

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

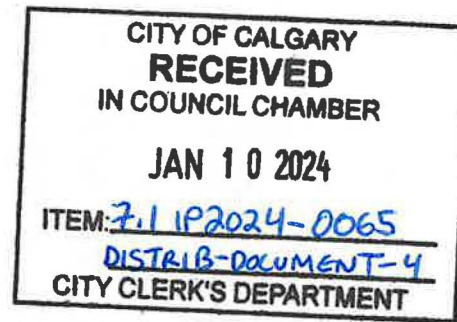
-and finally the traffic of 3000 new residents with the exact same parking lot

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.



