

Hello,

I've lived in Palliser since 14<sup>th</sup> 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 90<sup>th</sup> Avenue and 16<sup>th</sup> 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 14<sup>th</sup> street and 90<sup>th</sup> 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.

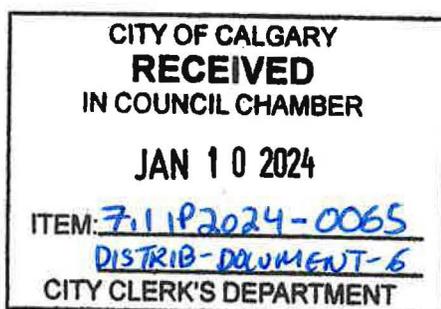
We should be protecting green spaces at all costs and developing on vacant, already developed land.

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.

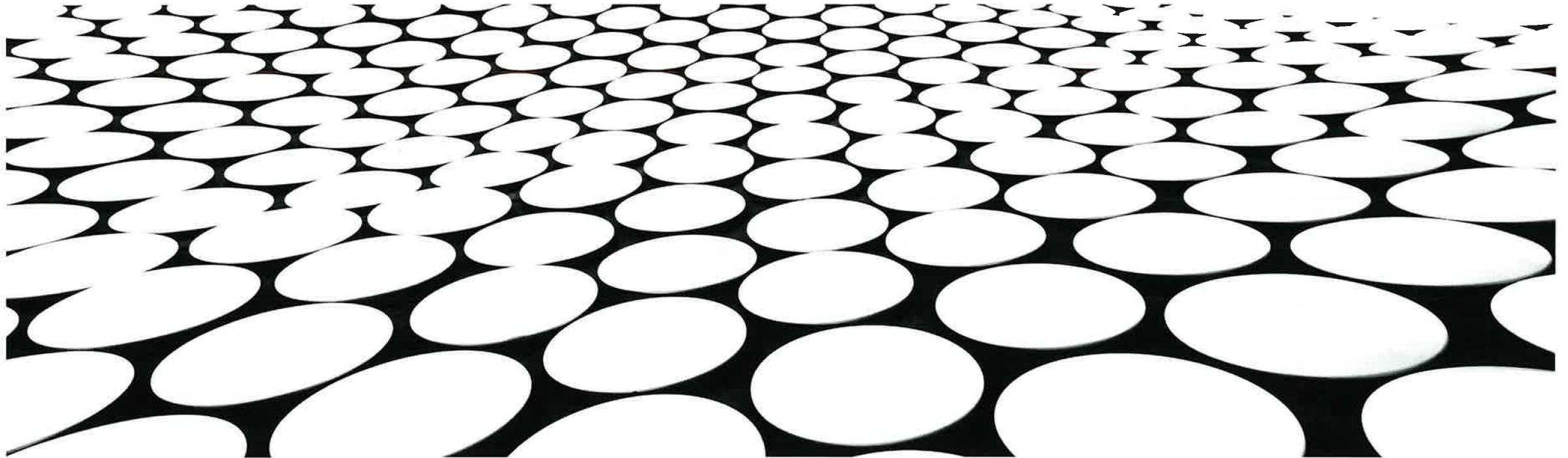


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# **PBPCA UPDATED SUBMISSION REGARDING PROPOSED GLENMORE LANDING PARKLAND LAND SALE**

Infrastructure and Planning Committee

January 10, 2024



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# 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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**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.

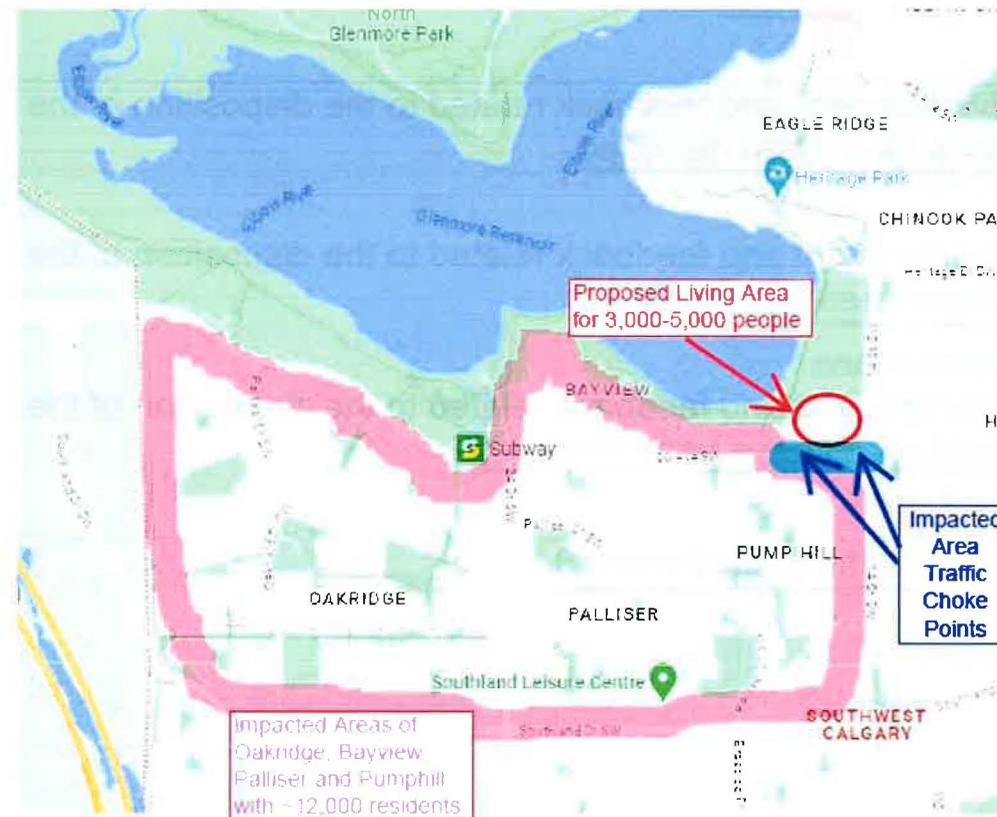
### **RISK**

Risk Analysis included as Confidential Attachment 9.

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

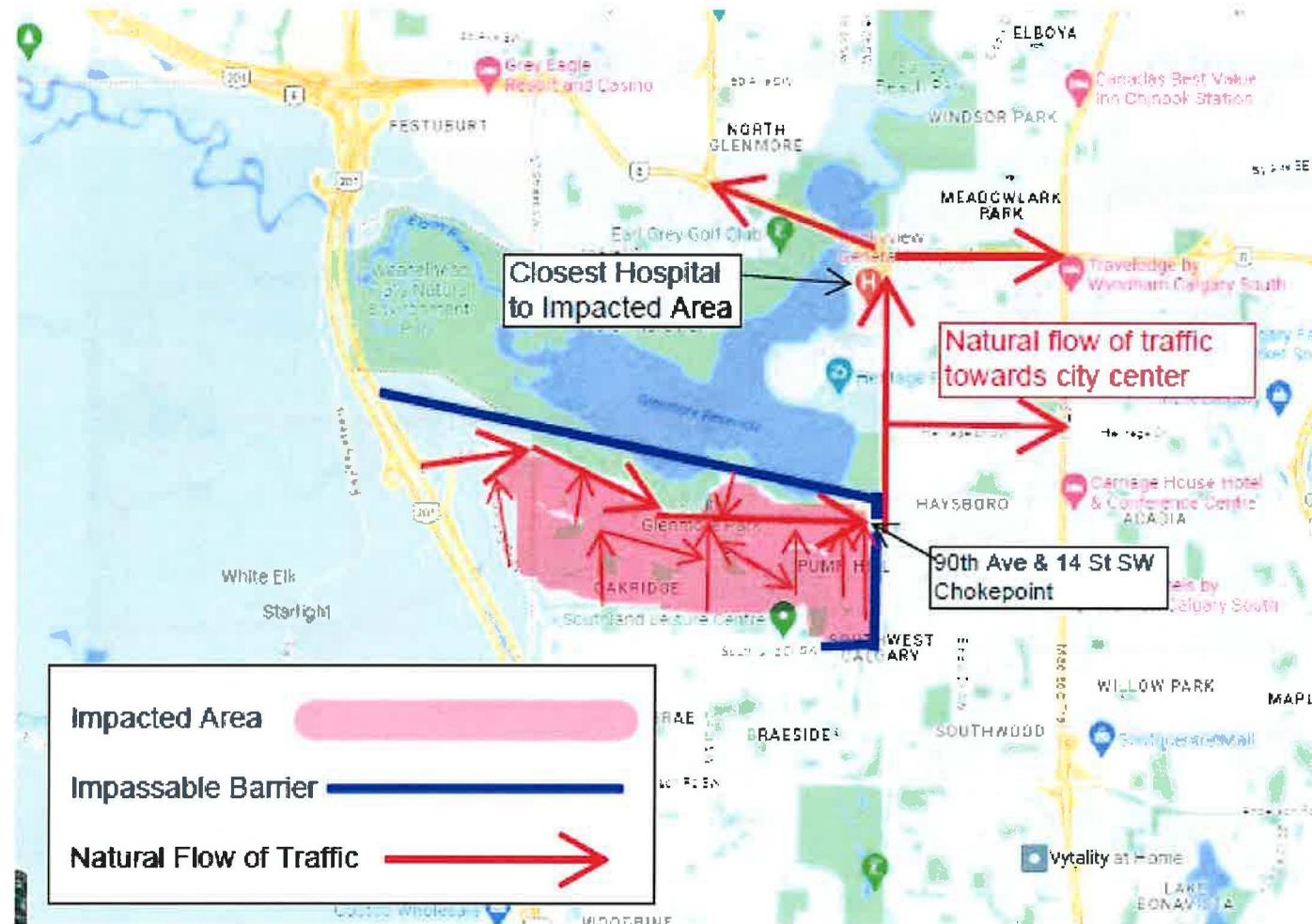
- Location choice fails to recognize highly constrained nature of pre-existing traffic flows in Impacted Area due to presence of impassable barriers created by Glenmore Reservoir to north and west, and 14th St. to east

**Figure 1: Proposed Development and Impacted Area**



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

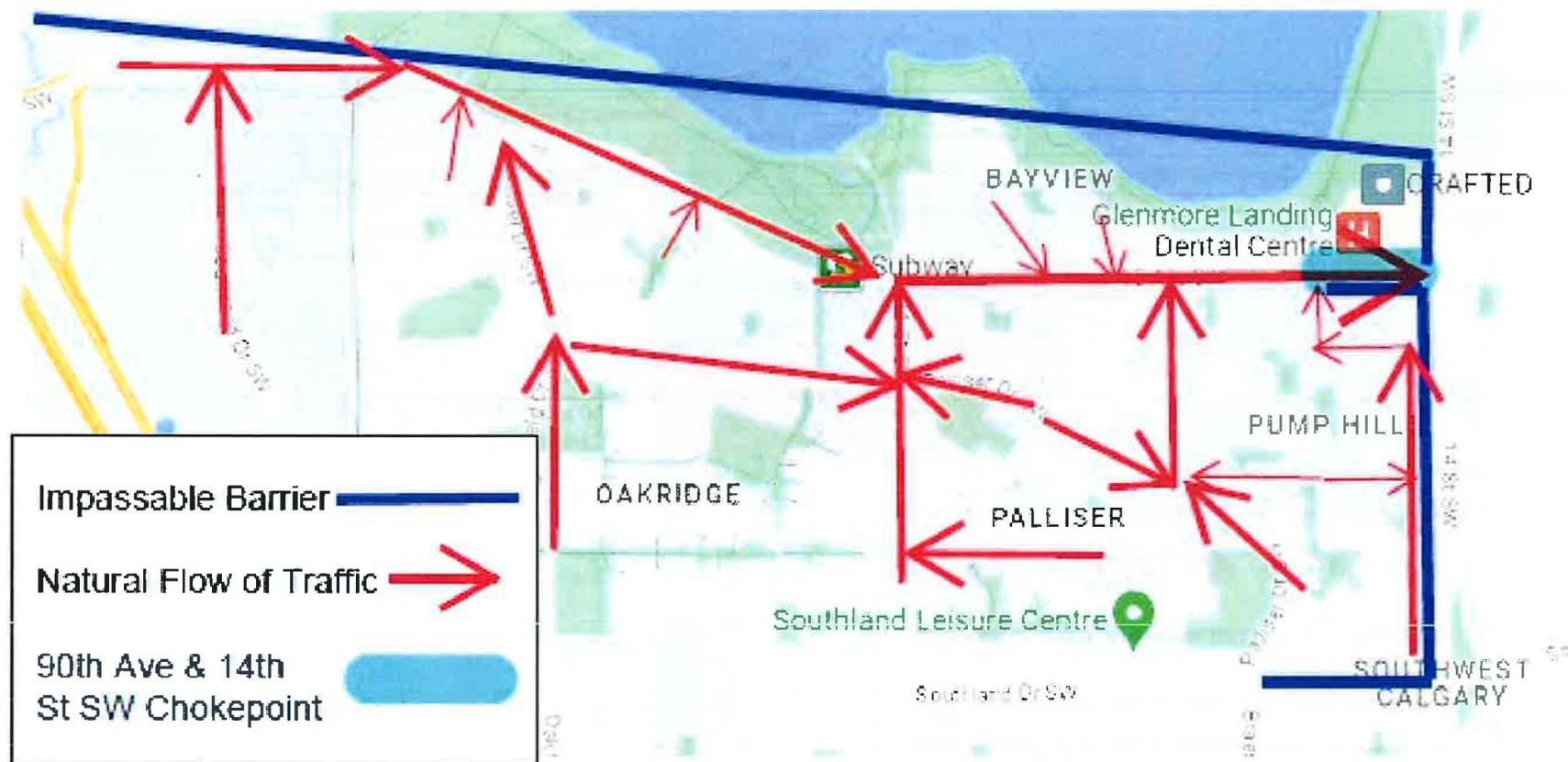
Figure 2a: Calgary SW Map – Impassable Barriers and Natural Traffic Flow



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

- 90<sup>th</sup> Ave & 14<sup>th</sup> -16<sup>th</sup> 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

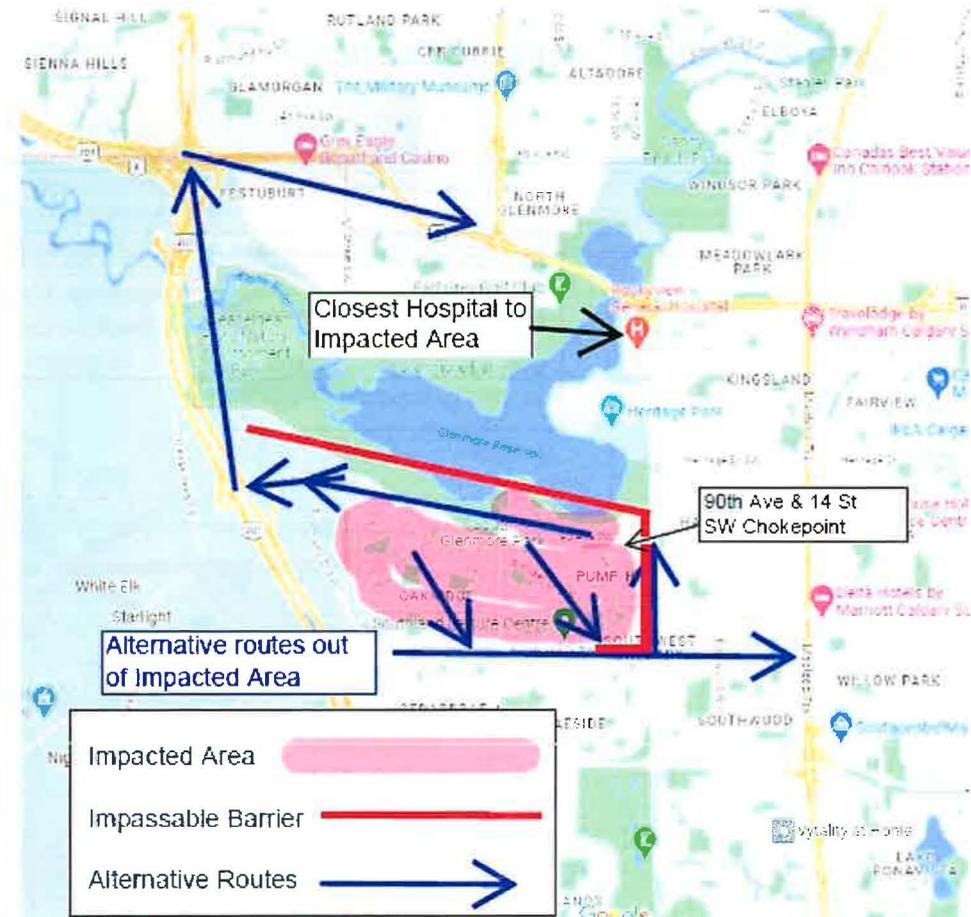




### 3. PROPOSED SITE IS FUNDAMENTALLY FLAWED FOR SEVERAL UNIQUE & UNADDRESSABLE TRAFFIC-RELATED REASONS (CONT'D):

- 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*

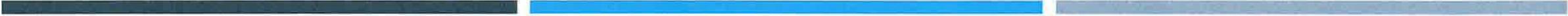
## 4. PROPOSED SALE FOR REDEVELOPMENT VIOLATES CITY OF CALGARY'S PRINCIPLES & OBJECTIVES (CONT'D)

### 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*

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- 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.