

RIOCAN is a major corporation who has their Canadian Headquarters located in Toronto, Ontario.

Does the so-called "Centre of the Universe" dictate policy and development for Calgary?

This development is completely unacceptable.



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I have read and understand the above statement.

First name [required] Stephen

Last name [required] Wood

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

It is obvious that the original planners for Glenmore Landing realized the delicate and controversial aspect of putting a shopping center inside the park area. They intentionally kept it small and required it to have a village design instead of a urban city center look. They also kept it surrounded on all sides by green space. Why would the current planning department allow the developer to obliterate this creative and thoughtful original theme. Nothing else has changed in the surrounding communities. There has been no increase in residential population. The developers plan is suitable for the downtown core. Not for this part of the city.



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I have read and understand the above statement.

First name [required]	Hugh
Last name [required]	Stewart
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

7.1 Glenmore Landing

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)

I am a long time resident of Oakridge and I purchased my property in this District 32 neighbourhood because of its proximity to Parks and Green Spaces. I am concerned with the City's plans to dispose of Park Lands (also referred to as berms or surplus land) to RioCan for commercial development for a variety of reasons. Firstly, the precedent it establishes is disconcerting as it means any City Park Land can be disposed of even as the City's commitments are to protect Parks and Green Spaces. This is especially disconcerting when there is significant public opposition to the sale of this Park Lands. Secondly, as a member of the Oakridge Community Association, we have had several communications with the City on future planning for the South Glenmore Park, despite recent additions of the Bike Skills Park in 2020 and the Quintera Legacy Park in 2022 which we consider beneficial additions, we were and continue to be concerned with the level of consultation with local communities on future Glenmore Park plans. Thirdly, District 32 volunteer planning representatives have been encouraging the City to initiate a Local Area Plan (LAP) to understand Land Use and Development Plans before developments proceed on a piecemeal basis. Despite early optimism, our District 32 LAP is not on the City's current or near term workplan. We are working with other volunteer subgroups that are interested in enhancing neighbourhood green spaces and improving neighbourhood interconnectivity. The pedestrian and bike route between Haysborough and Glenmore Landing, Glenmore Park and other communities further west including Oakridge make use of this trail along the south parcel of the Glenmore Landing Park Lands which is currently aesthetically acceptable but could be improved. Sale of the Park Land will radically impact the ability of the City and local communities to enhance this route FOR EVER, if it is sold and built on. Fourthly, as an OCA Board member, I have attended RioCan's engagement sessions and I have requested various infrastructure reports from water, sewer and power capacities but most importantly, the Traffic Impact Assessment (TIA). This TIA apparently is still under review by City staff and unavailable to the Public, although we have been told of explicit road upgrades needed. Again sale of this Land to RioCan will constrain cost efficient solutions, as previously experienced with elimination of the exit from 14 St directly into Glenmore Landing during BRT implementation.

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I have read and understand the above statement.

First name [required] Rob

Last name [required] Mason

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](#).)

[required] - max 75 characters

7.1 Summary of Public Advertisement Feedback and Request for Approval

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)

PBPCA is supportive of new high-density residential developments in general

City's process considering sale of Glenmore Landing Parklands in advance of confirming proposed redevelopment details is illogical and fundamentally flawed

Any high-density redevelopment at Glenmore Landing specifically is fundamentally flawed and inappropriate due to several unique, traffic-related issues which are obviously unaddressable due to the site-specific physical constraints

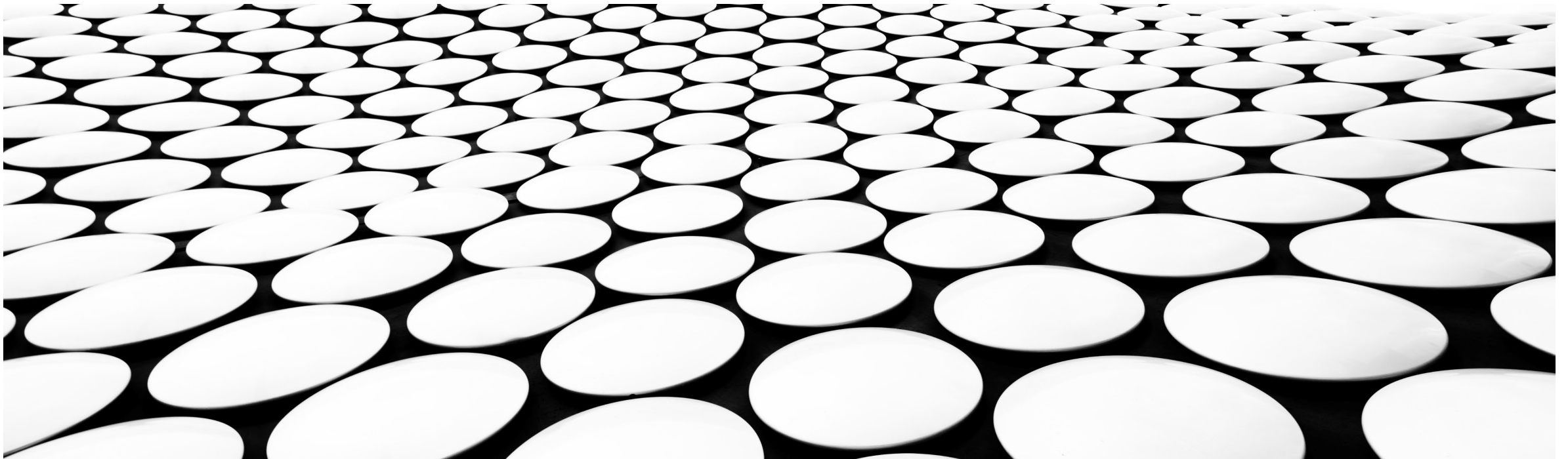
Proposed sale for redevelopment at Glenmore Landing violates several of Calgary's principles and objectives, including:

- Principles 5, 7 and 10 of Calgary's Sustainability Principles for Land Use & Mobility
- Section 2.3.7 of Calgary's Municipal Development Plan
- Transportation Goal 2 of Calgary's Transportation Plan

PBPCA SUBMISSION REGARDING PROPOSED GLENMORE LANDING PARKLAND LAND SALE

Infrastructure and Planning Committee

January 10, 2024



1. PBPCA'S PERSPECTIVES

- PBPCA is supportive of new high-density residential developments in general
- City's process considering sale of Parklands in advance of confirming proposed redevelopment details is illogical and fundamentally flawed
- Any high-density redevelopment at Glenmore Landing specifically is fundamentally flawed and inappropriate due to several unique, traffic related issues which are obviously unaddressable due to the site-specific physical constraints
- Proposed sale for redevelopment at Glenmore Landing violates several of Calgary's principles and objectives, including:
 - Principles 5, 7 and 10 of Calgary's *Sustainability Principles for Land Use & Mobility*
 - Section 2.3.7 of Calgary's *Municipal Development Plan*
 - Transportation Goal 2 of Calgary's *Transportation Plan*
- As the PBPCA is by far the most impacted Community Association, we respectfully submit we should have more than 5 minutes to address this decision which will hugely impact our Community permanently going forward

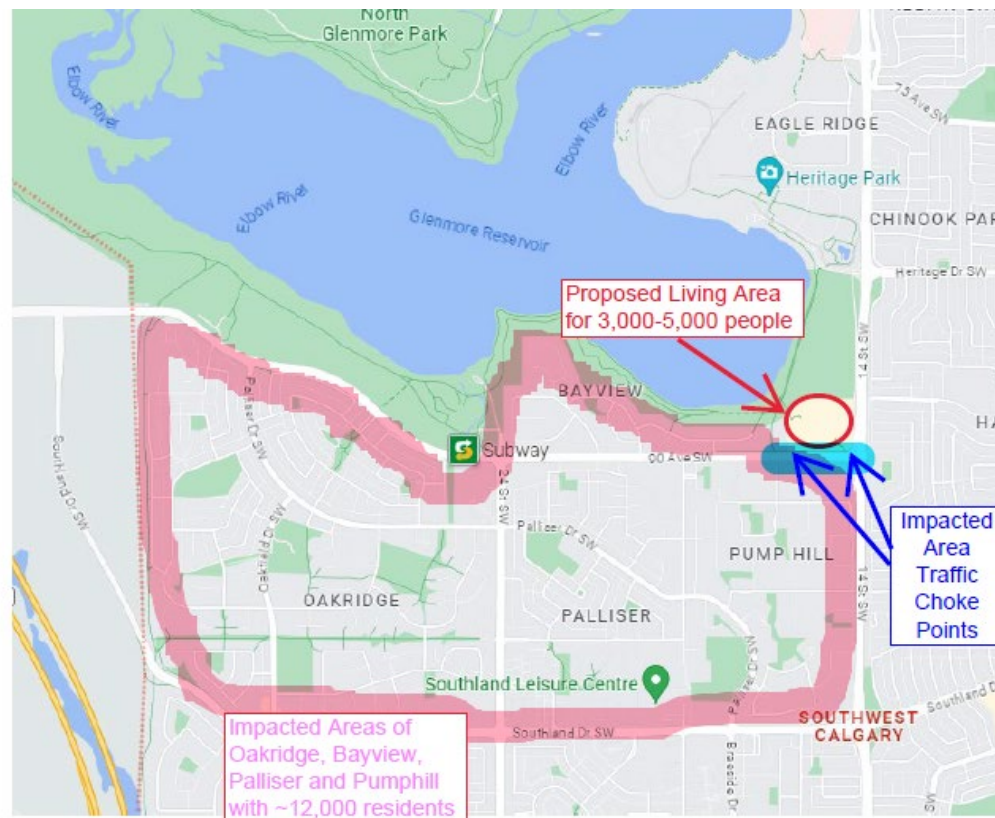
2. CITY'S PROCESS IS FLAWED

- City's process of considering sale of Parklands for potential redevelopment without concurrently considering details of the underlying proposed redevelopment is fundamentally flawed
- Sale of any parkland without a good reason violates Principle 5 of Calgary's *Sustainability Principles for Land Use & Mobility* (re: preserving open space & natural beauty)
- Sale of Parklands only makes sense if they will be redeveloped *and* of net benefit
 - If no redevelopment ultimately takes place, sale would have been inappropriate
- Illogical that RioCan would want to buy Parklands, and pay Fair Market Value, without surety that they can be redeveloped
 - *If RioCan has an option to unwind the sale if redevelopment not ultimately approved, what is rush to pursue sale at this point?*
- *Only 6 of 2,698 (0.002%) public notice responses received to date are supportive of the proposed sale*
 - *Why is City not listening to its residents?*
- Basic question of transparency:
 - *Why is Calgary disconnecting the sale of Parklands from the potential redevelopment?*

3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS:

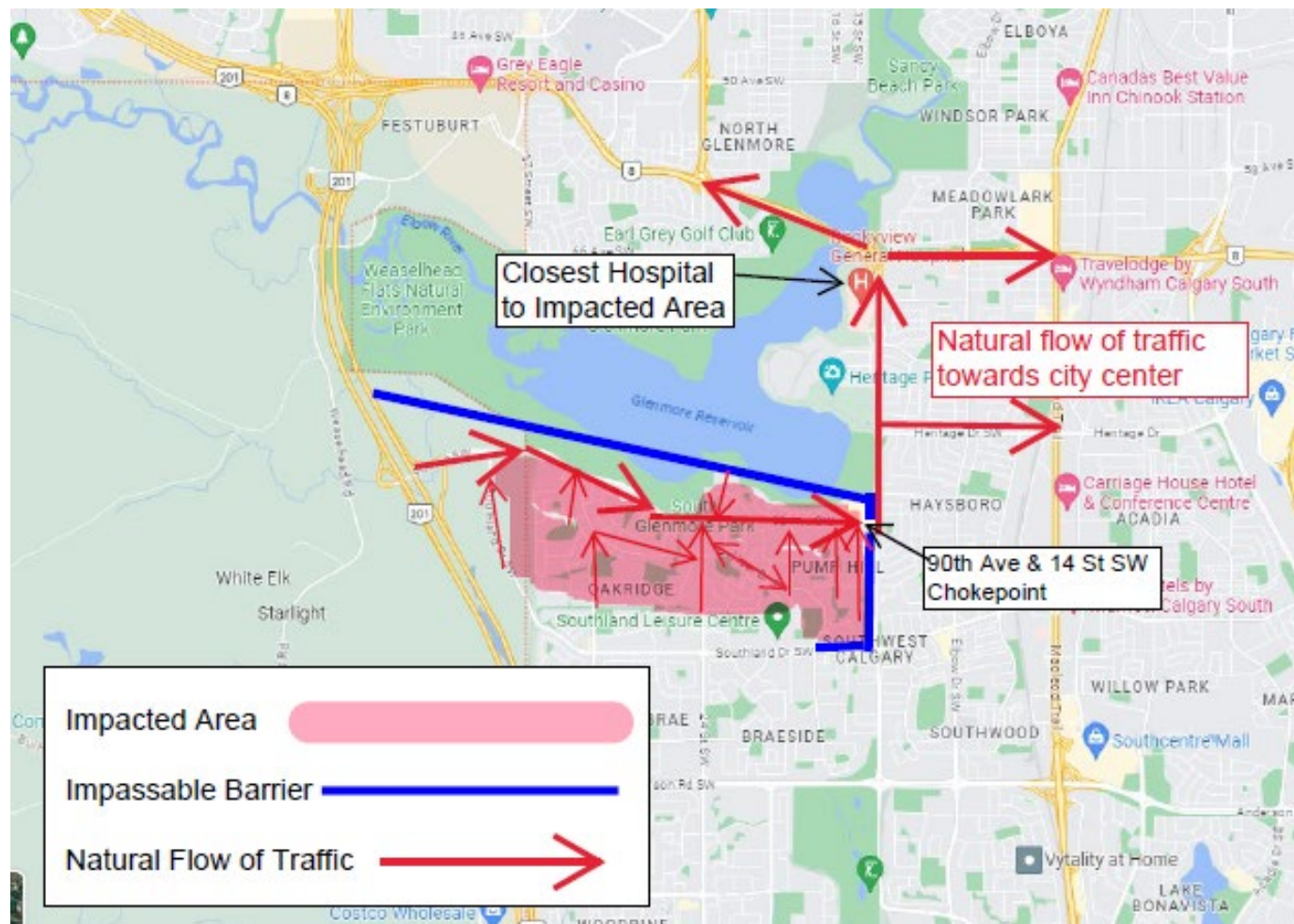
- Location choice fails to recognize highly constrained nature of pre-existing traffic flows in Impacted Area due to presence of impassable barriers created by Glenmore Reservoir to north and west, and 14th St. to east

Figure 1: Proposed Development and Impacted Area



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

Figure 2a: Calgary SW Map – Impassable Barriers and Natural Traffic Flow



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

- 90th Ave & 14th -16th St “Chokepoint” regularly had 20 - 40 minute traffic delays during 2+ year BRT construction

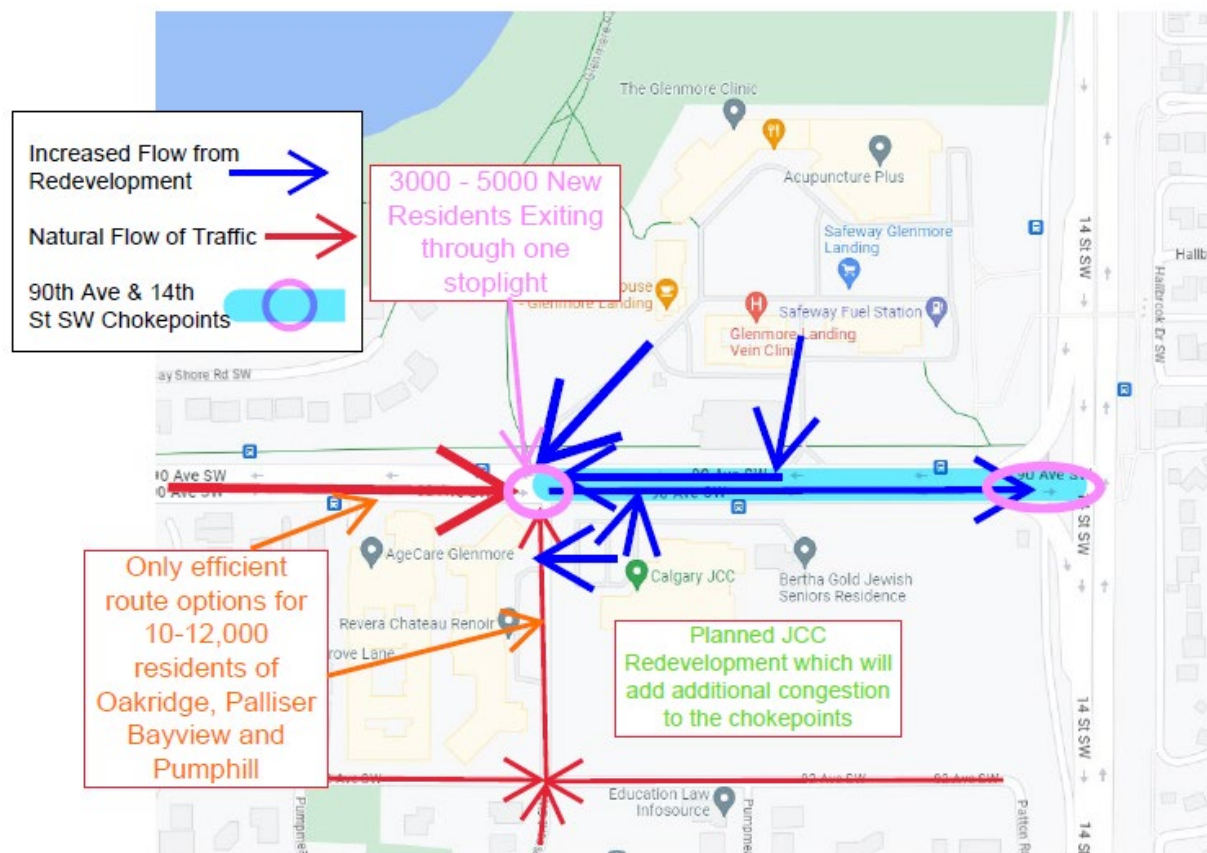
Figure 2b: Impacted Area Map – Impassable Barriers and Natural Traffic Flow



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

- Site can only exit in southerly direction through single stop light that already acts as constraint to Impacted Area and makes no sense given the circumstances (and especially for a high-density redevelopment)

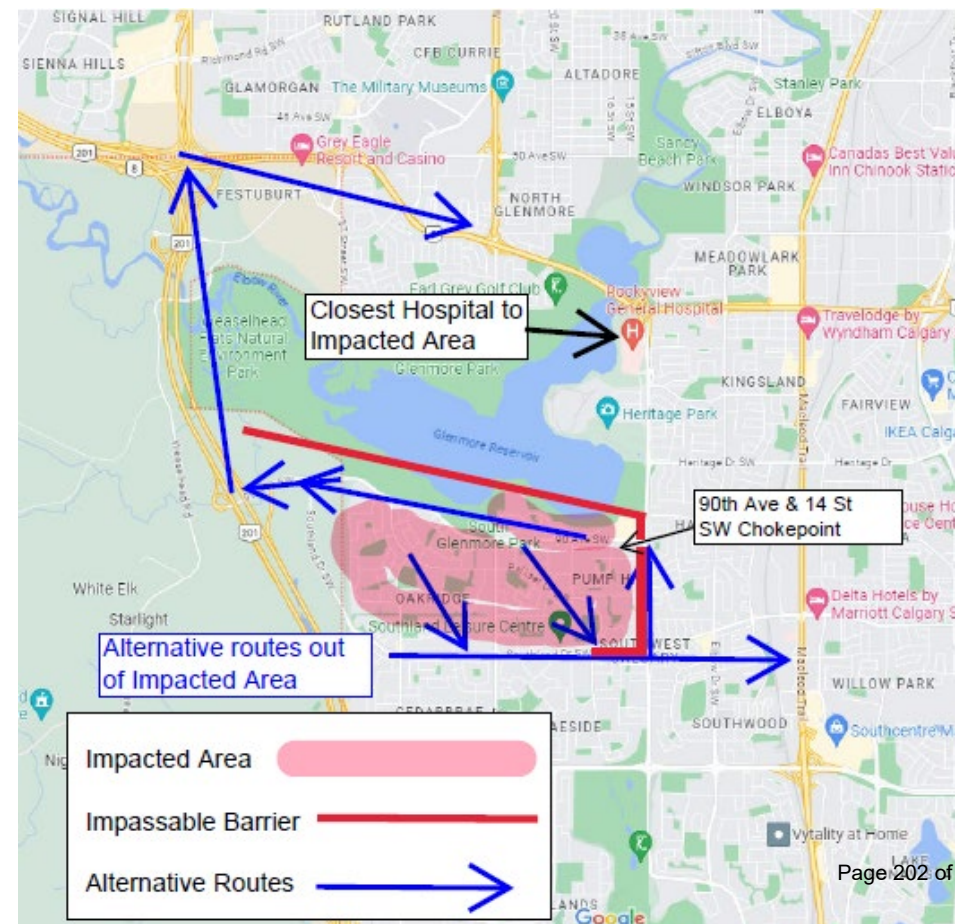
Figure 3: Limited Access to Proposed Redevelopment Along Already Highly Congested 90th Avenue



3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

- Emergency access for Impacted Area's residents' to closest local hospital (Rockyview) will be problematic during the 15-20+ year construction period, as will be emergency access to redevelopment site
- If redeveloped, it would significantly permanently negatively impact the residents of Impacted Area going forward (both during the 15-20+ year construction window and thereafter)

Figure 4: Calgary SW Map – Impassable Barriers and Alternative Traffic Routes for Impacted Area



4. PROPOSED SALE FOR REDEVELOPMENT VIOLATES CITY OF CALGARY'S PRINCIPLES & OBJECTIVES

Sustainability Principles for Land Use & Mobility

- **Principle 5:** Preserve open space, agricultural land, natural beauty and critical environmental areas
 - *Proposed sale for redevelopment obviously violates principle*
- **Principle 7:** Strategically direct and manage redevelopment opportunities within existing areas.
 1. Stable areas will be preserved and the existing community context will be valued
 - *Proposed redevelopment which contemplates multiple high-rise buildings obviously violates principle*
 2. Strategic intensification makes more efficient use of existing infrastructure and increases transit efficiency
 - *Proposed sale for redevelopment which will permanently negatively impact traffic access to rest of city for Impacted Area residents obviously violates principle re: their transit efficiency*
- **Principle 10:** Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens
 - *Proposed sale for redevelopment which will permanently negatively impact traffic access to rest of city for Impacted Area residents obviously violates principle of reasonable accessibility to all areas of the city for all citizens*

4. PROPOSED SALE FOR REDEVELOPMENT VIOLATES CITY OF CALGARY'S PRINCIPLES & OBJECTIVES (CONT'D)

Municipal Development Plan

- 2.3.7 Foster Community Dialogue and Participation in Community Planning
 - Provide for effective community consultation and participation in projects of significance to The City and local communities
 - *Proposed sale process, which is disconnected from underlying proposed redevelopment, has not had effective community consultation to date*
 - *Most questions at RioCan open houses not adequately answered*
 - *Basic information about proposed redevelopment (ex. Traffic Impact Assessment, Environmental Assessment, etc.) has not been made publicly available, and hence ability of public to comment on proposed sale is severely limited*

Calgary Transportation Plan

- Transportation Goal 2:
 - The City should ensure that all aspects of the transportation system are safe and secure, and enable prompt and effective emergency response
 - *Proposed sale for redevelopment which will negatively impact emergency access to the nearest hospital for Impacted Area residents during the 15-20+ year construction window, and emergency access to the Glenmore Landing site, obviously violates this goal*

- Thank You
- Questions?



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I have read and understand the above statement.

First name [required] shelley

Last name [required] carrington

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 Community Development

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

7.1 Glenmore Landing Agenda

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)

To whom it may concern
Please find our letter regarding the disposition of the parklands & why we strongly oppose. This is only one of the many reasons why this massive Proposed development is detrimental to Glenmore Landing and surrounding areas. The Rhetoric denying that the lands are Public Park. The information being provided by the city as to the nature of the parklands is in our view inaccurate And incomplete. The lands have been described as berm s , as lands that are not ecologically significant , as grassy areas, as remanant parcels , and as lands set aside for roadways years ago. For reasons we do not understand , Ward 11 Councillor Kourtney Penner seems to be denying that the lands are public park and trying to minimize the issue by suggesting that only SOME people are concerned . These misdescriptions of the parklands and of the issue are incorrect & irresponsible and in our view constitute a breach of the City's obligations to properly inform the citizenry . While the city has obviously
Concluded that the lands involved are parklands after being pressured by the community to do so (and hence the public notice) at the same time there
Is rhetoric denying the lands are public parks. This is unacceptable and in our view an abuse of the process. The unfortunate result is to sow confusion.
The history of the lands on which Glenmore Landing was developed, including information from the city's own files, is clear that these lands are parklands. They are zoned in a manner that contemplates park use. They are quite clearly parklands. Part of the rhetoric being heard from the City is that
Lands are not zoned as Municipal Reserve so they can be sold. That argument is fallacious. The City's own land use Bylaw contains a definition of "park"
And it does not not limit park to lands zoned as Municipal Reserve. The Rhetoric must stop and the lands being valuable, parklands must be respected .28 acres of parklands including the lands to which Public Notice relates, were acquired in a settlement with Campeau Corporation in the 1980,s on the basis that the lands are park and would remain only as such.
Respectfully submitted by
Shelley Carrington
James Jempson



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I have read and understand the above statement.

First name [required] Ray

Last name [required] Collins

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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](#).)

[required] - max 75 characters

7.1. Glenmore Landing

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)

Approval of the sale of parkland to Rio Can will infer approval of their proposals for redevelopment of the area. Rio Can's planned redevelopment is not in the best interests of the area. The increase in density planned is not just incremental it is a order of magnitude increase with the resultant traffic, overcrowding, crime increase, and general degradation of the quality of life for the existing residents. The planned development is not an enhancement of the area as it incorporates "non market" units. This is a case of quantity being favoured over quality. There are many areas in the city where this type of development would fit in. Glenmore Landing is not one of them. As to the areas proposed to be sold deemed as parkland they are just ancillary and required for setting off the existing development and are not in any normal sense of the word to be classed as parkland. I strongly recommend that this sale not be approved



Public Submission

CC 968 (R2023-10)

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First name [required] Sonja

Last name [required] Beierle

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7.1 Glenmore Landing

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

In opposition

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I am opposed to the Selling of Parkland that was to be kept to Perpetuity, that Borders Glenmore Reservoir, our Drinking Water. Adding the number of EXTRA PEOPLE to that location causes more Pollution to the Air over the Wildlife Habitat & into the Water. The Traffic Issue is Great, already having issues in past when the BRT was built. This development is to go on for years...a terrible disruption for Glenmore Landing. Why not Build This Development in a Location which does not Currently already have High Rise Development. The parking for Patrons of Glenmore Landing Shopping WE ARE TOLD WILL BE MORE LIMITED THAN IT IS CURRENTLY, and it is very limited already. I see it as a BADLY THOUGHT OUT PLAN BY THE DEVELOPER AND THE CITY CAN ONLY SEE MORE TAX \$'S, and does not seem to care if Glenmore Landing is RUINED BY YEARS OF CONSTRUCTION. The SURROUNDING COMMUNITIES " ALL " DO NOT WANT THIS DEVELOPMENT. THEY "ALL" DID NOT WANT "THE BRT", WHICH IS NOT AT ALL SUCCESSFUL, LOL WERE TOLD IT WOULD NOT BE SUCCESSFUL. TO SUM UP ,the BIGGEST CONCERN is using THE PARKLAND AND ENDING UP WITH DEVELOPMENT (TOWERS) ON THE EDGE OF GLENMORE RESERVOIR and creating a noisy construction area which will restrict traffic on a VERY BUSY INTERSECTION for years. Thank you for Considering my Presentation.



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First name [required] Peter

Last name [required] Carwardine

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Glenmore Landing Property Sale

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)

Article 2 of the Caveat against the property clearly provides for the future use of the subject lands as "Park Lands". As such they should remain as Park Lands and the proposed sale should not be permitted.



Public Submission

CC 968 (R2023-10)

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First name [required] Bob

Last name [required] Hann

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[required] - max 75 characters

7.1 Glenmore Landing

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)

Regarding the rezoning and sale of Parkland to Rio Can.

When Glenmore landing was originally built the city of Calgary went to Supreme Court to assure that this land was zoned as Parkland. For the city to now want to call Park Land Surplus and commercializing it to build 25 story towers is making a mockery of the term Park Land.

Park Land should be cherished rather than treated as something we can simply throw away. As cities grow, we need to increase our park land and not sell it off to developers whose goal is to follow the same path of Toronto's sprawl.

Calgary is a beautiful city with beautiful parks that we want to maintain. Space and parks is what makes Calgary such a great city. The selling of any park land sets a very dangerous precedent which could lead to many more acres of park land disappearing in Calgary.

Park Land has been Legally defined as such, there should be not justification to change its status.



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First name [required] Wendy

Last name [required] Ansthurther

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[required] - max 75 characters

7.1 Glenmore Landing

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)

To Calgary Council members,

I would like to state my strong opposition regarding Agenda 7.1, The Rezoning and Sale of Park Land to Glenmore Landing.

It is obvious that we need more affordable housing in Calgary, however the city is going down the wrong path when they are proposing the sale of Park Land as the means to this end.

In this case, the development proposal at Glenmore Landing would only produce high end luxury apartments that are not affordable to the average person living in Calgary. This would be a huge profit maker for Rio Can, however it likely will be adding additional taxation and huge traffic implications to surrounding neighborhoods.

The additional costs to all Calgarians will occur because we will find that our aging clay tile and concrete sewer lines in surrounding neighborhoods are not up to handling the additional outflow that a potential 6000 people (final stage of development) would put on the existing system. Newer larger sewer pipes will have to be installed, mostly at the cost of taxpayers and very little to the developer.

With the future increasing demands for electricity, I ask if the city has had any reports how another 6000 residents will impact power to this part of Calgary. Eventually the upgrading of our power grid to this area will also be passed on to tax payers.

Currently traffic both at Glenmore Landing as well as on 14 street S.W. and 90th ave S.W. are at capacity during many times in the day. Getting in and out of Glenmore landing is tricky at the best of times with most parking stalls filled and people driving in circles to find a parking spot. Driving East on 90th avenue during rush hour feels like one might as well be in a parking lot, as it can be backed up to nearly 24th Street S.W. This traffic on 90th avenue comes to an unfortunate "T" intersection on the very busy 14th street which often can not handle the additional traffic from 90th avenue.

Is increasing density in Calgary a good idea?... YES.

Is Glenmore Landing and appropriate place?... NO

Are there better places to create affordable housing?...YES

One site the city owns, but for unknown reasons is reluctant to sell at a fair market value is the land that the YMCA used to be on located next to the Heritage LRT station on Heritage Drive.

There appears to be other motivations to sell Park Land to a developer.... Rio Can is in the business to make money, not create affordable housing, they have shareholders and CEO's who want to se



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First name [required] Jason
Last name [required] Zalmanowitz

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[required] - max 75 characters

7.1 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)

In considering the future of Glenmore Landing, it's important to strike a balance between preserving its antiquated charm and embracing positive growth. While change can spark concerns, it also presents opportunities for enhancing the community. The diverse array of new shops and high-rises could contribute to improved offerings and a more vibrant atmosphere, as well as positive economic development for local residents. As a long-term resident of the community, I am eager for the opportunities for more small businesses to cater to the expanding and transitioning population, as older individuals make way for younger families. I am also eager for these proposed high rises to offer housing opportunities in a neighborhood that so dearly needs some density.

It's worth noting for all in attendance that the Pumphill Bayview Palliser Community Association and the "Communities for Glenmore Landing Preservation (CGLP)" do not represent the position of all that live in these communities. Many of us have busy lives with work, extracurricular, and family commitments, which makes joining these groups for facilitating dialogue within or forming counter groups challenging. It's worth noting the demographic of these groups are generally older members of the community are representing one side of the issue. This does not allow for open conversations about the benefits of positive change and growth that is so crucial for the holistic progress of our neighborhoods.

As we navigate the path ahead for Glenmore Landing, let's remember that change is inevitable, and progress is a part of life's journey. While it's true that challenges might arise, working collaboratively with the city's planners will lead to a brighter future for our community. Just as we all value our peaceful surroundings, there are also those among us who eagerly anticipate a more dynamic and vibrant neighborhood. So, let's embrace the opportunities that lie ahead and strive for a harmonious blend of preservation and positive transformation.



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First name [required] Debora

Last name [required] Rabik

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[required] - max 75 characters

7.1 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)

There is a concerted effort in my community to oppose this development. Those opposed represent a very small part of our community. I just wanted to make sure I added my voice to those in support of this excellent development. It makes perfect sense for land use. PLEASE don't let the small but very vocal opposition group stop this much needed development.



Public Submission

CC 968 (R2023-10)

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First name [required] Anastasia

Last name [required] Karnes

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[required] - max 75 characters

7.1 Glenmore Landing

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)

I am in opposition of the disposition of parkland at Glenmore Landing. The city is at a crossroads of finding ways to solve for the housing crisis; building luxury apartments at the irreversible cost of destroying 5.6 acres of city parks is not the answer. Solving the housing crisis will not be achieved by 15 years of construction, by the sale of Calgary's public parklands to a Toronto based organization. I would like the city council to really assess the impacts of such a massive infrastructure that close to half of the city's drinking water source, to truly demonstrate concern for wildlife, bird's migratory paths, and for the public park land that is enjoyed by so many Calgarians.



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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

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I have read and understand the above statement.

First name [required] Huilan

Last name [required] Liu

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

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)

I am in opposition of the disposition of parkland at Glenmore Landing.



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I have read and understand the above statement.

First name [required] Jane

Last name [required] Turk

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](#).)

[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 sale of parkland for development of apartment towers should not be allowed. Glenmore Landing was developed with surrounding parkland to keep it quaint and natural looking next to the reservoir and the other parkland beside it. Many people bought in the surrounding areas because of the closeness and access to south Glenmore park and the reservoir. Increased traffic from the proposed development will hinder access to the walkways and the park. Increased traffic will cause difficulty at the intersection where traffic turns right into Glenmore landing or right out of Glenmore landing. As a frequent user of the walking path it is not uncommon to wait for 2 to 3 cars already. It will become a problem to cross if 6 apartment buildings are built at Glenmore landing. Will we have to be redirected to walk through Glenmore Landing rather than around? What consideration has been made about the traffic that will be coming out of Glenmore Landing turning left?



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I have read and understand the above statement.

First name [required] Hazen

Last name [required] Ellwood

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

Date of meeting [required] Jan 10, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

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)

Hey y'all. Let RioCan develop this crappy suburban strip mall into a place where many humans can live with easy access to groceries, amenities, green space, active transportation, public transportation, and a lively community. This project is such a home run resounding yes; we can complain about the units not being affordable enough, we can ignore the musical chairs effect all we want, but negativity doesn't get units built. That being said, since there's so little to say about what should really be considered a bog-standard development by now, let me take on a double-negative tone. I've been following this issue since the "Stop the Towers" people first launched their website lambasting the proposal for destroying valuable land space. I emailed them asking exactly what park space was being destroyed and found that they avoided the question until they stopped replying.

When opposition to an issue is this intellectually dishonest, we might as well let it pass by default. Unfortunately, even after I've said this, some of you will still vote against this development, not because these people's arguments are convincing, but because you're too ideological to change. I'd love to see this development become the site of some great affordable housing, I'd love to see better bus frequency, less parking, and public realm improvements so that we can address the very real traffic issues this development will bring. These are all things that happen after, not before, the dang thing gets built. Negativity doesn't get units built.

We're in the middle of a housing crisis, please, just let this perfectly fine project pass. Cowardice at this time will do nothing to make the intellectually dishonest cranky stick-in-the-mud types less so, it will just passively look on as the Calgarian middle class rapidly bleeds out into poverty. Do what's right for the city, take some leadership, and let's get a few hundred more neighbours, Calgary!



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I have read and understand the above statement.

First name [required] jeffrey

Last name [required] mooney

How do you wish to attend?

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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](#).)

[required] - max 75 characters

7.1 glenmore landing

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)

having riocan add additional dwellings at Glenmore will only acerbate the driving conditions and destroy the community with so many more people in such a small space.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Piene

Last name [required] Meunier

How do you wish to attend?

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

Date of meeting [required] Jan 8, 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 reservoir is well used by ALL Calgarians. Clean drinking water.

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 Glenmore reservoir is used by ALL Calgarians and is an important place for recreation. Come any day of the year and you will find walkers, cyclists, skiers, snow shooers, sailors, kayakers, canoeists or birdwatchers on and around the reservoir. To create this massive development could jeopardize the safety of drinking water, wildlife habitat, and diminish more unique green space for Calgarians. It could also be impossible for the small businesses to survive a second time of major disruption, which the city proclaims to be vital for our economy.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Piene

Last name [required] Meunier

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

Date of meeting [required] Jan 8, 2024

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

[required] - max 75 characters

I am opposed to the proposed Glenmore Reservoir development.

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 Glenmore Reservoir and area is used by ALL Calgaryans. On any given day you will find walkers, cyclists, skiers, snow showers, kayakers, sailors, canoe-ers, rowers or birdwatchers on or around the reservoir. It's a unique green space that cannot be replaced. It could also become impossible for the small businesses to survive a second time of disruption, the construction of the express transit line took 2 years and it's ridership seems rather dismal and not warrant the incredible expense. Small businesses, the city proclaims as vital for our economy.



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I have read and understand the above statement.

First name [required] Jennifer

Last name [required] Burgess

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, 2023

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

[required] - max 75 characters

7.1 Summary of Public Advertisement Feedback and Request for Approval – War

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)

Hello. I am a long-time resident of Braeside, near to this proposed development, and a board member of the Braeside Community Association. I have been disappointed to see negative voices dominate the conversation about this project. Many people in nearby communities have been looking forward to this development for years, as the shopping centre is outdated and no longer seems accessible for many people. A redevelopment plan could make this a safer space while also providing much needed housing. Our community was told all the work that went into building the SW BRT would include this much needed development and I am looking forward to this important investment in the area.
Thank you.



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I have read and understand the above statement.

First name [required] Liliana

Last name [required] Gourlay

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

7.1 Glenmore Landing

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)

I am vehemently opposed to the selling of greenspace to a developer from Toronto. As a long time resident of SW Calgary, a taxpayer and a former City of Calgary employee, i am sick and tired of this Council railroading through their densification agenda and ruining our neighbourhoods. Stop wasting tax dollars with your sham engagement process and actually listen to taxpayers. Remember, YOU work for tax-payers and not the the other way around.



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I have read and understand the above statement.

First name [required] **Bruce**

Last name [required] **MacAlister**

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 and land sale

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)

January 8, 2024

To Whom It May Concern,

I am writing to offer my thoughts regarding the proposed re-development of Glenmore Landing.

I have lived in the area since 1968 and like so many other Calgarian's I have enjoyed this beautiful part of Calgary and treasured it.

The development of Glenmore Reservoir and its surrounding recreational areas represents a huge accomplishment. I have always been impressed with the City's vision and commitment to protecting this valuable resource for both current and future generations.

That said, I feel our current city council has dramatically deviated from the wisdom of previous councils and has entered into a process, which could seriously bring harm to not only Glenmore Park and adjacent communities but Calgary as a whole.

There are many questions that need to be answered, including:

What infrastructure changes would be required to accommodate this plan?

Why has "park land" been designated as "surplus land" ?

Why has our current city council seemingly abandoned the prevailing philosophy that governed park development?

Who is responsible for this change and why was there no public consultation prior to such a radical shift?

I feel this process should be halted until a complete analysis of all factors affecting the park, surrounding neighbourhoods and Calgary has occurred. Once these reports have been completed and made public I would suggest that final decisions on the proposed development should be made by the citizens of Calgary via referendum.

Sincerely,

Bruce MacAlister
2420 Palisade Dr.

January 8, 2024

To Whom It May Concern,

I am writing to offer my thoughts regarding the proposed re-development of Glenmore Landing.

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The development of Glenmore Reservoir and its surrounding recreational areas represents a huge accomplishment. I have always been impressed with the City's vision and commitment to protecting this valuable resource for both current and future generations.

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There are many questions that need to be answered, including:

- What infrastructure changes would be required to accommodate this plan?
- Why has "park land" been designated as "surplus land" ?
- Why has our current city council seemingly abandoned the prevailing philosophy that governed park development?
- Who is responsible for this change and why was there no public consultation prior to such a radical shift?

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Bruce MacAlister
2420 Palisade Dr.

January 8, 2024



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I have read and understand the above statement.

First name [required] Doris

Last name [required] Yaskiw

How do you wish to attend?

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

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

Against the sale of Glenmore Landing parkland LOC2023-0130

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)

How is the city going to prevent contamination of our drinking water around the reservoir? More people more waste.
Will access to the reservoir pathways be limited in the future?
Will the materials RIO CAN uses to build the towers be bird friendly?
Will there be enough capacity in our draining system to accommodate 6K people, are tax payers going to pay for the upgrades if required?
Many older residents shop and use the lab currently. At the moment due to mobility issues it takes some of them a long time to cross the street. The light changes before they are done crossing 90 Ave.
Is the city going to build a pedestrian bridge for them to access the lab from the south side of 90 Ave SW?
What about public parking?
Why a grouping of trees is not considered a park? As stated by ward 11 councillor on the latest article of Livewire Calgary 07/01/24
I would like for the City of Calgary to respect the Durban Commitment to integrate green-infrastructure and this goes against it.
I would like a play ground for seniors to be built on the park.

Thank you very much.

<https://www.abilities.ca/health-activity/playgrounds-for-senior-citizens-genius-idea/>



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I have read and understand the above statement.

First name [required] Reuben

Last name [required] Vander Meulen

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](#).)

[required] - max 75 characters

7.1 IP2024-0065

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)

We are facing a housing crisis in Calgary, and major projects such as the one proposed for this space are key in meeting demand for housing. Calgary's City Council has approved the Housing Strategy 2023-2030 including the Housing and Affordability Task Force's recommendations, and in 2021 declared a Climate Emergency. A development proposing city disposal of underutilized land to create mixed-use developments near major transit corridors connecting to major employers, institutions, and downtown perfectly typifies the priorities our city council has been directed to follow. Our current status quo of low development intensity, high car infrastructure expenditure, and the low housing availability and large amounts of space and energy wasted in this system are becoming increasingly unsustainable and dangerous. The concerns opposing this development are brought about by proponents of the extremely flawed status quo. Low development intensity, car dependency, and the associated costs and limitations associated with them should not be enforced upon those who want to be part of the solution. Blocking developments that are good for the municipality, its people, and the environment is selfish and counterproductive. The City of Calgary's major long-term challenges include financial resiliency, housing supply, and transportation and housing sustainability. Denying the citizens of this city solutions to these problems is unjust and inequitable.



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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

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I have read and understand the above statement.

First name [required] Duncan

Last name [required] Bell

How do you wish to attend?

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

Date of meeting [required] Jan 10, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Do not sell the parkland along 14th street. SW

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)

I in opposition to the sale of this parkland, as an inner city green space that is attached to Glenmore Reservoir we must protect it from any development. Other cities have proven once the green space is gone it's usually gone for good.



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I have read and understand the above statement.

First name [required] Alyssa

Last name [required] Arbuckle

How do you wish to attend?

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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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

At a time of rapid climate change, it is essential that infrastructure projects are considered from an environmental vantage. There is no more time to make mistakes. The 5.6 acres of parkland at Glenmore Landing requires preservation. As is well documented, RioCan's development threatens parkland and thereby the animals that live there and the humans that live nearby and traverse through this area. It is unacceptable that the City of Calgary would consider developing this area on the bank of Calgary's water reservoir, especially when there are many other areas of downtown or industrial Calgary that would be more appropriate for a largescale housing development -- from both a city planning and environmental stewardship perspective.



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I have read and understand the above statement.

First name [required] Alex

Last name [required] Williams

How do you wish to attend?

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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 1630 90 AV SW & 8945 14 ST SW for development

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)

This is an ideal location for a dense, multi-family housing development - especially one that includes non-market housing. We have instant access to the multi-use pathways and the primary transit network here. If we can't build it here... then where can we build housing? As for the sale of the land, it's a strip of grass along a road, it would be better used as housing. Given the intentions of the development, walking and wheeling will be improved. Thank you!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Shearer

Last name [required] Johnson

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

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

The sale of City parkland(s)

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)

I strongly protest the proposed sale of City parkland(s) bordering the Glenmore Shopping Centre at 14 St and 90 Ave SW by RIO CAN. These parklands represent more than just treed grass berms they are a meaningful connection to South Glenmore Park and all that this park represents. The importance of this park cannot be overstated:

- a. During the pandemic when indoor gatherings were restricted families from every background, faith and culture discovered South Glenmore Park. It became a haven for all.
- b). The facilities provided are used extensively for boating, sailing, cycling, hiking, running, walking and musical events.
- c. Heritage Park an exceptional representation of our historic past that draws people from within and behind our borders.
- d. Glenmore Reservoir not only a constant draw for its seasonal attractions IT IS OUR CITY DRINKING WATER.
- e. Weaselhead Flats West of South Glenmore Park has multi amazing trails i.e. the Jack Rabbit Trail a favourite with many Calgary walking groups.
- f. Wildlife the 5.6 acres of parkland at Glenmore Landing is a vital piece in the larger context of habitat conservation for biodiversity and wildlife. The Glenmore Reservoir and forest north of Glenmore Landing is home to numerous wildlife and plant species which play an important role in maintaining and sustaining a healthy environment. Furthermore it is extremely important not to perceive smaller portions of parkland as self-contained parcels as our environment is deeply intertwined. If this parkland is allowed to be sold and replaced with hard infrastructure our wildlife will face habitat loss and fragmentation.

In summary if we are to protect our environment as outlined by our Mayor any proposed sale of parkland(s) for the purpose of structural entities that would require excavation below ground within close proximity of our City Reservoir would be a huge threat not only to our BIODIVERSITY but to our CITY DRINKING WATER.

We can live without coal, without oil, without gas but we cannot live without WATER. We need to preserve our parkland(s) however small particularly in an area such as Glenmore Landing.



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I have read and understand the above statement.

First name [required] Steven

Last name [required] Kovalenko

How do you wish to attend?

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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](#).)

[required] - max 75 characters

7.1 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)

More housing, more density, more businesses in the community = more vibrancy. This spot on the boulevard barely qualifies as a park. Should have built this complex yesterday. It's the exact kind of development the city needs, and it's located next to transit. Not building it is a recommitment to the kind of city Calgary used to be, for the people that won't be here for its future.



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I have read and understand the above statement.

First name [required] Colin

Last name [required] Chiu

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

Date of meeting [required] Jan 10, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

7.1 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)

The redevelopment of the boulevard fully utilizes limited city space to densify and breathe fresh life into glenmore landing I think this redevelopment should go ahead.



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I have read and understand the above statement.

First name [required] Michael

Last name [required] Ferster

How do you wish to attend?

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

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

7.1 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)

More housing is good as increased density will bring about more businesses and services to the area. We should not be pandering to established home owners, who do not wish change.



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I have read and understand the above statement.

First name [required] Jason

Last name [required] Lewis

How do you wish to attend?

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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

7.1 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)



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] D'Arcy

Last name [required] Lambert

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

7.1 Summary of Public Advertisement Feedback and Request for Approval

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)

Additional development and housing will bring greater opportunities to this area. Now that transit access has been improved, more housing must be built to achieve greater economic and social activity in the neighborhood. The proposed plan will have that housing built above stores and offices that will provide the majority of goods and services the new residents will require. This will mitigate additional traffic load along 14th Street and 90th Avenue.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Helen

Last name [required] Wigmore

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 Community Development

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](#).)

[required] - max 75 characters

I am in opposition of the disposition of parkland at Glenmore Landing

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)

I am in opposition of the disposition of parkland at Glenmore Landing. I feel very strongly that the impact of a land sale at Glenmore Landing will gravely impact the animal species, as well as quality of life for individuals in the surrounding neighbourhoods. The parkland should continue to support the wildlife - deer's, coyotes, etc. that make this area their home. As well, the impact to the surrounding pathways, access, and water quality are of concern. The land should continue to remain as Parkland to support the natural habitat as well as community feel that so many have moved to the area to be a part of. While I understand this disposition is more focused on the land sale, it goes without saying that the area is UNABLE to support this number of additional citizens. The pathways will be unusable, and the traffic will be unmanageable. As it currently stands, the bus route does not service areas in a manner that supports use. Please say NO to a land sale, and redevelopment.



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I have read and understand the above statement.

First name [required] Brandon

Last name [required] King

How do you wish to attend?

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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](#).)

[required] - max 75 characters

7.1 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)

In this housing crisis, we cannot let anything come between us and building more housing. This property is almost perfectly suited for a large development like this, with its close proximity to a BRT stop giving it a public transit link to the rest of the city. It will also benefit local businesses by having a large population living literally on top of them. The parklands proposed to be redeveloped are virtually useless as so, due to their proximity to busy roadways. There is nothing that will be lost by their redevelopment that can't be replicated within Glenmore park. Plus, by building higher density here, we can save more land that would otherwise be developed from sprawl. Finally, there may be comments about how these kind of developments cost more to live in, but they aren't more expensive per capita to build and maintain, and actually should be much cheaper. Instead, this just shows that demand for housing in walkable communities is vastly greater than the current supply, and proves that we should be building more of these developments to drive down the price by increasing supply and giving more people the opportunity to live in a community that they love.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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

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I have read and understand the above statement.

First name [required] Natalie

Last name [required] McArthur

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

I am strongly opposed to the disposition of parkland at Glenmore Landing.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Christopher

Last name [required] Haggis

How do you wish to attend?

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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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

Too much density for inadequate infrastructure and also need to preserve greenspace, especially around Glenmore reservoir.



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I have read and understand the above statement.

First name [required] Alfred

Last name [required] Arndt

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

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

7.1 Glenmore Landing

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)

Please see my letter for submission attached above. Thank you.

I would like to take this opportunity to state that I am **opposed** to the disposition of the parkland at Glenmore Landing.

Merriam-webster defines PARK

: an area maintained in its natural state as a public property

The property in question at Glenmore Landing is **PARK**, it is part of a regional pathway of the city-wide network system that connects the communities from the east side of 14 street, allowing a safe access point for cyclists and pedestrians along 90 ave to the greater park area of Glenmore Reservoir. The park also provides a buffer for pedestrians and cyclists from the busy parking plaza of Glenmore Landing. How is this any different from other pathways next to natural areas in our city?

Taking away parkland from one of the most pristine areas is wrong, and insightful. We should be looking at ways to connect the existing parkland with the Glenmore Reservoir Park to create an even more expansive parkland within our city and at the same time provide protection for our drinking water. Unfortunately the city is entertaining the idea of infringing on our natural areas, drinking water, wildlife habitat and community by exploiting and urbanizing them. If the city feels that this area lacks limited plants and wildlife then they must look to the existing stewards of this land for not protecting and maintaining the park lands. Natural and green spaces are a crucial part of a neighbourhood and a city's well being and should not be undervalued. Density does not belong on our parklands next to our drinking water!

The parkland at Glenmore landing also plays a significant role within our Alberta Development as it relates to the filming community. "Calgary is Canada's fourth-largest production jurisdiction and since 2020, the province has attracted 129 productions with a total production value of \$1.7 billion and approximately 9,000 more jobs for Albertans." quotes *Damian Petti President of I.A.T.S.E. Local 212 on April 17, 2023 Central Alberta Online Article*. I personally have over 40 years of experience working with Calgary's film industry and I know first hand the implications of getting rid of the Parkland at Glenmore Landing will ultimately have on our industry. To remove the parkland at Glenmore Landing and replace it with infrastructure would drastically impede a billion dollar industry from using the Heritage Park location. It would ultimately become too expensive to try and have hard structures disappear or extinguish the increase in construction sound from film.

I ask that the council do their due diligence and consider all of the negative implications of selling this parkland will have on the park and surrounding areas. Once our green space is gone it is gone forever. Let's keep it green for future generations.



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I have read and understand the above statement.

First name [required] N.

Last name [required] Van

How do you wish to attend?

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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

7.1

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)

While I am ambivalent about this parcel in general, this application approval continues an unsavory trend of the city classifying profitable pieces of park and recreation space as "surplus" and rezoning for sale. This application and the ones that have preceded it (*RICHMOND GREEN PARK*) show that a councilor, a business or a private entity can campaign to have a parcel of parkland declared a surplus and sold off. This application further demonstrates that city park space has no legal or protected status and furthers the trend and precedent for future Calgarians.
I do not support this simply for the precedent it sets on the rest of the city.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jeff

Last name [required] Bujass

How do you wish to attend?

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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](#).)

[required] - max 75 characters

7.1 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)

Development of otherwise useless and unused land to provide housing and densification along a major transit corridor only makes sense.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Patti

Last name [required] Beatch

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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

Summary of Public Advertisement Feedback and Request for Approval – Ward 11

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)

If the City of Calgary sells the parklands to RioCan, Riocan must assume the City of Calgary's Undertakings under the 1983 Park Agreement. The 1983 Park Agreement has been registered with Land Titles against the parklands.

The undertakings of the City were stated in Article II, sections 2.01 (a) and (b) of the 1983 Park Agreement, which state that the parklands must remain as parklands, and that no structure will be built on the parklands.

As a registered Caveat with Land Titles, the City of Calgary cannot release itself from its legally binding Undertakings as defined in the Park Agreement. As such, a sale to Riocan would require that Riocan assume the City's Undertakings under the 1983 Park Agreement to keep the lands as parklands.



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I have read and understand the above statement.

First name [required] James

Last name [required] Cohen

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

I am in opposition of the disposition of parkland at Glenmore Landing as it was deemed to be protected parkland and is one of few of Calgary's few park gems. Development will scar this gem with traffic, noise, pollution and endanger protected species of wildlife and vegetation. City councillors have the duty as stewards of our environment to protect it from the economic self interest and incursion of Rio Can at Glenmore Landing. Halting this development, will allow the beauty of nature to be sustained and flourish, enhancing the greater good of Calgary and all it's citizens.



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I have read and understand the above statement.

First name [required] Sonja

Last name [required] Johnson

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](#).)

[required] - max 75 characters

7.1 Summary of Public Advertisement Feedback and Request for Approval W. 11

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 speak in support of the sale of the public lands to Glenmore Landing Shopping Center (Owned by Riocan).
Despite some obvious items to work out (traffic flow, land close to reservoir, etc) I believe this spot to be a logical one from the City's point of view. It is on the SWBRT route, allowing residents to easily access downtown with out a personal vehicle. All the amenities in that area (including the bike pathways, the JCC, Safeway and countless other businesses) will make this a desireable and livable place, with or without a car. The "Parkland" that is being debated - I walk or bike or run by there every day, sometime 2 or 3 times a day, and have done for the last 16 years. That "Park" has never been used as a park, and though I know there are coyotes and wildlife in there, I do not believe this area is sacred animal habitat, being sandwiched between a bike path, Heritage Park, a shopping centre and bus stop. This is the perfect development for this area - housing is much needed. We are in a housing crisis and any extra housing - affordable, below market, market, any addition to the supply is needed at this moment. I love this area - I spend much time in this area and relish my quiet times here. I know this development will make things less quiet, and that's okay. Things change. I've been fortunate to have this place "to myself" for many years. But in the middle of the city, this place needs to be shared. Our land must be utilized in a prudent manner so that all our citizens are housed, this is indeed their human right. That little parcel of so called "Park land" must be used efficiently and it is not used efficiently as a "park". The Weaslehead was much more important and sensitive land, and still a ring road runs through the middle of it. We are in a housing emergency - let's act like it - let's be realistic about this parcel and what should be done on it. Thank you.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Lindsey

Last name [required] Harper

How do you wish to attend? Remotely

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

7.1 Glenmore Landing

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)

I want to start with a quote by Kourtney Penner regarding the usage of the current space. "People don't use it like a park space. It doesn't feel like a park space. It doesn't function like a park space. I'm waiting for the compelling arguments, for people to tell me, what are those; how does it actually function like a true park," she said in a livewire article. I agree the land isn't currently being used to it's full potential, but it's been the city's job to consult the public on the land and and pursue development which they haven't done in ~40 years.

City is trying to sell parkland to a developer, on the premise of a project proposal proposal by them. At the moment, the land is not zoned for what the developer is proposing and there exist roadblocks before shovels can go into the ground which haven't been sorted, both from the city's side and from the developers side. There will be an upcoming traffic impact assessment from the city, post zoning scope change, and another economic feasibility study from the developer. It is not guaranteed by either the city or the developer that the project will go ahead as proposed at the moment, but the city council is voting to sell and lose access to the land in spite of this. In this case, the reasonable and responsible order to proceed with a project like this is finalise the zoning, have Riocan re-evaluate the project based on this and their current economic studies (which are changing rapidly these days).

While waiting for the previously mentioned to work through, I believe it would be prudent to conduct a public consultation for how the public sees the development of the park as currently zoned.

Rewilding, park infrastructure, etc. This would allow time to properly evaluate these proposals, and would allow the city to pull the trigger on selling the land to riocan to them with a known zoning and updated plan from riocan at a later date, with full buy-in from both parties.

Voting no means not selling the land now, and not never selling the land. It would give the public confidence council has done their due diligence and truly believes they are able to make the best decision with access to as much information as possible.



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I have read and understand the above statement.

First name [required]	Sam
Last name [required]	Gainer
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 .)	

[required] - max 75 characters

Glenmore Landing

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)

Do not sell Glenmore Landing Parkland.
It is important for the City of Calgary to be “visionary” and not sacrifice high amenity public parkland to private high density development.
Maintain the principles of the City’s Open Spaces Plan by keeping and maintaining high quality park and open space systems and their associated benefits and do not trade parkland off for development.



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.

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

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I have read and understand the above statement.

First name [required] Vivian

Last name [required] Ewart

How do you wish to attend? Remotely

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

I am in opposition of the disposition of parkland at Glenmore Landing.

Our city is rapidly changing with new development and considerations for what the future will look like. The city has to make room for new development as the demand for housing increases, and has developed many guidelines and policies to do so in the context of environmental concerns. The commendable values encapsulated in the City of Calgary's numerous planning guidelines, designed to ensure that the future of our city is flourishing and sustainable, are being compromised and completely ignored, by the City's selling this designated parkland for commercial development.

Our City's values encapsulate the philosophy that Parks and greenspaces are natural assets and are quintessential resources for the health and well-being of Calgarians.

Selling this designated parkland for commercial development is a flagrant departure from the City's Municipal Development Plan (pages 63/64) which:

- *Prioritizes ecological protection for natural areas;assets .
- *Prioritizes ecological protection for natural areas, open spaces and parks.
- *Aims to reduce the cumulative impacts of development on ecosystems.
- * Seeks to improve the aesthetic quality and sense of place for all communities and landscapes
- * Has as a goal reducing disruption and fragmentation of habitat .
- * Includes parks and natural assets as part of Calgary's heritage, natural history and identity
- * States the priority to protect, restore and expand Calgary's urban forests and to provide adequate space and environmental conditions for forests to thrive (pg. 74).

The sale of the parkland is not consistent with the City's Biodiversity Strategic Plan's ten year framework which lays out the city's commitment to protect and restore the natural environment. "Our vision is to value Calgary's diversity and richness in wildlife, vegetation and landscapes (pg. 39). Greening the city, prioritizes maintaining biodiversity and landscape diversity. It is clear that Calgarians want a healthy natural environment and aspire to a lifestyle that will reduce their ecological footprint (pg. 16).

Again, the Calgary Climate Strategy states the city plans to "improve the climate resilience of natural infrastructure" (which includes trees and parks that help sequester carbon dioxide). "to provide a thriving landscape into the future e.g., restoring underutilized spaces, selecting native species and drought tolerant vegetation,... and maintaining green stormwater infrastructure)" (pg. 72). The loss of trees and vegetation in the sale of the land would exacerbate the loss of greenspace that Calgary has experienced; from 2000 to 2022 there was a reduction from 54.1% to 37.6%.

Calgarians have been denied a transparent view of the terms of this sale; how the city has gone from defending their decision from the 1970s to mid-1980s, where the city hall fought the original developer to maximize the parkland and protect the aesthetics of the project for the adjoining neighbors. There has not been transparent reporting on the Traffic Impact, the Environmental Impact, Sanitary Sewer Study, Stormwater Study, whether there is any impact on the Wetlands; which have protected status. No sale should proceed under this veil of secrecy and without full transparency.

It's our duty to protect these lands, once greenspace is gone, we can no longer buy it back. We understand the city's need to densify but must it come at the cost of our precious greenspaces and parklands?



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I have read and understand the above statement.

First name [required] Kyle

Last name [required] Lamont

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

Summary of Public Advertisement Feedback and Request for Approval – Ward 11

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)

My comments were too long for this field. Please find them attached as a text file - "Kyle Lamont - Submission to Jan 10 2024 City of Calgary Infrastructure and Planning meeting.txt"
Thank you.

- Back in the early 1980's, in consultation and partnership with the surrounding communities, the lands in question were designated as park lands as a contractual requirement and condition of the sale and development of what is now Glenmore Landing. This promise was made to the surrounding communities for the many reasons that are now being raised again. At the time, the City of Calgary recognized the legitimacy of these concerns, demonstrated respect to their constituency, and promised to retain these lands as park lands. The City of Calgary is now purporting to renege on this promise.

- The documentary evidence in regards to the proposed sale is clear - The sole reason for the sale of these lands is to legitimize the BRT on 14th Street. No other rationales are presented. This rationale is fundamentally flawed, and certainly insufficient to justify the loss of these green spaces and subsequent impacts on the Glenmore Reservoir park and surrounding communities. (Reality check: It's Calgary, and people are still going to insist on driving their cars. Nobody's suddenly going to be convinced to use the BRT system because of this proposed development. And then it's going to be traffic hell...)

- The VAST MAJORITY (99.7776%) of constituents, as demonstrated in the City's own documentation, are IN OPPOSITION to this land sale. Do we live in a democracy, or do we not? (Note that 2,698 respondents is statistically representative of the entire city population, per accepted data analysis models and standards.)

- There are other locations within the area that are far more suitable to increased density and supporting the transit system. Immediate examples include the brown lands on Heritage Drive, at the corner of Haddon Rd and the corner of Macleod Trail, respectively. These lands have been sitting vacant for years now, and are immediately next to the LRT. There is absolutely no justification whatsoever for selling off precious green space to a developer when these alternatives exist.

- We are in a climate and environmental emergency. Green spaces are critical to our very survival (this is not an exaggeration). They help to clean our air, filter our water, temper hot summers, and mitigate flooding. Livable cities require significant amounts of green space, interspersed throughout, to act as buffers. The lands in question act as such.

- Per the above, the lands in question act as a buffer between roads and buildings, which helps to mitigate both air and noise pollution.

- The original vision for the Glenmore Reservoir included a green buffer zone around the entirety of the lake. Retaining these lands as park lands as condition to the original sale was in part informed by this vision. Eradicating these green spaces and permitting the encroachment of a massive development on the very doorstep of the Glenmore Reservoir park system would show nothing but contempt to these visionaries. It would show contempt to the negotiators of the original land sale, and contempt towards the constituency.

- Selling the park lands in question will almost certainly open the door to selling further parkland to the north of Glenmore Landing in future. As this development creates the inevitable traffic and parking woes that any rational person can foresee, RioCan will then insist on the City providing further lands for additional ingress/egress and parking, and the lands to the north will be the only option.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Katrina

Last name [required] Olsen-Heise

How do you wish to attend?

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

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

7.1 Glenmore Landing

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)

Dear Councillors:

I am in opposition of the disposition of parkland at Glenmore Landing. Such a disposition would drastically alter the harmonious balance of nature and urban development the area currently has and that is treasured by locals and international visitors alike (see attachment for visitor reviews on TripAdvisor). The present proposal for a development with a multitude of towers would disrupt such a gem. A better choice would be a mixed use complex of small scale retail shops and commercial offices combined with residential townhouses for low to modest income families and low rise apartment/condos for those with mobility issues. This would allow for easier access to the Glenmore Reservoir environs, the nearby shops and the BRT transit way for two groups that commonly find travelling for work, shopping and recreation more difficult.

Thank you for your attention to my concerns.

Excellent	12
Very good	16
Average	2
Poor	0
Terrible	0

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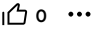
Popular mentions

loop

leash

Margaret G

Chester, UK • 172 contributions



What a gem!

Aug 2023 • Couples

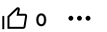
What a gem! Visiting family in Calgary who hadn't been here before. Such a peaceful place. Love that there are roads, cycle paths and pedestrian paths (some people think pedestrian path is cycle path too 🤔) lots of children's play parks. Everywhere being maintained. Flora a fauna amazing. Maps to indicate where everything is. We hadn't taken a picnic thinking that there would be somewhere. Found a coffee shop at carpark L but could only buy a coffee and water. If you're going for a while take your own drinks and food.

Written August 2, 2023

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Bohemian_me84

Calgary, Canada • 1,608 contributions



Love it !

Aug 2022 • Friends

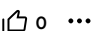
One of my favourite places to go for walk with friends or my dog . Morning sun and water it's so calming and beautiful . Bigger loop is 17 km long but you can take small 5km walk that is kids friendly and mostly flat so older people can enjoy it too . Dogs have to be on leash but it's still nice walk for them .

Written February 1, 2023

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Ben B

Calgary, Canada • 14,382 contributions



Nice upgrade to the pathway atop the dam itself

Nov 2021

They have been working on raising the level of the reservoir for the last couple of years, and just finished it recently. We hadn't been able to take a look at the result ourselves until now. Well done! You can see what the old pathway looked like in the main file image for this attraction: not pretty, a bit

improvised, next to a giant pipe of some sort. Now everything is covered up, nice segregated bike/ pedestrian path. Well worth the wait! The new level of the reservoir has not affected too many parts of the accessible shore. Although more water stored is good, the major reason it was done was for added flood protection in the spring. Still not thrilled at how cavalier those on the trail are about [Read more](#) ✓

Written November 30, 2021

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Ben B

Calgary, Canada • 14,382 contributions

👍 0 ...



Beautiful to behold, but illegal to step upon in winter - poor adherence to COVID social distancing on the pathways

Jan 2021

Glenmore Reservoir is so beautiful in the winter, it freezes over and glistens in the daylight. As tempting as it might be, it is the water supply for Calgary, and therefore illegal and inappropriate to walk on. I can see, however, why people might want to soil the water supply and hike or ski on its ice and snow, because many of those who use the paved pathway are very poor at maintaining any sort of social distancing.

Written January 5, 2021

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Nick D

Calgary, Canada • 1,310 contributions

👍 1 ...



beautiful lake

Sept 2019

We decided to do an urban walk from Inglewood to Glenmore Park on the city bike path system. along the Elbow River. Along the way we found many wonderful parks, grasslands, marshes, playgrounds, and public spaces. Our destination had been the reservoir. We got there and realized that the construction over the dam was still ongoing (until next year) and the pathway was closed. However, that was fine the view from that area over the Calgary Golf and Country Club and the river is spectacle. Bring a lunch it's a great place for a scenic picnic.

Written November 4, 2019

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Ben B

Calgary, Canada • 14,382 contributions

👍 0 ...





Construction and improvements still going on until 2020, but the reservoir is still gorgeous

Sept 2019

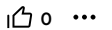
The water level has been improved recently, making the reservoir larger, but the wetlands on the western reach a lot smaller. The SS Moyie has been plying the waters of the reservoir, much to the satisfaction of the visitors to Heritage Park. There are still 3 other parks that adorn this beautiful bit of water, North Glenmore Park, South Glenmore Park, and the Weaselhead Natural Area. These parks are all linked by a 13 km pathway that forms a wonderful loop, a good long walk, or a shortish bicycle ride. Can't wait until the dam works are done in 2020, as the final result looks stunning in the plans. We walk there regularly, and have never had a bad visit!

Written September 10, 2019

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Glen P

5 contributions



Awesome Sight

Jun 2019 • Friends

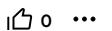
it was very exciting to see hotair balloons taking off and flying over the glenmore reservoir. I used to see 12 to 15 balloons in Calgary every day but now we see only one or two, but is still very colourful.

Written June 20, 2019

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Ralph D

Calgary, Canada • 330 contributions



One of the nice lakes in Calgary

Aug 2018 • Couples

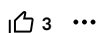
Used as a reservoir for the Calgary water supply, this is a wonderful part of the scene in Calgary. Nice walking paths, Heritage park, the sailing and Rowing clubs. This place certainly has many faces to its usage..

Written April 14, 2019

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Ben B

Calgary, Canada • 14,382 contributions



All frozen over for the winter - but going on to the ice is not allowed...

Feb 2019 • Solo

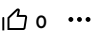
This beautiful reservoir is still gorgeous in the winter. It's Calgary's largest body of water, and there's a pathway circling it - at least 13 km's to make it all the way around. They have been working on the dam itself for a while now, aiming to raise the level of the reservoir for use as Calgary's drinking water, but also for flood protection. The pathway over the dam is of course closed until the dust has settled on the construction. The reservoir links three great parks: North Glenmore, South Glenmore, and the Weaselhead Natural Area. Other features on it are the Rockyview Hospital, and Glenmore Landing Shopping Centre. I love going as much as I can here all throughout the year. On my last visit, it was a [Read more](#) ✓

Written February 5, 2019

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Gau

Florida Keys, FL • 222 contributions



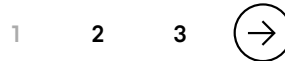
Relax ur eyes !

May 2018 • Family

This city is really beautiful in summer and has tons of green spaces to enjoy ONLY IF THE SMOKE STAYS away in SUMER !! last 3 summers it has being really very difficult for most of families with kids to enjoy out doors this city has to offer . Kids these days get less out doors , glenmore reservoir area is our meeting place for kayaking , biking , out door play with friends and we are really not getting the best out of it for few years . I would recommend do visit this place where there is no smoke and u will know why !! it is very lovely

Written November 3, 2018

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Spruce Meadows



1,116

Sports Complexes • Parks

ISC: Unrestricted

Calgary Pathway System



582

Biking Trails • Jogging Paths &

Fish Creek Provincial Park



981

Parks

Bow River



752

Bodies of Water



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I have read and understand the above statement.

First name [required] Sally

Last name [required] Vu

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 9, 2024

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

[required] - max 75 characters

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)

More housing is good as it makes the public area of Glenmore Reservoir open to more to enjoy.

More housing is good as increased density will bring about more businesses and services to the area

Area is right beside a major transit route, MAX Yellow, to serve population growth



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Anne, Barb and Hilda

Last name [required] Dorsay

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

We are in opposition of the disposition of parkland at Glenmore Landing. The parkland was donated to the City to be used in perpetuity as parkland. It should not be sold for commercial or residential use. This area is environmentally sensitive land that is close to one of the two City of Calgary drinking water reservoirs. Additional building on this site would be detrimental not only to the surrounding community with noise, traffic, shading and congestion but to the land that runs into the reservoir. In this day and age when the trend is to reduce environmental impact on areas, this development is very controversial and counterproductive to aiding the environment. We do not need less parkland, but more. As a property owner in the area since 1978 my family knows of the original intent to make the donated land parkland.

We also object to the scale of this project. The proposed density and height of towers is unrealistic and over scale for the land involved. Traffic will be a major concern in a corner that is already highly congested. Some have tried to claim that with the new ring road this will be alleviated. The ring road just allows another way of exit or entrance to the area. It will not help with the congestion at the corners of 16th and 90th Avenue & 14th Avenue & 90th Avenue that are already problematic. Add thousands of more cars and people and it will be ridiculously congested. As a property owner who backs on 90th Avenue it will seriously impact the enjoyment of our own backyards with increased traffic and noise.

As current users of a number of businesses and services at the Glenmore Landing shopping centre we also are against it being totally torn down and rebuilt in some fashion. With any upheaval retail stores or services will be disrupted and some of these may choose to leave the area entirely. This would be a loss not just to the community but to us personally.

These are just a few of our major objections to the sale of this land.



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

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I have read and understand the above statement.

First name [required] Aaron

Last name [required] Ens

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 7.1

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)

I am speaking in opposition to the disposition of parkland at Glenmore Landing. I'm hoping to speak on behalf of bird issues as they are vital to a healthy ecosystem and they are vulnerable in urban settings. It's important to note that the meeting today only exists because we have a deal on the table to redevelop our parkland into hard infrastructure and I'd like to tell you why this is unacceptable in terms of the environment and why we must ensure that we are aligning with the city's policies and strategies set forth.

In 2021, according to Bird Friendly Calgary, "Calgary became one of Canada's first certified Nature Canada Bird Friendly Cities, along with Vancouver, Toronto and London. In November 2023, Calgary was recertified and upgraded from Entry to Intermediate level. Bird Friendly Certification aims to highlight and mitigate threats that have contributed to the loss of an estimated 3 billion birds on the landscape over the last 50 years.

"Calgary is located on 2 of the 4 North American Migration Flyways - Pacific Flyway and Central Flyway. These flyway routes closely parallel the eastern foothills of the Rocky Mountains. Estimates put this population at 5-10 billion birds and over 150 species."

Glenmore Landing is situated at the southwest portion of Glenmore Reservoir Park and Weaselhead Flats which are both rich in biodiversity. Home to riparian lands that are important transition areas between land and water as well as wetlands. Looking at page 14 of the Biodiversity Report of 2014, "[p]rairie wetlands are internationally important areas for breeding, staging and nesting for migratory birds and waterfowl. They provide critical habitat for many species of wildlife. The reservoir is home to sensitive species like the Western Woodpecker, Pileated Woodpecker, Olive-sided Flycatcher, Bank Swallows, and the Western Grebe.

In reference to the Bird Friendly Design Guidelines document that the City of Calgary has published. On page 5 it states "The Commission for Environmental Cooperation cites loss of natural habitat as the primary cause of bird population declines, but also lists collisions with buildings - known as strikes - as one of several other principal threats to the birds of North America." "The increased incidence of bird collisions with buildings is particularly apparent during Spring and Fall migration seasons, when the population of migratory birds in a city increases. Bird mortality from window strikes is very high. An estimate of bet

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As described on page 6, "Birds cannot see clear or reflective glass. Collisions are caused when they attempt to fly toward inviting habitat or sky reflected in or seen through building glass. The colour and size of a window does not affect whether a bird might strike it. Simply, where birds and windows coexist, collisions can happen. Research has demonstrated that the threat from reflective glass persists for any time of day, season of the year, or weather condition. Particularly dangerous are buildings which through construction or location reflect habitat and sky. During the night, disoriented birds are effectively trapped by lighted and densely-built downtowns. In attempting to remove themselves to safety, birds may fly into reflective glass or clear glass

through which they can see interior landscaping. A migratory bird which is not a year-round city resident can easily fall prey to the perils inherent in reflective and transparent glass surfaces.”

Yet the City of Calgary is considering the development on 5.6 acres of current parkland for 6 towers up to 25 storeys and then there’s the rest of the proposal on the existing 10.4 acres for another seven structures at 20 storeys high right at their prime nesting grounds.

On page 10 it was noted that bird strikes are much more common near riparian areas, aka Glenmore Reservoir, and “collected data indicates that between 70 and 90% of strikes are by known migratory species.

By disposing of this parkland and replacing it with hard infrastructure that requires indoor lighting, we will create extensive light pollution on a scale the reservoir has never seen before. As page seven stipulates, “During the spring and fall migrations, the population of birds over and in cities increases, where migratory birds are ill-suited to cope with the physical obstructions and other obstacles our cities present. Night-migratory birds flying over a city can become confused by the effects of light pollution, which draws them toward dense urban centres. Light pollution competes with the light of the moon and stars, which provide one of the natural instinctive clues by which birds navigate. Birds are hesitant to fly from a well-lit area to a dark one. This behaviour is exacerbated in poor weather, when their natural navigational cues are obscured by low cloud cover. Birds then tend to circle within lighted areas, increasing the risk of collision and exhaustion.

It’s important to note that we only have bird-friendly guidelines that cannot be reinforced since they’re bylaws but also we’re looking at potential residential towers where people will have lights on throughout the entire evening/night.

We must follow the Municipal Development Plan that states “[a]ll land use and transportation planning and development should seek to conserve and protect ecosystems by:

- i. Recognizing the interconnectedness of air, land, water, climate, ecosystems habitat and people;
- ii. Considering and managing the cumulative impacts of development;
- iii. Establishing, protecting and restoring native habitat and areas of biodiversity locally and regionally.

Instead of disposing of our parkland and increasing accident collisions with wildlife, let’s revitalize our existing 5.6 acres of parkland at Glenmore Landing and create more habitat that better coexists with our significant and crucial bird populations. In turn, we’ll be in line with the Biodiversity Report and the MDP by “[p]rotecting environmentally-sensitive areas that conserve biodiversity and contribute to people’s quality of life, the quality of communities and the quality of ecological systems.”



Public Submission

CC 968 (R2023-10)

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First name [required] Kelsey

Last name [required] Wiggers

How do you wish to attend?

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

7.1 Glenmore Landing

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)

I am a resident of Bay View and I am in strong opposition to the sale of this park land (PL). Disposing this PL, dedicated in perpetuity according to the land title from the original development sets a dangerous precedent, not to mention is in blatant violation of the land title agreement. The land title agreement clearly reads, "the 28 acres outside the shopping centre site and adjacent to it from the west, and the south and east are dedicated to the City of Calgary to be used as PL, and will be developed and maintained in perpetuity by the shopping centre owner(s)" (Exhibit B). Approving this sets a dangerous precedent by inviting corporations to alter these regulations for financial gain. When are we going to stop ignoring the environment by placing a higher value on capitalistic goals? This decision would increase pollution in an area which is currently PL and in close to Calgary's drinking water, to build luxury towers when there are alternative brownfield locations to build actual affordable housing (lie: former YMCA by Heritage; plot of land across Heritage adjacent to London Towers). This entire proposal is not right. We should fiercely protect and reinvigorate our PLs, not remove them to achieve commercial objectives.

Choosing to ignore the land title agreement (which was previously defended up to Canada's Supreme Court to remain as PL) and re-develop GL will only exacerbate the problem. This is not an appropriate proposal. It is very concerning that this is even being entertained by the City. It is my sincere hope that you listen to the very real and logical issues discussed by many concerned citizens, make the decision of rejecting this outlandish proposal, and respect the land title's agreement of keeping this as PL, in perpetuity. Vote against the disposition of PL to RioCan, and deny RioCan's application for a Change in Land Use for the redevelopment of GL including residential towers and an 'intensified' commercial development. Calgarians deserve better solutions that do not ignore environmental issues for pure financial gain. I urge you to do the right thing, and to contribute to creating a legacy of protecting PL, along with a city that we can be proud of.

I am a resident of Bay View and I am in strong opposition to the sale of this park land, and any park land for that matter. The city selling this parkland dedicated in perpetuity according to the land title from the original development sets a dangerous precedent, not to mention is in blatant violation of the land title agreement. The land title agreement clearly reads "The city undertakes to utilize the parklands **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,**" (Exhibit A). Furthermore, it clearly states that "the 28 acres outside the shopping centre site and adjacent to it from the west, and the 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)" (Exhibit B). Citizens of Calgary and corporations alike are expected to abide by legal regulations when living/operating in our Municipal regions - allowing this to go through sets a dangerous precedent by inviting corporations to alter these regulations for financial gain. When are we going to stop ignoring the environment by placing a higher value on capitalistic goals? This decision would effectively increase pollution in an area which is currently parkland and in close proximity to Calgary's drinking water, simply to build luxury towers when there are perfectly appropriate brownfield locations to build actual affordable housing (like the former YMCA by Heritage, and the plot of land across Heritage adjacent to London Towers). This entire proposal is neither just, nor right. We should be fiercely protecting and reinvigorating our parklands, not removing them to achieve commercial financial objectives.

Furthermore, it is naive to assume that the infrastructure of Glenmore Landing would be able to accommodate an additional increased density of 3,000 inhabitants on the park land which Rio Can would like to purchase as "surplus" land. There are only two points of entrance and egress into Glenmore Landing - both of which, are on 90th Avenue (Exhibit C). To put this more into perspective: drivers moving westbound on 90th avenue past these entrances already suffer from congestion and high traffic levels due to the current state of accessibility into this facility. Oftentimes, cars turning left off of 14th Street to drive westbound on 90th Avenue do not respect the road rules, and cut in front of drivers turning right off of 14th street moving Westbound on 90th (the drivers turning right onto 90th from 14th street technically have right of way, as they are turning into a lane which is a simple continuation of their own lane). It is a daily occurrence that the first set of drivers mentioned (turning left at the stop lights westbound onto 90th avenue) come dangerously close into colliding with others on the road, as they fail to respect traffic rules and right of way, likely due to the fact that there is little time/opportunity for them to turn into the Glenmore Landing facility. This creates an immense amount of traffic especially during rush hour times, and would become completely untenable with the proposed land use change. The increased traffic with existing infrastructure is therefore a significant safety concern. Despite the fact that Rio Can has proposed implementing a second turn lane/timing of the lights, these proposals will not sufficiently address the aforementioned concerns. Selling the park land as "surplus land" will intensely amplify this problem. The existing height restrictions for the Glenmore Landing shopping centre must also be maintained to minimize impact on Glenmore Reservoir Parklands.

Connected to this theme is the fact that Glenmore Landing's current state of parking availability is not ideal. For those who stop by to run local errands such as stopping by the bank, picking up groceries for dinner, meeting someone for a coffee, attending an appointment or otherwise, it is already a largely frequented space that becomes challenging to navigate and find parking at, especially close to and during rush hour. Again, choosing to ignore the land title agreement (which was previously defended up to the level of Canada's Supreme Court to remain as park land) and re-develop Glenmore Landing will only exacerbate the problem. To reiterate this one more time: this is not an appropriate proposal. It is incredibly shocking and

concerning that this is even being entertained by the City of Calgary. It is my sincere hope that you listen to the very real and logical issues discussed by many concerned citizens today, make the correct decision of rejecting this outlandish proposal, and respect the land title's agreement of keeping this as parkland, in perpetuity. Vote against the disposition of parklands to RioCan, and deny RioCan's application for a Change in Land Use for the redevelopment of Glenmore Landing including residential towers and an 'intensified' commercial development. We as citizens deserve better solutions that do not ignore environmental issues for pure financial gain. I urge you to do the right thing, and to contribute to creating a legacy of protecting parkland, along with a city that Calgarians can be proud of. Thank you.

Exhibit A:

<https://www.cbc.ca/news/canada/calgary/glenmore-landing-redevelopment-park-space-1.6992210>

Exhibit B

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.

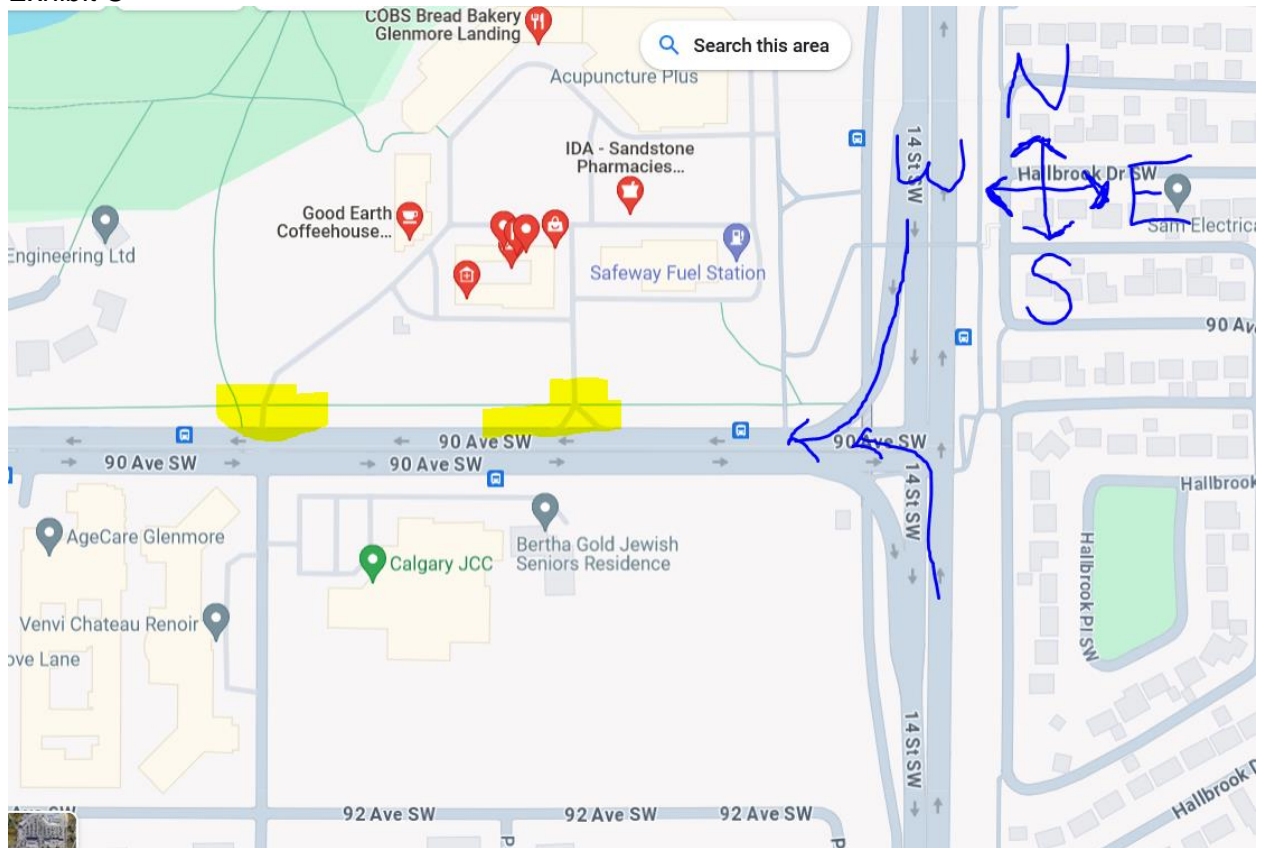
Building "E" will house another small restaurant and varied small retail stores all on one level.

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

Exhibit C



*Highlighted in yellow are the two points of entrance and egress of Glenmore Landing.

Subject: Opposition to the Proposed Sale of Park Land Adjacent to Glenmore Landing

Dear Members of the Infrastructure and Planning Committee,

I am writing to express my strong opposition to the proposed sale of parkland next to Glenmore Landing.

Firstly, the environmental impact of such a sale could be significant. This parkland serves as a crucial green space, providing a habitat for local wildlife and helping to combat urban heat effects. Its loss could disrupt local ecosystems and contribute to climate change.

Secondly, the increase in vehicle traffic that would result from this sale raises serious safety concerns. The area already experiences a high volume of traffic, and further congestion could increase the risk of accidents, including collisions involving pedestrians. The intersection of 90th avenue and 16th street, as well as 90th avenue and 14th street are already known hot spots for traffic incidents according to the city's traffic collision heat map. This site has only one exit to go eastbound on 90th avenue or northbound on 14th which is controlled by a traffic light. By adding more vehicles trying to get out of Glenmore Landing from the southwest exit, the only way to go east on 90th or north on 14th, you are increasing the chances of people running a yellow or red light due to increased wait times, which can result in more collisions. This will also lead to drivers doing illegal u-turns in a playground zone further south on 16th street at 92 ave in the community of Pump Hill. This site was not built to handle this kind of traffic, and with the BRT running along the east

Lastly, the proposed sale could lead to over-densification of the area. While I understand the need for urban development, and I strongly support densification to help ease our housing crisis, this mustn't come at the expense of valuable spaces like this parkland. It is important to strike a balance between development and preservation. In speaking with residents, especially young adults looking for affordable and convenient housing, the preference is to have densification projects like this closer to our major transit hubs, mainly the LRT. While this proposed development is close to the BRT, the BRT does not offer the convenience and transit network offered by the LRT, especially for students at SAIT and U of C.

I urge the committee to consider these points when discussing the proposal. I believe it is in the best interest of the community to preserve this park land, for the sake of our environment, our safety, and our quality of life.

Thank you for your attention to this matter.

Sincerely,
Rob Ward



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Matteo

Last name [required] Fontana

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

Ladies and gentlemen, esteemed members of the city council, I stand before you today to address a critical matter: the proposed construction of 13 high-rise structures threatening our cherished reservoir path. This trail, a sanctuary for the mind and soul, has played a vital role for improving the mental health of thousands, and in our city's identity.

Our gratitude for the city's progress is immense, but as we advance, we must protect the invaluable assets that define us. Our path is not merely land; it is a living testament to nature's wonders, offering solace and contributing to our mental well-being through its stunning visual spectacles, with no less than 100% of that being owed to nature.

Research underscores the positive impact of nature on mental health, and our park has long been a refuge for thousands seeking the simple embrace of nature. Introducing 13 high-rise structures would not only alter the physical landscape but also cast shadows over the mental well-being of those seeking solace.

Consider the countless beautiful memories created in the interconnectedness with nature our path provides – family picnics, children playing, and couples strolling. The construction of these towers would serve to further disconnect us from nature, meaning the gentle sound of falling leaves in autumn would be replaced with the mundane sound of construction and urban living.

Furthermore, think about the impact on future generations. Are we willing to sacrifice the mental well-being and precious memories this connectedness with nature has bestowed upon us? Our children and grandchildren deserve a space that embodies the beauty and serenity nature provides.

In conclusion, I urge you to consider the long-term consequences of this proposed construction. Let us not sacrifice the invaluable for the transient. Instead, let us be remembered as stewards of our city's natural treasures, committed to preserving sanctuaries that contribute to the well-being of all. I implore you to reconsider this proposal and ensure the Glenmore reservoir trail remains a testament to enduring natural beauty for generations to come.

Thank you.



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First name [required] John

Last name [required] Baker

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[required] - max 75 characters

7.1 Glenmore Landing

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 proposal by Rio-Can to redevelop Glenmore Landing is a monumental change to land adjacent to the Glenmore Reservoir. Destruction of the five acre parcel of parkland will have a dramatic impact on birds and wildlife and could potentially impact the watershed. In my opinion as a Professional Engineer, it should be subjected to an Environmental Impact Assessment.

An environmental assessment is required where the complexity and scale of a proposed project, technology, resource allocation, or siting considerations create uncertainty about the exact nature of environmental effects, or result in a potential for significant adverse environmental effects.

The Environmental Assessment process allows companies and government decision makers to examine the effects that a proposed project may have on the environment. The information gathered during the process would help City Council determine if the project is in the public interest. The EIA process would quantify what are the environmental, social, economic, and health impacts of the project.



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First name [required] Andrea

Last name [required] Ruschin

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7.1 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 am firm believer that this area is being poorly used at this time. The "parkland" is dead space that is not used by the community other than to let their pets pee on. The city desperately needs more housing, and this will add new homes for thousands of Calgarians. To protest this proposal is an act of NIMBYism that has caused our housing crisis in the first place



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Lan
Last name [required] AuYeung

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](#).)

[required] - max 75 characters

7.1 Glenmore Landing

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)

We are concerned about the high density of the development and the potential high traffic volumes this development will generate for our area. The density needs to be reduced by at least 30% and access to and from the development needs to be improved from what is now in existence. A wider buffer zone is needed around the development as well. The low density character of the neighbourhood needs to be respected.



Public Submission

CC 968 (R2023-10)

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First name [required] Jessica

Last name [required] Stollbert

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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](#).)

[required] - max 75 characters

7.1 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)

The proposed development at Glenmore Landing by RioCan is critical, especially now during our housing crisis. Please vote to transfer the City land to RioCan so they can proceed with the development. The site is a perfect candidate for a transit oriented development, and will provide many much needed homes, as well as support local businesses and spur many more. Those opposed to the development seem to be uneducated in what the impacts will be, and their concern over the sale of "park space" is a grab at any argument to make against it. There will always be opposition to any proposal in this city, and unless the concerns are truly warranted the Councilors must push back and do what's right in order to to advance our city and maintain it's affordability / livability for all.

From: [REDACTED]
To: [Glenmore Landing; Public Submissions](#)
Subject: [External] Re: Participation Instructions: 2024 January 10 Infrastructure and Planning Committee Meeting
Date: Wednesday, January 10, 2024 10:12:29 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello,

The Committee session is running longer than I expected and I need to attend a work meeting at 11am. I'm concerned I won't be able to speak remotely.

Can you please appoint a proxy to read my comments as below if I can't stay on the call? Or submit these for consideration?

Introduction:

- Name - Makenzie MacKay, Oakridge resident
- State opposition
- **Fundamental concern:** There is no disputing that the Glenmore Landing site is a good place for housing, but proper governance processes are not being followed and this issue cannot be ignored. Honesty, transparency, and meaningful engagement is essential for the success of our city, and the Glenmore Landing redevelopment is in contradiction.

Issue 1: Flawed Open House

- Protocol was not conducive to open dialogue – heavy security and being escorted out after 45 minutes was wrong and did not create an inclusive space for community members to engage with the project
- All comments went to the developer who provided City Administration with a summary of what the community said. It is unclear if the comments were accurately presented, meaning Administration may not have a real understanding of local concerns.
- Engagement has not followed the City's "Engage Policy" (CS009) principles:
 - Accountability
 - Inclusiveness
 - Transparency
 - Commitment
 - Responsiveness

Issue 2: Lack of Transparency

- City staff have not been showing up at Community Association meetings. Repeated requests to create an Area Structure Plan have been ignored.
- Relevant reports such as a Traffic Impact Assessment, preliminary Environmental Assessment, and site servicing plan have not been made available to the public. At the October 25th Open House, residents were told these were close to being completed, yet no additional information has been shared.
- There is limited information on the rental housing proposal. This is significant because the greatest argument to support the development is the need for housing

Issue 3: Vulnerable Groups will Suffer the Most

- Vulnerable groups, such as lower income people, newcomers, and the Elderly are disproportionately impacted by poor governance practices.
- In our haste to respond to the housing crisis, we cannot cast aside due process. Short-sightedness will result in more issues down the line and will not benefit the average Calgarian.

Conclusion:

- Urging the Committee to think of the precedent this decision sets- does development come at the cost of good, ethical governance?
- Good governance is critical for residents to have access to affordable housing in the long-term. This is a short-sighted proposal, and this Committee needs to vote no.

On Tue, Jan 9, 2024 at 2:47 PM Public Submissions <PublicSubmissions@calgary.ca> wrote:

Hello,

Thank you for registering to speak at the 2024 January 10 Regular Meeting of the Infrastructure and Planning Committee. This e-mail outlines important details about your participation in the upcoming meeting.

You are registered to speak to **Item 7.1**. Public speakers have been organized in panels. **You have been assigned to Panel # 6.**

Time and location

- The meeting begins at 9:30 a.m. and is held in Council Chamber, Atrium level, [Municipal Building, 800 Macleod Trail S.E.](#)
- You may participate in person or remotely (see below).

Agenda Items

- You can follow the progress of the meeting by watching the live stream (calgary.ca/watchlive). Note: there is a 45 second delay between real-time and the live stream.
- To view the published agenda, please visit [Council and Committee Agendas](#).

Participating remotely

Please dial in at least two panels prior to your place on the agenda.

- Dial-in number: 403-232-0994
 - Participant code: 3232595#
1. Once you have dialed in, please mute your phone to reduce background noise.
 2. If following the live stream, please also mute your device (mobile, tablet, computer).
 3. The Chair will call your name when it is your turn to speak.
 4. Speak clearly and directly into your phone or headset (please do not use speaker phone).
 5. Clearly state your full name and state if you are representing a business or group.
 6. You will have 5 minutes to speak. The Chair will remind you when your time is up.
 7. If you have provided any presentation materials, please provide a verbal cue to the Clerk to advance your presentation.
 8. After your presentation, remain on the line in case Committee has any questions.
 9. Once Committee has asked any questions, please end the call on your device as there is limited room on our phone bridge. Feel free to continue watching the [live stream](#).

Participating in person

1. Please arrive at the Council Chamber at least two panels prior to your place on the agenda.
2. All visitors must pass through a security screening area. Bags, backpacks, and purses will be checked to ensure everyone's safety.
3. The Chair will call your name when it is your turn to speak.
4. Proceed to the presenter's podium.
5. Public speakers have 5 minutes to speak (a timer/light beside the podium will turn red when your time is up).
6. If you wish to distribute any materials at the meeting:
 - a. Please provide a copy of the materials to the City Clerk in advance of the meeting.
 - b. At the start of your presentation, ask the Chair permission to distribute copies of your materials to Committee.
7. Speak directly into the microphone.
8. Clearly state your full name and state if you are representing a business or group.
9. If you are providing any presentation materials, please give verbal cues to the Clerk to advance slides when you are ready to move to the next page.

If you are interested in complimentary parking to attend the meeting in person, please reply back to this email for further instructions.

Complimentary Calgary Transit tickets (2) may also be obtained from the Security Guards posted outside the Council Chamber. Please present this email and a valid proof of payment (validated train ticket or bus transfer from the same day of your presentation) to the Security Guards to receive the Complimentary Calgary Transit tickets.

Regards,

Council and Governance Services | City Clerk's Office

E: PublicSubmissions@Calgary.ca

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



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I have read and understand the above statement.

First name [required] Eric and Susan

Last name [required] Hobson

How do you wish to attend?

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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

7.1

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)

My wife and I are long term residents of Calgary and have lived in the SouthWest part of the city for the past 25 years. We live in East Elbow Park and we have children and grandchildren who live in Bayview and Altadore. As a result, we go to Glenmore Landing and use the intersection at 90th Ave and 14th St SW numerous times each week. From what we read in the Calgary Herald this past weekend, we understand that the City is contemplating the development of residential buildings to accommodate 4200 new residents plus additional retail facilities. It appears this will be done using very high density high rises located on a very small parcel of City owned parkland. As we have not seen a plan for this development, we cannot even envisage how this would be possible let alone how the increase in traffic both during or after construction would be accommodated. Frankly, it seems ludicrous that the City would even contemplate such a development in that location.

Having been part of the SR-1 dry dam approval process, we assume that there will be a series of public meetings should the City decide to proceed to next steps. We look forward to attending these meetings should this project proceed further.

Thank You,
Eric and Susan Hobson
403-681-7595



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First name [required] Yvette

Last name [required] Nesry

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

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](#).)

INFRASTRUCTURE AND PLANNING COMMITTEE RE: 1630 90 AV SW & 8945 14



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

ST SW, (I

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)

I strongly oppose the sale or disposal of the land located at 1630 90 AV SW & 8945 14 ST SW, (IP2024-0065). Primarily, this opposition stems from the fact that this area is recognized as parkland, despite what the lawyer representing RioCan mentioned. Let's remember RioCan initially wanted to avoid obscuring the plaza of Glenmore Landing. However, a contradiction arises in their argument as they now seek to build high towers on this land.

Additionally, the term "parkland" is a key point of contention. In the lawyer's presentation, he explicitly states that the land in question is to be "maintained, including lawn maintenance." This implies a park-like designation, even if the term "parkland" wasn't explicitly used back in 1983. This interpretation aligns with common language understanding and is supported by the supreme court, emphasizing perpetual development and maintenance. Furthermore, the agreement specifies a low-rise restriction on the land.

I question the city's haste in selling this Parkland without conducting a thorough impact study. How can the city overlook the consequences of selling or disposing of this land? The city has a duty to its citizens and residents and needs to conduct a local study for the area, following its own Bio-Diversity Study. It is crucial for the city to assess the impact before proceeding with the sale. If the city has conducted the impact study and is withholding it from the public, this raises concerns about transparency and accountability.

City obligations, such as environmental impact, water considerations, and the effects on the hospital due to higher density, must be thoroughly examined. I urge the city to make this decision wisely, as it will significantly impact the citizens of Calgary.