

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.