

TRAGEDY OF THE COMMONS

The Tragedy of the Commons refers to a situation where individuals, acting independently and rationally, deplete or exploit a shared resource, leading to its degradation or depletion.

OVERVIEW

The Tragedy of the Commons arises when individuals prioritize their own self-interest over the common good.

Without proper regulations or mechanisms to manage the resource, the result is often overconsumption, environmental degradation, or even the collapse of the resource system. The concept highlights the need for collective action.

EXAMPLE

An example of the Tragedy of the Commons is overfishing in the open ocean. When multiple fishing vessels operate independently and try to maximize their catch, they often end up depleting fish populations beyond sustainable levels. This leads to a decline in fish stocks, affecting not only the individual fishermen but also the larger ecosystem.

7.5

7.5

MARVIN LEUNG

My name is Marvin Levant. I am a physician and have lived and worked in Calgary for 55 years. I have been a resident in Pump Hill for 35 years.

I am going to talk about the Tragedy of the Commons. These will be followed by my comments on air, water and transportation pollution that will result in the sale of the parkland.

TRAGEDY OF THE COMMONS: DEFINITION: refers to the situation where individuals, acting independently and rationally, deplete or exploit a shared resource leading to degradation or depletion.

The failure of the owner of the lands to preserve the natural resources (parkland) is known as the tragedy of the commons.

Without proper regulation or mechanisms to manage the resources, the result is often overconsumption and environmental degradation or even the collapse of the resource system.

This concept highlights the need for collective action.

Water table: volume and quality following addition of 3000 residents:

- Dogs: numbers: adding 3000 people will add many dogs. Dog population of city in 2016 was 135,000. Number of unregistered dogs is unknown. Half of family units will have a dog say 4000 vets in a survey.

- Dog defecation going into groundwater and into reservoir of our drinking water
- Added population of humans and dogs, will stress the environment around the popular walking area, the reservoir.
- Water table and ground water: the cost of maintaining quality drinking water will be increased and borne by the taxpayer.
- Water table is high in Haysboro and Pump Hill. The pumping station at BRT, 90th and 14th. Was installed because of frequent flooding in the area. Personal experience: my basement excavation in Pump Hill 2 blocks from the parkland exposed underground stream.
- Underground parking planned for the high rises will have to deal with a high water table. Where will this water go? Will the old sewers in Haysboro and Kelvin Grove be able to handle 3000 more users? Who will pay for flood damage and sewer repairs?

Air quality: there will be degradation of air quality from idling cars in long traffic jams and cars dealing with inadequate access and egress of Glenmore Landing. The proposed sale of parkland will exacerbate already increasing traffic from Stoney Trail and Tsuu Tina. The effect will be on large stands of trees, plant life and wildlife, including birds.

Birds: Migratory birds will be faced with walls of glass and many will die as they collide with the glass fronts of high rise

apartments. Exhaust fumes will affect people with asthma and chronic lung problems. In the US alone there are more than 2200 premature deaths annually as a result of air pollution.

Effect of adding 3000 people just to the “park lands” . Rio Can has the potential of adding another 3000 people to its current holdings. This is overwhelming this site and the ability to protect the drinking water.

Where is the consideration of unforeseen consequences?

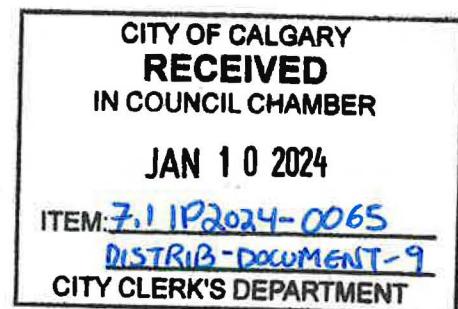
Who will take the burden of the financial costs of sewer excavations and renewals?

This involves city planning: **Where is the area structure plan?** Much has changed since 2015. City fought tooth and nail to supreme court to keep the parklands.

This administration has declared a climate emergency. The more densification, the more we need parkland.

If you sell the parkland here, no other parkland is safe.

In conclusion, the tragedy of the commons will play out if the sale of parklands goes through.





90th Avenue lands currently designated "PARK LANDS" See Figure 2



14th Street lands currently designated "PARK LANDS" See Figure 2

This will affect you! It is a dramatic change from original approvals for the development of Glenmore Landing and calls for:

- The proposed sale of City owned Park Lands to RioCan - See Figure 2 over leaf
- Six high-rise, high-density residential towers, up to 85 meters or 25 storeys high
- An overcrowded development with 1248 residential units for approximately 2744 residents plus 264 jobs on the city owned park lands. These numbers may double on the 10.4 acre existing plaza if the Amended Land Use is approved.
- Unclear parking plans will create potential for a substantial increase in already congested on-street parking nearby
- Severely impeded access and egress. With only the current entrance and exit points and only the west exit offering a left turn exit onto 90th Avenue all users will be negatively impacted.

This will create:

- Increased traffic volume, significant traffic delays and potential for increased accidents
- A severe impact on safety, particularly for mobility impaired residents of several adjacent seniors' facilities
- The probability of impeded access and longer wait times for emergency vehicles
- Looming towers that will forever change the liveability and character of the entire area
- A serious environmental impact on nearby Park Lands and an insensitive use of reserve lands
- Substantial new glare, shading, light and noise pollution negatively affecting wildlife and people
- An unacceptable negative impact on our green spaces, our reservoir, our drinking water, and the surrounding recreational areas currently enjoyed by all Calgarians

11/15/2023

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LAND OWNERSHIP PLAN



LAND OWNERSHIP STATISTICS

Category	Area (sq. m)	Area (sq. ft)
City of Calgary	10,400,000	110,000,000
Private	10,400,000	110,000,000
TOTAL	20,800,000	220,000,000

LAND USE PLAN



LAND USE STATISTICS

Category	Area (sq. m)	Area (sq. ft)
Residential (High Density)	10,400,000	110,000,000
Commercial (Retail)	10,400,000	110,000,000
TOTAL	20,800,000	220,000,000

Figure 2
Glenmore Landing Circulation Package - Page 5 (Image: RioCan)
Access as indicated below and link to circulation package.pdf

If you would like to learn more about the plans for this development go to the project page on calgary.ca

RENDERINGS OF PROPOSED DEVELOPMENT

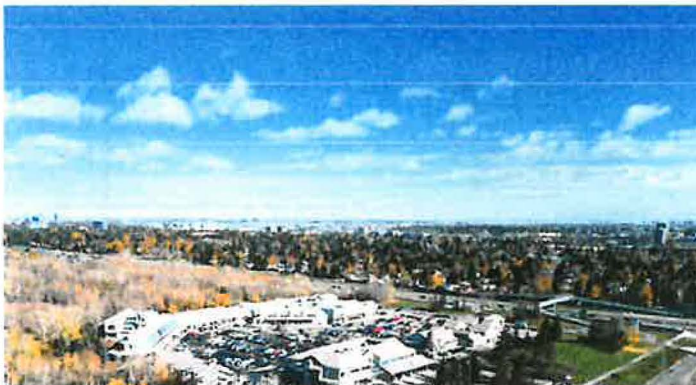
1. These renderings are being provided for illustration purposes only based on reasonable efforts to show what the proposed redevelopment will look like if built to maximum heights in accordance with the current application submitted to the City by RioCan;
2. These renderings have not been prepared by or approved by, RioCan or any of its consultants; and
3. The final design of the proposed redevelopment of Glenmore Landing, if approved by The City of Calgary, may be different from these renderings.



CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE





CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE



CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE

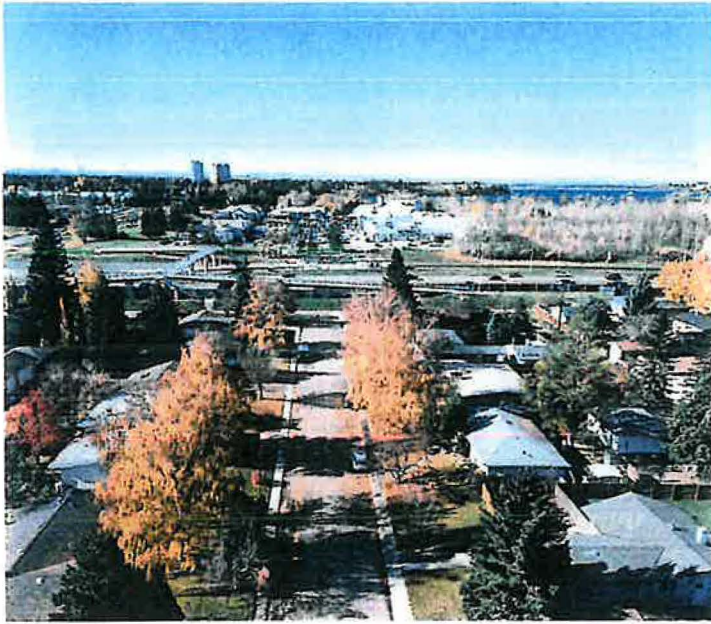




CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE



CURRENT PERSPECTIVE



PROPOSAL PERSPECTIVE





Southwest lands currently designated "PARK LANDS" See Figure 2



14th Street lands currently designated "PARK LANDS" See Figure 2

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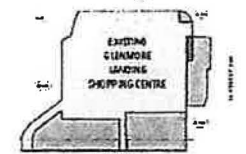
LAND OWNERSHIP PLAN



LAND OWNERSHIP STATISTICS

Area 1	Area 2	Area 3	Area 4
10.4	10.4	10.4	10.4
10.4	10.4	10.4	10.4

LAND USE PLAN



LAND USE STATISTICS

Area 1	Area 2	Area 3	Area 4
10.4	10.4	10.4	10.4
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