

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

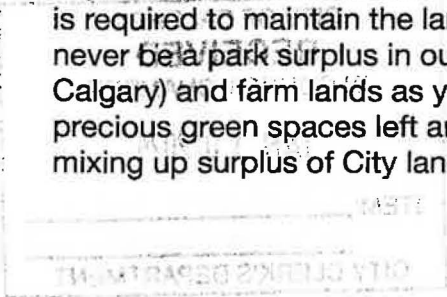
Next was a 2-page Notice of Motion dated Feb 9, 2015 signed by then Member of Council Brian Pincott. It directed Administration to work with the Glenmore Landing Shopping Centre owner to explore the the disposition of 'surplus' City owned lands.

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:
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