

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.

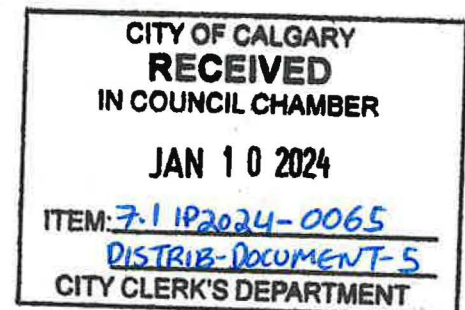
In conclusion, I am in opposition to the sale of the parkland for this massive redevelopment of six high rise towers on 5.1 acres of land and another high rise with additional six mid-rise mixed-use buildings on what is currently Glenmore Landing mall.

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



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Site Map



1630 90 AV SW & 8945 14 ST SW

**City Lands**

-  1630 90 AV SW (± 5,323.88m<sup>2</sup> (± 57,305.57ft<sup>2</sup>))
-  8945 14 ST SW (± 14,137.67 m<sup>2</sup> (± 152,176.00 ft<sup>2</sup>))
-  Mature Greenspace  
to remain in City ownership

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



# Revised Public Notice

CALGARY HERALD  
NOV 2, 4, 9, 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](mailto: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](mailto: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.

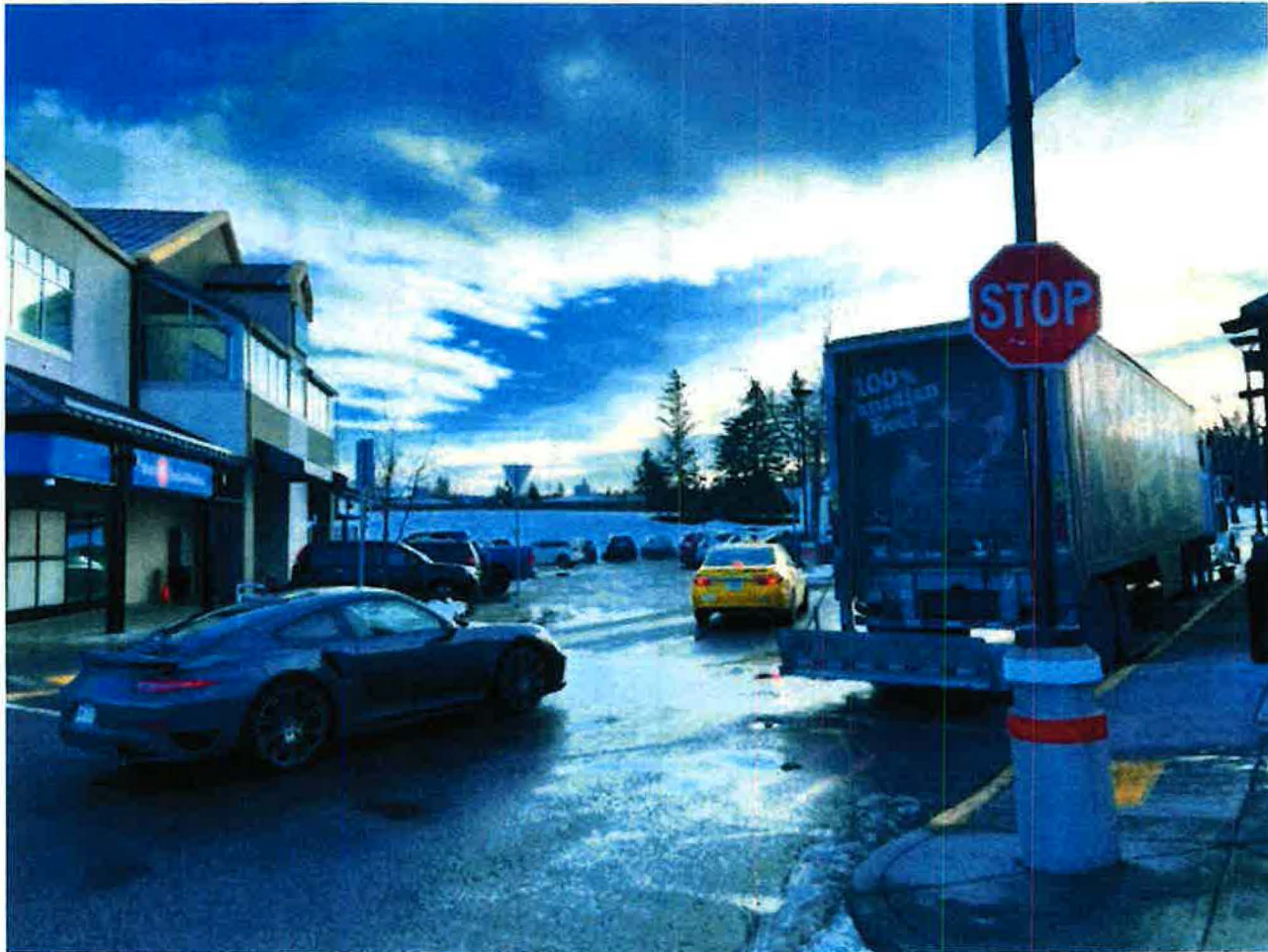
1994 cM-26.1 s71;1996 c30 s3

### 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





### 3.1 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-storey 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**.

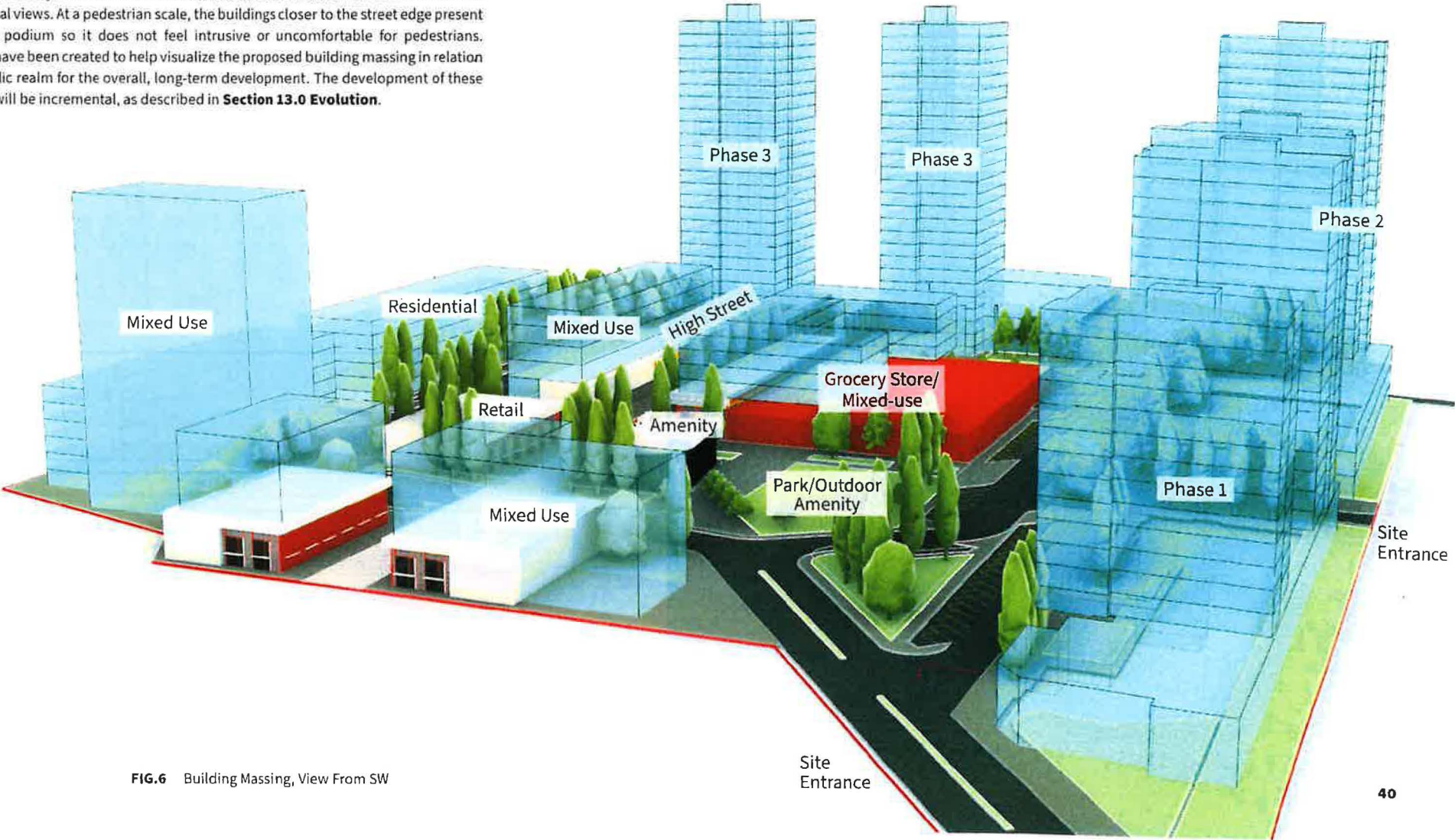


FIG.6 Building Massing, View From SW