



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Chao

Last name [required] Gao

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )





[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

These lands are deemed parklands and should not be sold. I request that Calgary City Councillors:

- vote against the disposition of parklands to RioCan

- deny RioCan's application for a Change in Land Use for the redevelopment of Glenmore Landing including residential towers and an 'intensified' commercial development

I vehemently oppose and object to the sale of the subject lands by The City of Calgary.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Historically, these lands were required by the City as a condition of its approval for development of the Glenmore Landing Shopping Centre.

We understand that the City fought long and hard in the Courts, and at great expense to the taxpayers, to acquire and maintain these public park lands.

These lands were and are required by the City to maintain a buffer to the Glenmore Landing Shopping Centre. The Glenmore Landing shopping centre was carefully designed to maintain a park-like aesthetic and decrease strip mall impact from surrounding communities and intended to make GL nearly invisible from the Reservoir Parklands and pathway systems.

They are certainly NOT surplus lands to the City nor should they be available for sale. The existing height restrictions for the Glenmore Landing shopping centre must also be maintained to minimize impact on Glenmore Reservoir Parklands.





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First name [required] Richard

Last name [required] Gusella

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**Public Submission**

IP2024-0065

CC 968 (R2023-10)

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[required] - max 75 characters

7.1

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**I am opposed to the proposed sale of parkland to permit building of high rise apartments. Too much density - overload. Too much disruption and then congestion**



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I have read and understand the above statement.

First name [required] David

Last name [required] Zebak

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Date of meeting [required] Jan 10, 2024

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CC 968 (R2023-10)

[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am very concerned with the proposed sale of the greenbelt lands adjacent to Glenmore Landing. The redevelopment proposed by RioCan is exceptionally vague with numerous studies and plans either not completed or not available but in any cases, the redevelopment will remove valued green space which, with proper attention and care could easily be the continuation of the existing linear pathway system in South Glenmore park rather than an assembly of glass and concrete monoliths



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First name [required] Keith

Last name [required] Hanna

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[required] - max 75 characters

Infrastructure and Planning Committee.

Are you in favour or opposition of the issue? [required]

In opposition

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The proposed development at Glenmore Landing is outrageous. Our family has been living near the Glenmore Reservoir in Calgary since 1963 and we have seen some horrendous developments from past city councils. Thank goodness they eventually stopped tearing down buildings and realized we need to protect our historic buildings which are minimal relative to other comparable agglomerations. There is a reason why so many people desire to live in our sector of Calgary. According to the City of Calgary signs at Glenmore Landing that were placed near the site stated there would be a "maximum building height of 115 metres" which is approximately 34 to 36 storeys depending on one's definition of 'storeys'.

This project could also see another three towers with up to 17 'storeys'. The towers will have a pronounced negative effect on the communities of Bayview, Eagle Ridge, Pump Hill, Braeside, Palliser, Haysboro, Oakridge, Cedarbrae, Canyon Meadows, Shawnessy, Southwood, Woodbine, Woodlands, Lakeview, North Glenmore Park, (I believe any rational being is able to ascertain the picture here with the laundry list of communities provided). This does not even acknowledge the emerging and rapidly growing communities surrounding our area including Tsuu T'ina Nation 145 which has related and massive issues concerning development as well. This is not Tokyo-Yokohama or Mexico City.

This project includes tearing down the current buildings that have been there since 1984-85 with endless, continuous construction, with improvements made to the Shopping Centre and enveloping Glenmore Reservoir and Parks. How environmentally responsible is it to not mention the massive amount of air, water, ground, and related pollution created by a perpetual cavalcade of machinery, increased and already grid-locked traffic (further magnified by the significant senior population surrounding the area as well as a major hospital which is already overwhelmed by taxis, First Responders, private vehicles, pedestrians, mass transit and massive semi-trucks. This list is practically endless). The damage to the existing surface streets and related pathways and parkland and countless varieties of flora and fauna is completely unacceptable by any rational thinking sentient being.

RIOCAN is a major corporation who has their Canadian Headquarters located in Toronto, Ontario.

Does the so-called "Centre of the Universe" dictate policy and development for Calgary?

This development is completely unacceptable.





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First name [required] Stephen

Last name [required] Wood

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is obvious that the original planners for Glenmore Landing realized the delicate and controversial aspect of putting a shopping center inside the park area. They intentionally kept it small and required it to have a village design instead of a urban city center look. They also kept it surrounded on all sides by green space. Why would the current planning department allow the developer to obliterate this creative and thoughtful original theme. Nothing else has changed in the surrounding communities. There has been no increase in residential population. The developers plan is suitable for the downtown core. Not for this part of the city.



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First name [required] Hugh

Last name [required] Stewart

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

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I am a long time resident of Oakridge and I purchased my property in this District 32 neighbourhood because of its proximity to Parks and Green Spaces. I am concerned with the City's plans to dispose of Park Lands (also referred to as berms or surplus land) to RioCan for commercial development for a variety of reasons. Firstly, the precedent it establishes is disconcerting as it means any City Park Land can be disposed of even as the City's commitments are to protect Parks and Green Spaces. This is especially disconcerting when there is significant public opposition to the sale of this Park Lands. Secondly, as a member of the Oakridge Community Association, we have had several communications with the City on future planning for the South Glenmore Park, despite recent additions of the Bike Skills Park in 2020 and the Quintera Legacy Park in 2022 which we consider beneficial additions, we were and continue to be concerned with the level of consultation with local communities on future Glenmore Park plans. Thirdly, District 32 volunteer planning representatives have been encouraging the City to initiate a Local Area Plan (LAP) to understand Land Use and Development Plans before developments proceed on a piecemeal basis. Despite early optimism, our District 32 LAP is not on the City's current or near term workplan. We are working with other volunteer subgroups that are interested in enhancing neighbourhood green spaces and improving neighbourhood interconnectivity. The pedestrian and bike route between Haysborough and Glenmore Landing, Glenmore Park and other communities further west including Oakridge make use of this trail along the south parcel of the Glenmore Landing Park Lands which is currently aesthetically acceptable but could be improved. Sale of the Park Land will radically impact the ability of the City and local communities to enhance this route FOR EVER, if it is sold and built on. Fourthly, as an OCA Board member, I have attended RioCan's engagement sessions and I have requested various infrastructure reports from water, sewer and power capacities but most importantly, the Traffic Impact Assessment (TIA). This TIA apparently is still under review by City staff and unavailable to the Public, although we have been told of explicit road upgrades needed. Again sale of this Land to RioCan will constrain cost efficient solutions, as previously experienced with elimination of the exit from 14 St directly into Glenmore Landing during BRT implementation.



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First name [required] **Rob**

Last name [required] **Mason**

How do you wish to attend? **In-person**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? **No**

What meeting do you wish to comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Jan 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

7.1 Summary of Public Advertisement Feedback and Request for Approval

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

PBPCA is supportive of new high-density residential developments in general

City's process considering sale of Glenmore Landing Parklands in advance of confirming proposed redevelopment details is illogical and 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

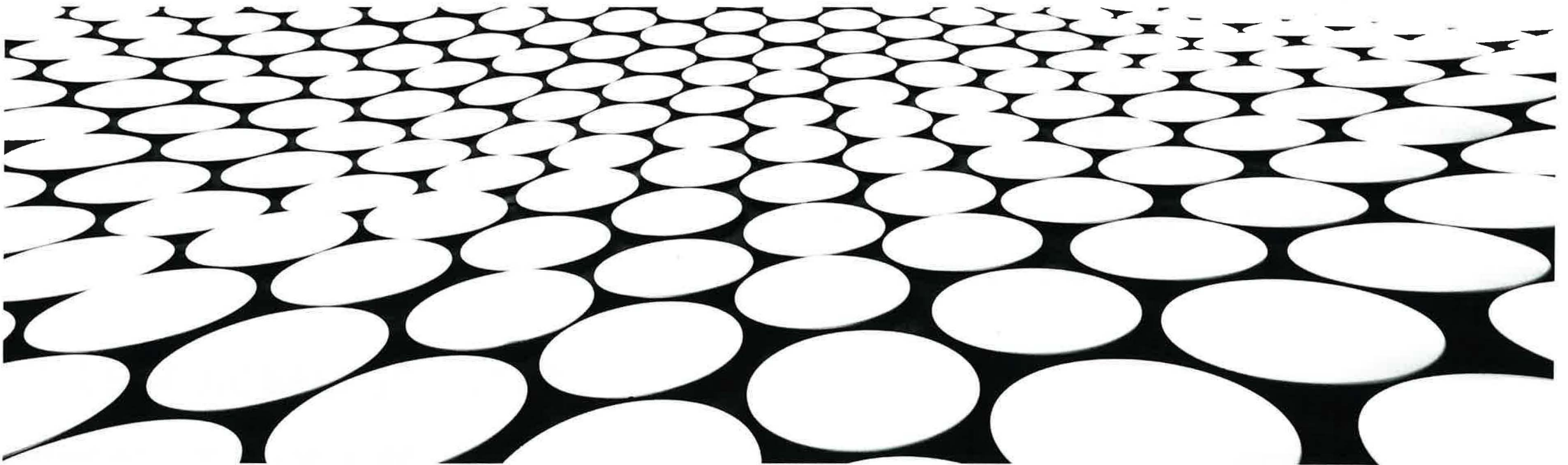
Proposed sale for redevelopment at Glenmore Landing violates several of Calgary's principles and objectives, including:

- 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

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

Infrastructure and Planning Committee

January 10, 2024



# 1. PBPCA'S PERSPECTIVES

- PBPCA is supportive of new high-density residential developments in general
- City's process considering sale of Parklands in advance of confirming proposed redevelopment details is illogical and 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 minutes to address this decision which will hugely impact our Community permanently going forward



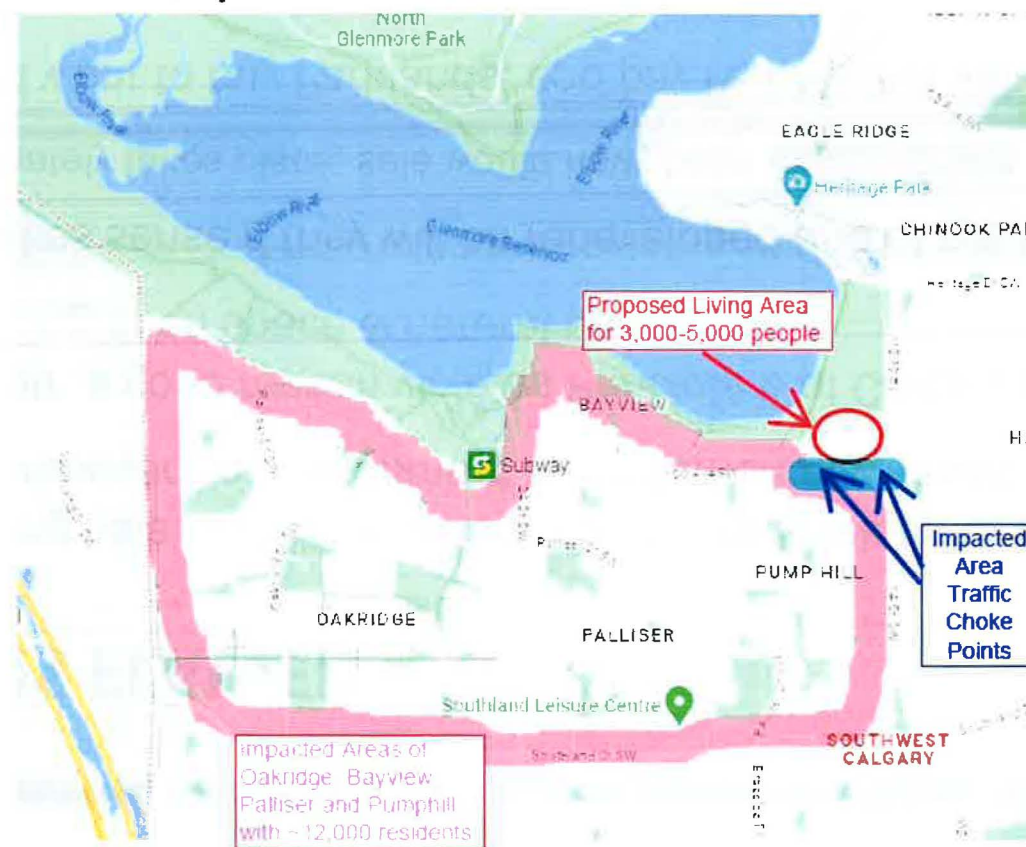
## 2. CITY'S PROCESS IS FLAWED

- City's process of considering sale of Parklands for potential redevelopment without concurrently considering details of the underlying proposed redevelopment is 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 (0.002%) public notice responses received to date are supportive of the 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?*

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

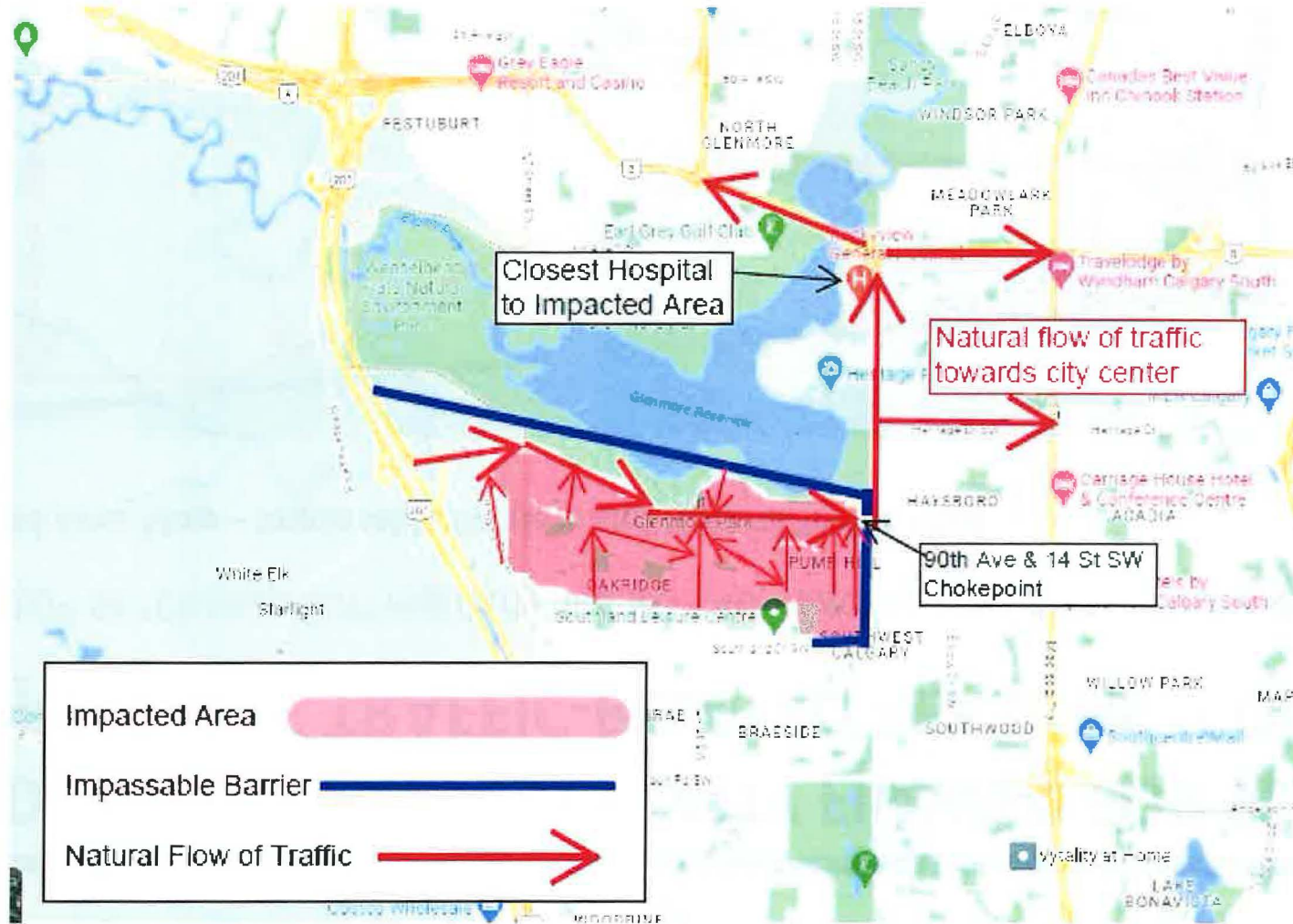
- Location choice fails to recognize highly constrained nature of pre-existing traffic flows in Impacted Area due to presence of impassable barriers created by Glenmore Reservoir to north and west, and 14th St. to east

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



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

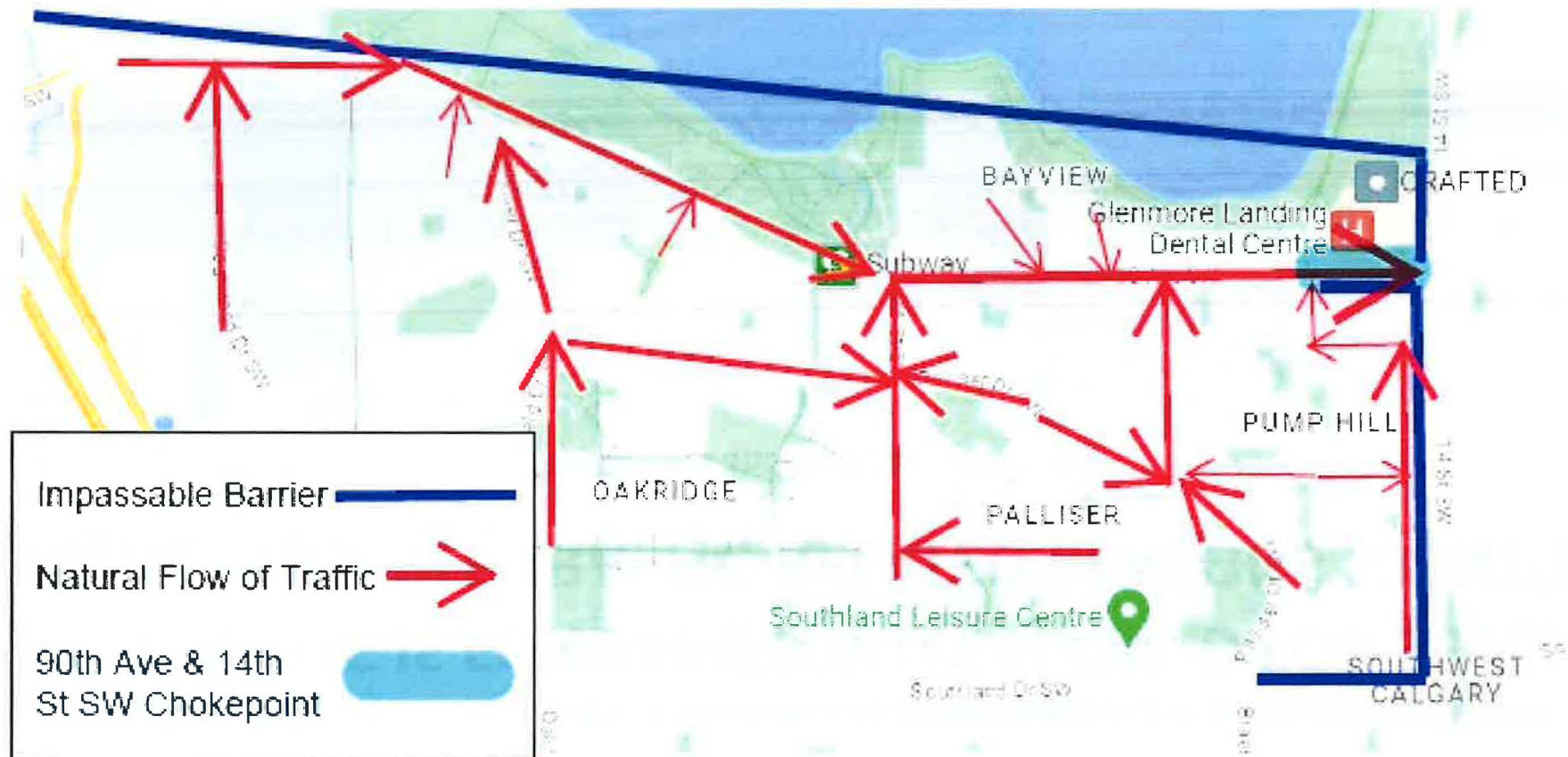
Figure 2a: Calgary SW Map – Impassable Barriers and Natural Traffic Flow



### 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

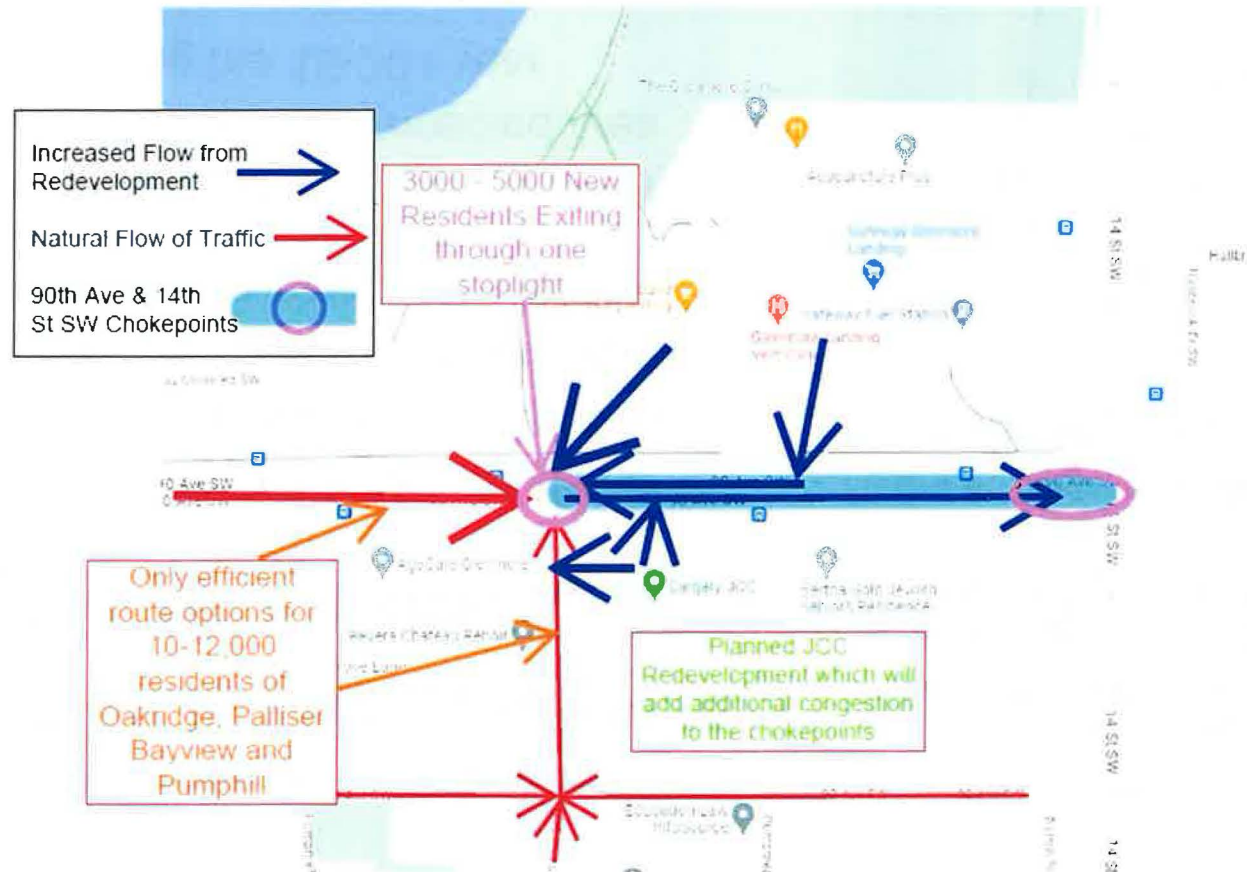
Figure 2b: Impacted Area Map – Impassable Barriers and Natural Traffic Flow



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

- Site can only exit in southerly direction through single stop light that already acts as constraint to Impacted Area and makes no sense given the circumstances (and especially for a high-density redevelopment)

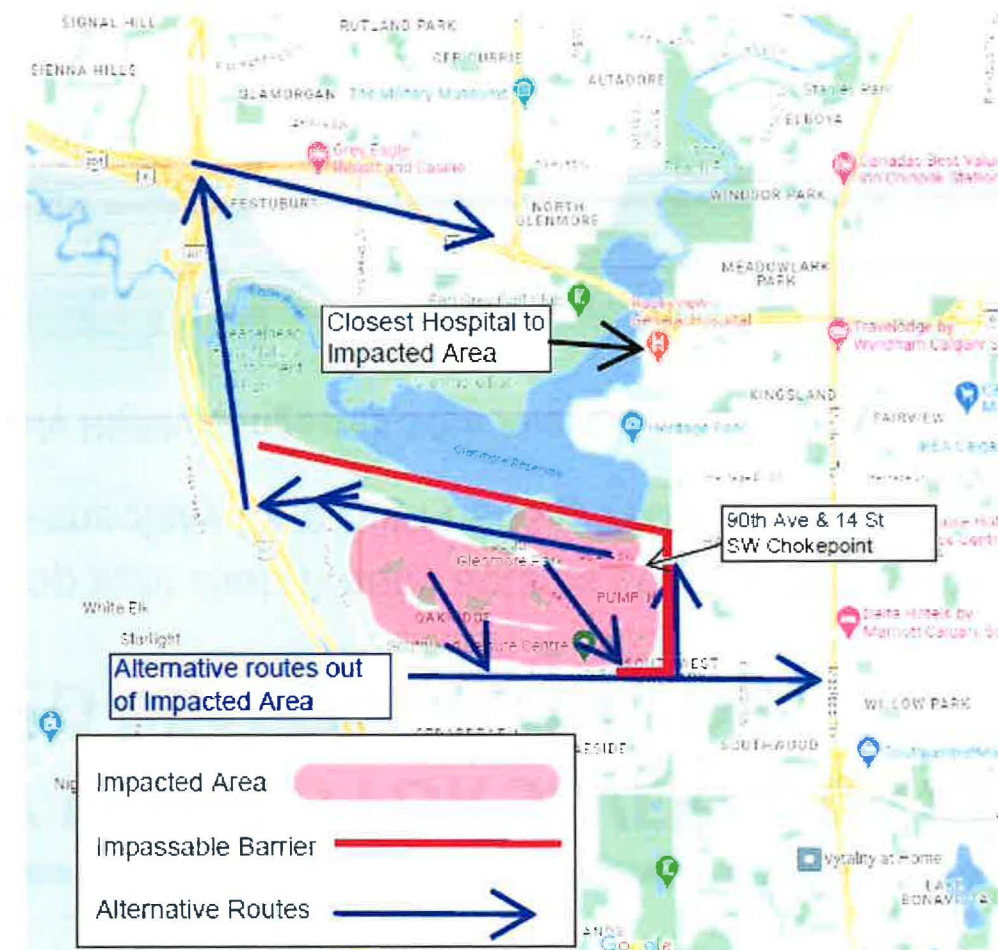
**Figure 3: Limited Access to Proposed Redevelopment Along Already Highly Congested 90th Avenue**



### 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*



- Thank You
- Questions?



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First name [required] shelly

Last name [required] carrington

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)



[required] -max 75 characters

7.1 Glenmore Landing Agenda

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom it may concern  
 Please find our letter regarding the disposition of the parklands & why we strongly oppose. This is only one of the many reasons why this massive Proposed development is detrimental to Glenmore Landing and surrounding areas. The Rhetoric denying that the lands are Public Park.The information being provided by the city as to the nature of the parklands is in our view inaccurate And incomplete.The lands have been described as berm s , as lands that are not ecologically significant , as grassy areas, as remanant parcels , and as lands set aside for roadways years ago.For reasons we do not understand , Ward 11 Councillor Kourtney Penner seems to be denying that the lands are public park and trying to minimize the issue by suggesting that only SOME people are concerned .These misdescriptions of the parklands and of the issue are incorrect & irresponsible and in our view constitute a breach of the City'sobligations to properly inform the citizenry .While the city has obviously  
 Concluded that the lands involved are parklands after being pressured by the community to do so ( and hence the public notice) at the same time there  
 Is rhetoric denying the lands are public parks.This is unacceptable and in our view an abuse of the process.The unfortunate result is to sow confusion.  
 The history of the lands on which Glenmore Landing was developed, including information from the city's own files,is clear that these lands are parklands.They are zoned in a manner that contemplates park use.They are quite clearly parklands.Part of the rhetoric being heard from the City is that  
 Lands are not zoned as Municipal Reserve so they can be sold.That argument is fallacious.The City's own land use Bylaw contains a definition of "park"  
 And it does not not limit park to lands zoned as Municipal Reserve.The Rhetoric must stop and the lands being valuable,parklands must be respected .28 acres of parklands including the lands to which Public Notice relates,were acquired in a settlement with Campeau Corporation in the 1980,s on the basis that the lands are park and would remain only as such.  
 Respectfully submitted by  
 Shelley Carrington  
 James Jempson



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Ray

Last name [required] Collins

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )



[required] - max 75 characters

### 7.1. Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Approval of the sale of parkland to Rio Can will infer approval of their proposals for redevelopment of the area. Rio Can's planned redevelopment is not in the best interests of the area. The increase in density planned is not just incremental it is a order of magnitude increase with the resultant traffic, overcrowding, crime increase, and general degradation of the quality of life for the existing residents. The planned development is not an enhancement of the area as it incorporates "non market" units. This is a case of quantity being favoured over quality. There are many areas in the city where this type of development would fit in. Glenmore Landing is not one of them. As to the areas proposed to be sold deemed as parkland they are just ancillary and required for setting off the existing development and are not in any normal sense of the word to be classed as parkland. I strongly recommend that this sale not be approved



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First name [required] Sonja

Last name [required] Beierle

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

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I am opposed to the Selling of Parkland that was to be kept to Perpetuity, that Borders Glenmore Reservoir, our Drinking Water. Adding the number of EXTRA PEOPLE to that location causes more Pollution to the Air over the Wildlife Habitat & into the Water. The Traffic Issue is Great, already having issues in past when the BRT was built. This development is to go on for years...a terrible disruption for Glenmore Landing. Why not Build This Development in a Location which does not Currently already have High Rise Development. The parking for Patrons of Glenmore Landing Shopping WE ARE TOLD WILL BE MORE LIMITED THAN IT IS CURRENTLY, and it is very limited already. I see it as a BADLY THOUGHT OUT PLAN BY THE DEVELOPER AND THE CITY CAN ONLY SEE MORE TAX \$'S, and does not seem to care if Glenmore Land- ing is RUINED BY YEARS OF CONSTRUCTION. The SURROUNDING COMMUNI- TIES " ALL" DO NOT WANT THIS DEVELOPMENT. THEY "ALL" DID NOT WANT "THE BRT", WHICH IS NOT AT ALL SUCCESSFUL, LOL WERE TOLD IT WOULD NOT BE SUCCESSFUL. TO SUM UP ,the BIGGEST CONCERN is using THE PARK- LAND AND ENDING UP WITH DEVELOPMENT (TOWERS) ON THE EDGE OF GLENMORE RESERVOIR and creating a noisy construction area which will restrict traffic on a VERY BUSY INTERSECTION for years. Thank you for Considering my Presentation.



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First name [required] Peter  
Last name [required] Carwardine

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Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

**Glenmore Landing Property Sale**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Article 2 of the Caveat against the property clearly provides for the future use of the subject lands as "Park Lands". As such they should remain as Park Lands and the proposed sale should not be permitted.**



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First name [required] Bob

Last name [required] Hann

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[required] - max 75 characters

### 7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Regarding the rezoning and sale of Parkland to Rio Can.

When Glenmore landing was originally built the city of Calgary went to Supreme Court to assure that this land was zoned as Parkland. For the city to now want to call Park Land Surplus and commercializing it to build 25 story towers is making a mockery of the term Park Land.

Park Land should be cherished rather than treated as something we can simply throw away. As cities grow, we need to increase our park land and not sell it off to developers whose goal is to follow the same path of Toronto's sprawl.

Calgary is a beautiful city with beautiful parks that we want to maintain. Space and parks is what makes Calgary such a great city. The selling of any park land sets a very dangerous precedent which could lead to many more acres of park land disappearing in Calgary.

Park Land has been Legally defined as such, there should be not justification to change its status.



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First name [required] Wendy

Last name [required] Anstruther

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

To Calgary Council members,

I would like to state my strong opposition regarding Agenda 7.1, The Rezoning and Sale of Park Land to Glenmore Landing.

It is obvious that we need more affordable housing in Calgary, however the city is going down the wrong path when they are proposing the sale of Park Land as the means to this end.

In this case, the development proposal at Glenmore Landing would only produce high end luxury apartments that are not affordable to the average person living in Calgary. This would be a huge profit maker for Rio Can, however it likely will be adding additional taxation and huge traffic implications to surrounding neighborhoods.

The additional costs to all Calgarians will occur because we will find that our aging clay tile and concrete sewer lines in surrounding neighborhoods are not up to handling the additional outflow that a potential 6000 people (final stage of development) would put on the existing system. Newer larger sewer pipes will have to be installed, mostly at the cost of taxpayers and very little to the developer.

With the future increasing demands for electricity, I ask if the city has had any reports how another 6000 residents will impact power to this part of Calgary. Eventually the upgrading of our power grid to this area will also be passed on to tax payers.

Currently traffic both at Glenmore Landing as well as on 14 street S.W. and 90th ave S.W. are at capacity during many times in the day. Getting in and out of Glenmore landing is tricky at the best of times with most parking stalls filled and people driving in circles to find a parking spot. Driving East on 90th avenue during rush hour feels like one might as well be in a parking lot, as it can be backed up to nearly 24th Street S.W. This traffic on 90th avenue comes to an unfortunate "T" intersection on the very busy 14th street which often can not handle the additional traffic from 90th avenue.

Is increasing density in Calgary a good idea?... YES.  
Is Glenmore Landing and appropriate place?... NO  
Are there better places to create affordable housing?...YES  
One site the city owns, but for unknown reasons is reluctant to sell at a fair market value is the land that the YMCA used to be on located next to the Heritage LRT station on Heritage Drive.

There appears to be other motivations to sell Park Land to a developer.... Rio Can is in the business to make money, not create affordable housing, they have shareholders and CEO's who want to se

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First name [required] Jason

Last name [required] Zalmanowitz

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Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In considering the future of Glenmore Landing, it's important to strike a balance between preserving its antiquated charm and embracing positive growth. While change can spark concerns, it also presents opportunities for enhancing the community. The diverse array of new shops and high-rises could contribute to improved offerings and a more vibrant atmosphere, as well as positive economic development for local residents. As a long-term resident of the community, I am eager for the opportunities for more small businesses to cater to the expanding and transitioning population, as older individuals make way for younger families. I am also eager for these proposed high rises to offer housing opportunities in a neighborhood that so dearly needs some density.

It's worth noting for all in attendance that the Pumphill Bayview Palliser Community Association and the "Communities for Glenmore Landing Preservation (CGLP)" do not represent the position of all that live in these communities. Many of us have busy lives with work, extracurricular, and family commitments, which makes joining these groups for facilitating dialogue within or forming counter groups challenging. It's worth noting the demographic of these groups are generally older members of the community are representing one side of the issue. This does not allow for open conversations about the benefits of positive change and growth that is so crucial for the holistic progress of our neighborhoods.

As we navigate the path ahead for Glenmore Landing, let's remember that change is inevitable, and progress is a part of life's journey. While it's true that challenges might arise, working collaboratively with the city's planners will lead to a brighter future for our community. Just as we all value our peaceful surroundings, there are also those among us who eagerly anticipate a more dynamic and vibrant neighborhood. So, let's embrace the opportunities that lie ahead and strive for a harmonious blend of preservation and positive transformation.



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First name [required] Debora

Last name [required] Rabik

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

There is a concerted effort in my community to oppose this development. Those opposed represent a very small part of our community. I just wanted to make sure I added my voice to those in support of this excellent development. It makes perfect sense for land use. PLEASE don't let the small but very vocal opposition group stop this much needed development.



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First name [required] Anastasia

Last name [required] Kames

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in opposition of the disposition of parkland at Glenmore Landing. The city is at a crossroads of finding ways to solve for the housing crisis; building luxury apartments at the irreversible cost of destroying 5.6 acres of city parks is not the answer. Solving the housing crisis will not be achieved by 15 years of construction, by the sale of Calgary's public parklands to a Toronto based organization. I would like the city council to really assess the impacts of such a massive infrastructure that close to half of the city's drinking water source, to truly demonstrate concern for wildlife, bird's migratory paths, and for the public park land that is enjoyed by so many Calgarians.



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First name [required] Huihan

Last name [required] Liu

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**Public Submission**

IP2024-0065

CC 968 (R2023-10)

[required] - max 75 characters

**Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**I am in opposition of the disposition of parkland at Glenmore Landing.**



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First name [required] Jane

Last name [required] Turk

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Glenmore Landing Redevelopment

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The sale of parkland for development of apartment towers should not be allowed. Glenmore Landing was developed with surrounding parkland to keep it quaint and natural looking next to the reservoir and the other parkland beside it. Many people bought in the surrounding areas because of the closeness and access to south Glenmore park and the reservoir. Increased traffic from the proposed development will hinder access to the walkways and the park. Increased traffic will cause difficulty at the intersection where traffic turns right into Glenmore landing or right out of Glenmore landing. As a frequent user of the walking path it is not uncommon to wait for 2 to 3 cars already. It will become a problem to cross if 6 apartment buildings are built at Glenmore landing. Will we have to be redirected to walk through Glenmore Landing rather than around? What consideration has been made about the traffic that will be coming out of Glenmore Landing turning left?



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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Hazen

Last name [required] Ellwood

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)





[required] - max 75 characters

Glenmore Landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hey y'all. Let RioCan develop this crappy suburban strip mall into a place where many humans can live with easy access to groceries, amenities, green space, active transportation, public transportation, and a lively community. This project is such a home run resounding yes; we can complain about the units not being affordable enough, we can ignore the musical chairs effect all we want, but negativity doesn't get units built. That being said, since there's so little to say about what should really be considered a bog-standard development by now, let me take on a double-negative tone. I've been following this issue since the "Stop the Towers" people first launched their website lambasting the proposal for destroying valuable land space. I emailed them asking exactly what park space was being destroyed and found that they avoided the question until they stopped replying.

When opposition to an issue is this intellectually dishonest, we might as well let it pass by default. Unfortunately, even after I've said this, some of you will still vote against this development, not because these people's arguments are convincing, but because you're too ideological to change. I'd love to see this development become the site of some great affordable housing, I'd love to see better bus frequency, less parking, and public realm improvements so that we can address the very real traffic issues this development will bring. These are all things that happen after, not before, the dang thing gets built. Negativity doesn't get units built.

We're in the middle of a housing crisis, please, just let this perfectly fine project pass. Cowardice at this time will do nothing to make the intellectually dishonest cranky stick-in-the-mud types less so, it will just passively look on as the Calgarian middle class rapidly bleeds out into poverty. Do what's right for the city, take some leadership, and let's get a few hundred more neighbours, Calgary!



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I have read and understand the above statement.

First name [required] jeffrey

Last name [required] mooney

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

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[required] - max 75 characters

**7.1 glenmore landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**having rio can add additional dwellings at Glenmore will only acerbate the driving conditions and destroy the community with so many more people in such a small space.**



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I have read and understand the above statement.

First name [required] Piene

Last name [required] Meunier

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 8, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Glenmore reservoir is well used by ALL Calgarians. Clean drinking water.

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Glenmore reservoir is used by ALL Calgarians and is an important place for recreation. Come any day of the year and you will find walkers, cyclists, skiers, snow shoeers, sailors, kayakers, canoeists or birdwatchers on and around the reservoir. To create this massive development could jeopardize the safety of drinking water, wildlife habitat, and diminish more unique green space for Calgarians. It could also be impossible for the small businesses to survive a second time of major disruption, which the city proclaims to be vital for our economy.



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I have read and understand the above statement.

First name [required] Piene

Last name [required] Meunier

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 8, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

I am opposed to the proposed Glenmore Reservoir development.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Glenmore Reservoir and area is used by ALL Calgarians. On any given day you will find walkers, cyclists, skiers, snow showers, kayakers, sailors, canoe-ers, rowers or birdwatchers on or around the reservoir. It's a unique green space that cannot be replaced. It could also become impossible for the small businesses to survive a second time of disruption, the construction of the express transit line took 2 years and it's ridership seems rather dismal and not warrant the incredible expense. Small businesses, the city proclaims as vital for our economy.



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I have read and understand the above statement.

First name [required] Jennifer

Last name [required] Burgess

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )





[required] - max 75 characters

7.1 Summary of Public Advertisement Feedback and Request for Approval – War

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello. I am a long-time resident of Braeside, near to this proposed development, and a board member of the Braeside Community Association. I have been disappointed to see negative voices dominate the conversation about this project. Many people in nearby communities have been looking forward to this development for years, as the shopping centre is outdated and no longer seems accessible for many people. A redevelopment plan could make this a safer space while also providing much needed housing. Our community was told all the work that went into building the SW BRT would include this much needed development and I am looking forward to this important investment in the area.  
Thank you.



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I have read and understand the above statement.

First name [required] Liliana

Last name [required] Gourlay

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here)



[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am vehemently opposed to the selling of greenspace to a developer from Toronto. As a long time resident of SW Calgary, a taxpayer and a former City of Calgary employee, i am sick and tired of this Council railroading through their densification agenda and ruining our neighbourhoods. Stop wasting tax dollars with your sham engagement process and actually listen to taxpayers. Remember, YOU work for taxpayers and not the the other way around.



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I have read and understand the above statement.

First name [required] Bruce
Last name [required] MacAlister

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)



[required] - max 75 characters

Glenmore Landing proposed redevelopment and land sale

Are you in favour or opposition of the issue? [required]

In opposition

January 8, 2024

To Whom It May Concern,

I am writing to offer my thoughts regarding the proposed re-development of Glenmore Landing.

I have lived in the area since 1968 and like so many other Calgarian's I have enjoyed this beautiful part of Calgary and treasured it.

The development of Glenmore Reservoir and its surrounding recreational areas represents a huge accomplishment. I have always been impressed with the City's vision and commitment to protecting this valuable resource for both current and future generations.

That said, I feel our current city council has dramatically deviated from the wisdom of previous councils and has entered into a process, which could seriously bring harm to not only Glenmore Park and adjacent communities but Calgary as a whole.

There are many questions that need to be answered, including:

What infrastructure changes would be required to accommodate this plan?

Why has "park land" been designated as "surplus land" ?

Why has our current city council seemingly abandoned the prevailing philosophy that governed park development?

Who is responsible for this change and why was there no public consultation prior to such a radical shift?

I feel this process should be halted until a complete analysis of all factors affecting the park, surrounding neighbourhoods and Calgary has occurred. Once these reports have been completed and made public I would suggest that final decisions on the proposed development should be made by the citizens of Calgary via referendum.

Sincerely,

Bruce MacAlister  
2420 Palisade Dr.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

January 8, 2024

To Whom It May Concern,

I am writing to offer my thoughts regarding the proposed re-development of Glenmore Landing.

I have lived in the area since 1968 and like so many other Calgarian's I have enjoyed this beautiful part of Calgary and treasured it.

The development of Glenmore Reservoir and its surrounding recreational areas represents a huge accomplishment. I have always been impressed with the City's vision and commitment to protecting this valuable resource for both current and future generations.

That said, I feel our current city council has dramatically deviated from the wisdom of previous councils and has entered into a process, which could seriously bring harm to not only Glenmore Park and adjacent communities but Calgary as a whole.

There are many questions that need to be answered, including:

- What infrastructure changes would be required to accommodate this plan?
- Why has "park land" been designated as "surplus land" ?
- Why has our current city council seemingly abandoned the prevailing philosophy that governed park development?
- Who is responsible for this change and why was there no public consultation prior to such a radical shift?

I feel this process should be halted until a complete analysis of all factors affecting the park, surrounding neighbourhoods and Calgary has occurred. Once these reports have been completed and made public I would suggest that final decisions on the proposed development should be made by the citizens of Calgary via referendum.

Sincerely,

Bruce MacAlister  
2420 Palisade Dr.

January 8, 2024

IP2024-0065



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I have read and understand the above statement.

First name [required] Doris

Last name [required] Yaskiw

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

Against the sale of Glenmore Landing parkland LOC2023-0130

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

How is the city going to prevent contamination of our drinking water around the reservoir? More people more waste.  
 Will access to the reservoir pathways be limited in the future?  
 Will the materials RIO CAN uses to build the towers be bird friendly?  
 Will there be enough capacity in our draining system to accommodate 6K people, are tax payers going to pay for the upgrades if required?  
 Many older residents shop and use the lab currently. At the moment due to mobility issues it takes some of them a long time to cross the street. The light changes before they are done crossing 90 Ave.  
 Is the city going to build a pedestrian bridge for them to access the lab from the south side of 90 Ave SW?  
 What about public parking?  
 Why a grouping of trees is not considered a park? As stated by ward 11 councillor on the latest article of Livewire Calgary 07/01/24  
 I would like for the City of Calgary to respect the Durban Commitment to integrate green-infrastructure and this goes against it.  
 I would like a play ground for seniors to be built on the park.

Thank you very much.

<https://www.abilities.ca/health-activity/playgrounds-for-senior-citizens-genius-idea/>



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I have read and understand the above statement.

First name [required] Reuben

Last name [required] Vander Meulen

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

7.1 IP2024-0065

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are facing a housing crisis in Calgary, and major projects such as the one proposed for this space are key in meeting demand for housing. Calgary's City Council has approved the Housing Strategy 2023-2030 including the Housing and Affordability Task Force's recommendations, and in 2021 declared a Climate Emergency. A development proposing city disposal of underutilized land to create mixed-use developments near major transit corridors connecting to major employers, institutions, and downtown perfectly typifies the priorities our city council has been directed to follow. Our current status quo of low development intensity, high car infrastructure expenditure, and the low housing availability and large amounts of space and energy wasted in this system are becoming increasingly unsustainable and dangerous. The concerns opposing this development are brought about by proponents of the extremely flawed status quo. Low development intensity, car dependency, and the associated costs and limitations associated with them should not be enforced upon those who want to be part of the solution. Blocking developments that are good for the municipality, its people, and the environment is selfish and counterproductive. The City of Calgary's major long-term challenges include financial resiliency, housing supply, and transportation and housing sustainability. Denying the citizens of this city solutions to these problems is unjust and inequitable.



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I have read and understand the above statement.

First name [required] Duncan

Last name [required] Bell

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**Public Submission**

IP2024-0065

CC 968 (R2023-10)

[required] - max 75 characters

**Do not sell the parkland along 14th street. SW**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**I in opposition to the sale of this parkland, as an inner city green space that is attached to Glenmore Reservoir we must protect it from any development. Other cities have proven once the green space is gone it's usually gone for good.**



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Alyssa

Last name [required] Arbuckle

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

### 7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

At a time of rapid climate change, it is essential that infrastructure projects are considered from an environmental vantage. There is no more time to make mistakes. The 5.6 acres of parkland at Glenmore Landing requires preservation. As is well documented, RioCan's development threatens parkland and thereby the animals that live there and the humans that live nearby and traverse through this area. It is unacceptable that the City of Calgary would consider developing this area on the bank of Calgary's water reservoir, especially when there are many other areas of downtown or industrial Calgary that would be more appropriate for a largescale housing development -- from both a city planning and environmental stewardship perspective.



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I have read and understand the above statement.

First name [required] Alex
Last name [required] Williams

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)





**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

**Sale of 1630 90 AV SW & 8945 14 ST SW for development**

Are you in favour or opposition of the issue? [required]

**In favour**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**This is an ideal location for a dense, multi-family housing development - especially one that includes non-market housing. We have instant access to the multi-use pathways and the primary transit network here. If we can't build it here... then where can we build housing? As for the sale of the land, it's a strip of grass along a road, it would be better used as housing. Given the intentions of the development, walking and wheeling will be improved. Thank you!**



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I have read and understand the above statement.

First name [required] Shearer

Last name [required] Johnson

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))



### Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The sale of City parkland(s)

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly protest the proposed sale of City parkland(s) bordering the Glenmore Shopping Centre at 14 St and 90 Ave SW by RIO CAN. These parklands represent more than just treed grass berms they are a meaningful connection to South Glenmore Park and all that this park represents. The importance of this park cannot be overstated:

- a. During the pandemic when indoor gatherings were restricted families from every background, faith and culture discovered South Glenmore Park. It became a haven for all.
- b). The facilities provided are used extensively for boating, sailing, cycling, hiking, running, walking and musical events.
- c. Heritage Park an exceptional representation of our historic past that draws people from within and behind our borders.
- d. Glenmore Reservoir not only a constant draw for its seasonal attractions IT IS OUR CITY DRINKING WATER.
- e. Weaselhead Flats West of South Glenmore Park has multi amazing trails i.e. the Jack Rabbit Trail a favourite with many Calgary walking groups.
- f. Wildlife the 5.6 acres of parkland at Glenmore Landing is a vital piece in the larger context of habitat conservation for biodiversity and wildlife. The Glenmore Reservoir and forest north of Glenmore Landing is home to numerous wildlife and plant species which play an important role in maintaining and sustaining a healthy environment. Furthermore it is extremely important not to perceive smaller portions of parkland as self-contained parcels as our environment is deeply intertwined. If this parkland is allowed to be sold and replaced with hard infrastructure our wildlife will face habitat loss and fragmentation.

In summary if we are to protect our environment as outlined by our Mayor any proposed sale of parkland(s) for the purpose of structural entities that would require excavation below ground within close proximity of our City Reservoir would be a huge threat not only to our BIODIVERSITY but to our CITY DRINKING WATER.

We can live without coal, without oil, without gas but we cannot live without WATER. We need to preserve our parkland(s) however small particularly in an area such as Glenmore Landing.



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I have read and understand the above statement.

First name [required] Steven

Last name [required] Kovalenko

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**More housing, more density, more businesses in the community = more vibrancy. This spot on the boulevard barely qualifies as a park. Should have built this complex yesterday. It's the exact kind of development the city needs, and it's located next to transit. Not building it is a recommitment to the kind of city Calgary used to be, for the people that won't be here for its future.**



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I have read and understand the above statement.

First name [required] Colin

Last name [required] Chiu

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In favour**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**The redevelopment of the boulevard fully utilizes limited city space to densify and breathe fresh life into glenmore landing I think this redevelopment should go ahead.**



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I have read and understand the above statement.

First name [required] Michael

Last name [required] Ferster

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )





[required] - max 75 characters

**7.1 glenmore landing**

Are you in favour or opposition of the issue? [required]

**In favour**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**More housing is good as increased density will bring about more businesses and services to the area. We should not be pandering to established home owners, who do not wish change.**



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I have read and understand the above statement.

First name [required] Jason

Last name [required] Lewis

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In favour**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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I have read and understand the above statement.

First name [required] D'Arcy  
Last name [required] Lambert

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#) )



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

**7.1 Summary of Public Advertisement Feedback and Request for Approval**

Are you in favour or opposition of the issue? [required]

**In favour**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Additional development and housing will bring greater opportunities to this area. Now that transit access has been improved, more housing must be built to achieve greater economic and social activity in the neighborhood. The proposed plan will have that housing built above stores and offices that will provide the majority of goods and services the new residents will require. This will mitigate additional traffic load along 14th Street and 90th Avenue.**



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I have read and understand the above statement.

First name [required] Helen
Last name [required] Wigmore

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)



[required] - max 75 characters

I am in opposition of the disposition of parkland at Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in opposition of the disposition of parkland at Glenmore Landing. I feel very strongly that the impact of a land sale at Glenmore Landing will gravely impact the animal species, as well as quality of life for individuals in the surrounding neighbourhoods. The parkland should continue to support the wildlife - deer's, coyotes, etc. that make this area their home. As well, the impact to the surrounding pathways, access, and water quality are of concern. The land should continue to remain as Parkland to support the natural habitat as well as community feel that so many have moved to the area to be a part of. While I understand this disposition is more focused on the land sale, it goes without saying that the area is UNABLE to support this number of additional citizens. The pathways will be unusable, and the traffic will be unmanageable. As it currently stands, the bus route does not service areas in a manner that supports use. Please say NO to a land sale, and redevelopment.



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I have read and understand the above statement.

First name [required] Brandon

Last name [required] King

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#) )





[required] - max 75 characters

### 7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In this housing crisis, we cannot let anything come between us and building more housing. This property is almost perfectly suited for a large development like this, with it's close proximity to a BRT stop giving it a public transit link to the rest of the city. It will also benefit local businesses by having a large population living literally on top of them. The parklands proposed to be redeveloped are virtually useless as so, due to their proximity to busy roadways. There is nothing that will be lost by their redevelopment that can't be replicated within Glenmore park. Plus, by building higher density here, we can save more land that would otherwise be developed from sprawl. Finally, there may be comments about how these kind of developments cost more to live in, but they aren't more expensive per capita to build and maintain, and actually should be much cheaper. Instead, this just shows that demand for housing in walkable communities is vastly greater than the current supply, and proves that we should be building more of these developments to drive down the price by increasing supply and giving more people the opportunity to live in a community that they love.



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I have read and understand the above statement.

First name [required] Natalie

Last name [required] McArthur

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here)



[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**I am strongly opposed to the disposition of parkland at Glenmore Landing.**



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I have read and understand the above statement.

First name [required] Christopher

Last name [required] Haggis

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Too much density for inadequate infrastructure and also need to preserve greenspace, especially around Glenmore reservoir.**



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Alfred

Last name [required] Arndt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )



**Public Submission**

CC 968 (R2023-10)

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[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Please see my letter for submission attached above. Thank you.**

I would like to take this opportunity to state that I am **opposed** to the disposition of the parkland at Glenmore Landing.

**Merriam-webster defines PARK**

**: an area maintained in its natural state as a public property**

The property in question at Glenmore Landing is **PARK**, it is part of a regional pathway of the city-wide network system that connects the communities from the east side of 14 street, allowing a safe access point for cyclists and pedestrians along 90 ave to the greater park area of Glenmore Reservoir. The park also provides a buffer for pedestrians and cyclists from the busy parking plaza of Glenmore Landing. How is this any different from other pathways next to natural areas in our city?

Taking away parkland from one of the most pristine areas is wrong, and insightful. We should be looking at ways to connect the existing parkland with the Glenmore Reservoir Park to create an even more expansive parkland within our city and at the same time provide protection for our drinking water. Unfortunately the city is entertaining the idea of infringing on our natural areas, drinking water, wildlife habitat and community by exploiting and urbanizing them. If the city feels that this area lacks limited plants and wildlife then they must look to the existing stewards of this land for not protecting and maintaining the park lands. Natural and green spaces are a crucial part of a neighbourhood and a city's well being and should not be undervalued. Density does not belong on our parklands next to our drinking water!

The parkland at Glenmore landing also plays a significant role within our Alberta Development as it relates to the filming community. "Calgary is Canada's fourth-largest production jurisdiction and since 2020, the province has attracted 129 productions with a total production value of \$1.7 billion and approximately 9,000 more jobs for Albertans." quotes *Damian Petti President of I.A.T.S.E. Local 212 on April 17, 2023 Central Alberta Online Article*. I personally have over 40 years of experience working with Calgary's film industry and I know first hand the implications of getting rid of the Parkland at Glenmore Landing will ultimately have on our industry. To remove the parkland at Glenmore Landing and replace it with infrastructure would drastically impede a billion dollar industry from using the Heritage Park location. It would ultimately become too expensive to try and have hard structures disappear or extinguish the increase in construction sound from film.



I ask that the council do their due diligence and consider all of the negative implications of selling this parkland will have on the park and surrounding areas. Once our green space is gone it is gone forever. Let's keep it green for future generations.



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First name [required] N.

Last name [required] Van

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

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**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

7.1

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**While I am ambivalent about this parcel in general, this application approval continues an unsavory trend of the city classifying profitable pieces of park and recreation space as "surplus" and rezoning for sale. This application and the ones that have preceded it (\*RICHMOND GREEN PARK\*) show that a councilor, a business or a private entity can campaign to have a parcel of parkland declared a surplus and sold off. This application further demonstrates that city park space has no legal or protected status and furthers the trend and precedent for future Calgarians. I do not support this simply for the precedent it sets on the rest of the city.**



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First name [required] Jeff

Last name [required] Bujass

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )



[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In favour**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Development of otherwise useless and unused land to provide housing and densification along a major transit corridor only makes sense.**



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First name [required] Patti

Last name [required] Beatch

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**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

**Summary of Public Advertisement Feedback and Request for Approval – Ward 11**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

If the City of Calgary sells the parklands to RioCan, Riocan must assume the City of Calgary's Undertakings under the 1983 Park Agreement. The 1983 Park Agreement has been registered with Land Titles against the parklands.

The undertakings of the City were stated in Article II, sections 2.01 (a) and (b) of the 1983 Park Agreement, which state that the parklands must remain as parklands, and that no structure will be built on the parklands.

As a registered Caveat with Land Titles, the City of Calgary cannot release itself from its legally binding Undertakings as defined in the Park Agreement. As such, a sale to Riocan would require that Riocan assume the City's Undertakings under the 1983 Park Agreement to keep the lands as parklands.



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I have read and understand the above statement.

First name [required] James

Last name [required] Cohen

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)





[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in opposition of the disposition of parkland at Glenmore Landing as it was deemed to be protected parkland and is one of few of Calgary's few park gems. Development will scar this gem with traffic, noise, pollution and endanger protected species of wildlife and vegetation. City councillors have the duty as stewards of our environment to protect it from the economic self interest and incursion of Rio Can at Glenmore Landing. Halting this development, will allow the beauty of nature to to be sustained and flourish, enhancing the greater good of Calgary and all it's citizens.



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I have read and understand the above statement.

First name [required] Sonja
Last name [required] Johnson

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)



[required] - max 75 characters

7.1 Summary of Public Advertisement Feedback and Request for Approval W. 11

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I wish to speak in support of the sale of the public lands to Glenmore Landing Shopping Center (Owned by Riocan).  
 Despite some obvious items to work out (traffic flow, land close to reservoir, etc) I believe this spot to be a logical one from the City's point of view. It is on the SWBRT route, allowing residents to easily access downtown with out a personal vehicle. All the amenities in that area (including the bike pathways, the JCC, Safeway and countless other businesses) will make this a desireable and livable place, with or without a car. The "Parkland" that is being debated - I walk or bike or run by there every day, sometime 2 or 3 times a day, and have done for the last 16 years. That "Park" has never been used as a park, and though I know there are coyotes and wildlife in there, I do not believe this area is sacred animal habitat, being sandwiched between a bike path, Heritage Park, a shopping centre and bus stop. This is the perfect development for this area - housing is much needed. We are in a housing crisis and any extra housing - affordable, below market, market, any addition to the supply is needed at this moment. I love this area - I spend much time in this area and relish my quiet times here. I know this development will make things less quiet, and that's okay. Things change. I've been fortunate to have this place "to myself" for many years. But in the middle of the city, this place needs to be shared. Our land must be utilized in a prudent manner so that all our citizens are housed, this is indeed their human right. That little parcel of so called "Park land" must be used efficiently and it is not used efficiently as a "park". The Weaslehead was much more imporant and sensitive land, and still a ring road runS through the middle of it. We are in a housing emergency - let's act like it - lets be realistic about this parcel and what should be done on it. Thank you.



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I have read and understand the above statement.

First name [required] Lindsey

Last name [required] Harper

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here )



[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I want to start with a quote by Kourtney Penner regarding the usage of the current space. "People don't use it like a park space. It doesn't feel like a park space. It doesn't function like a park space. I'm waiting for the compelling arguments, for people to tell me, what are those; how does it actually function like a true park," she said in a livewire article. I agree the land isn't currently being used to it's full potential, but it's been the city's job to consult the public on the land and and pursue development which they haven't done in ~40 years.

City is trying to sell parkland to a developer, on the premise of a project proposal proposal by them. At the moment, the land is not zoned for what the developer is proposing and there exist roadblocks before shovels can go into the ground which haven't been sorted, both from the city's side and from the developers side. There will be an upcoming traffic impact assessment from the city, post zoning scope change, and another economic feasibility study from the developer. It is not guaranteed by either the city or the developer that the project will go ahead as proposed at the moment, but the city council is voting to sell and lose access to the land in spite of this. In this case, the reasonable and responsible order to proceed with a project like this is finalise the zoning, have Riocan re-evaluate the project based on this and their current economic studies (which are changing rapidly these days).

While waiting for the previously mentioned to work through, I believe it would be prudent to conduct a public consultation for how the public sees the development of the park as currently zoned. Rewilding, park infrastructure, etc. This would allow time to properly evaluate these proposals, and would allow the city to pull the trigger on selling the land to riocan to them with a known zoning and updated plan from riocan at a later date, with full buy-in from both parties.

Voting no means not selling the land now, and not never selling the land. It would give the public confidence council has done their due diligence and truly believes they are able to make the best decision with access to as much information as possible.



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First name [required] Sam
Last name [required] Gainer
How do you wish to attend? In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)



[required] - max 75 characters

**Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**Do not sell Glenmore Landing Parkland.**  
It is important for the City of Calgary to be "visionary" and not sacrifice high amenity public parkland to private high density development.  
Maintain the principles of the City's Open Spaces Plan by keeping and maintaining high quality park and open space systems and their associated benefits and do not trade parkland off for development.



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First name [required] Vivian

Last name [required] Ewart

How do you wish to attend? Remotely

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[required] - max 75 characters

**7.1 Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in opposition of the disposition of parkland at Glenmore Landing.

Our city is rapidly changing with new development and considerations for what the future will look like. The city has to make room for new development as the demand for housing increases, and has developed many guidelines and policies to do so in the context of environmental concerns. The commendable values encapsulated in the City of Calgary's numerous planning guidelines, designed to ensure that the future of our city is flourishing and sustainable, are being compromised and completely ignored, by the City's selling this designated parkland for commercial development.

Our City's values encapsulate the philosophy that Parks and greenspaces are natural assets and are quintessential resources for the health and well-being of Calgarians.

Selling this designated parkland for commercial development is a flagrant departure from the City's Municipal Development Plan (pages 63/64) which:

- \*Prioritizes ecological protection for natural areas;assets .
- \*Prioritizes ecological protection for natural areas, open spaces and parks.
- \*Aims to reduce the cumulative impacts of development on ecosystems.
- \* Seeks to improve the aesthetic quality and sense of place for all communities and landscapes
- \* Has as a goal reducing disruption and fragmentation of habitat .
- \* Includes parks and natural assets as part of Calgary's heritage, natural history and identity
- \* States the priority to protect, restore and expand Calgary's urban forests and to provide adequate space and environmental conditions for forests to thrive (pg. 74).

The sale of the parkland is not consistent with the City's Biodiversity Strategic Plan's ten year framework which lays out the city's commitment to protect and restore the natural environment. "Our vision is to value Calgary's diversity and richness in wildlife, vegetation and landscapes (pg. 39). Greening the city, prioritizes maintaining biodiversity and landscape diversity. It is clear that Calgarians want a healthy natural environment and aspire to a lifestyle that will reduce their ecological footprint (pg. 16).

Again, the Calgary Climate Strategy states the city plans to "improve the climate resilience of natural infrastructure" (which includes trees and parks that help sequester carbon dioxide). "to provide a thriving landscape into the future e.g., restoring underutilized spaces, selecting native species and drought tolerant vegetation,... and maintaining green stormwater infrastructure)" (pg. 72). The loss of trees and vegetation in the sale of the land would exacerbate the loss of greenspace that Calgary has experienced; from 2000 to 2022 there was a reduction from 54.1% to 37.6%.

Calgarians have been denied a transparent view of the terms of this sale; how the city has gone from defending their decision from the 1970s to mid-1980s, where the city hall fought the original developer to maximize the parkland and protect the aesthetics of the project for the adjoining neighbors. There has not been transparent reporting on the Traffic Impact, the Environmental Impact, Sanitary Sewer Study, Stormwater Study, whether there is any impact on the Wetlands; which have protected status. No sale should proceed under this veil of secrecy and without full transparency.

It's our duty to protect these lands, once greenspace is gone, we can no longer buy it back. We understand the city's need to densify but must it come at the cost of our precious greenspaces and parklands?



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**I have read and understand the above statement.**

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

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**I have read and understand the above statement.**

First name [required] **Kyle**

Last name [required] **Lamont**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Jan 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



**Public Submission**

IP2024-0065

CC 968 (R2023-10)

[required] - max 75 characters

**Summary of Public Advertisement Feedback and Request for Approval – Ward 11**

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**My comments were too long for this field. Please find them attached as a text file - "Kyle Lamont - Submission to Jan 10 2024 City of Calgary Infrastructure and Planning meeting.txt"  
Thank you.**

- Back in the early 1980's, in consultation and partnership with the surrounding communities, the lands in question were designated as park lands as a contractual requirement and condition of the sale and development of what is now Glenmore Landing. This promise was made to the surrounding communities for the many reasons that are now being raised again. At the time, the City of Calgary recognized the legitimacy of these concerns, demonstrated respect to their constituency, and promised to retain these lands as park lands. The City of Calgary is now purporting to renege on this promise.

- The documentary evidence in regards to the proposed sale is clear - The sole reason for the sale of these lands is to legitimize the BRT on 14th Street. No other rationales are presented. This rationale is fundamentally flawed, and certainly insufficient to justify the loss of these green spaces and subsequent impacts on the Glenmore Reservoir park and surrounding communities. (Reality check: It's Calgary, and people are still going to insist on driving their cars. Nobody's suddenly going to be convinced to use the BRT system because of this proposed development. And then it's going to be traffic hell...)

- The VAST MAJORITY (99.7776%) of constituents, as demonstrated in the City's own documentation, are IN OPPOSITION to this land sale. Do we live in a democracy, or do we not? (Note that 2,698 respondents is statistically representative of the entire city population, per accepted data analysis models and standards.)

- There are other locations within the area that are far more suitable to increased density and supporting the transit system. Immediate examples include the brown lands on Heritage Drive, at the corner of Haddon Rd and the corner of Macleod Trail, respectively. These lands have been sitting vacant for years now, and are immediately next to the LRT. There is absolutely no justification whatsoever for selling off precious green space to a developer when these alternatives exist.

- We are in a climate and environmental emergency. Green spaces are critical to our very survival (this is not an exaggeration). They help to clean our air, filter our water, temper hot summers, and mitigate flooding. Livable cities require significant amounts of green space, interspersed throughout, to act as buffers. The lands in question act as such.

- Per the above, the lands in question act as a buffer between roads and buildings, which helps to mitigate both air and noise pollution.

- The original vision for the Glenmore Reservoir included a green buffer zone around the entirety of the lake. Retaining these lands as park lands as condition to the original sale was in part informed by this vision. Eradicating these green spaces and permitting the encroachment of a massive development on the very doorstep of the Glenmore Reservoir park system would show nothing but contempt to these visionaries. It would show contempt to the negotiators of the original land sale, and contempt towards the constituency.

- Selling the park lands in question will almost certainly open the door to selling further parkland to the north of Glenmore Landing in future. As this development creates the inevitable traffic and parking woes that any rational person can foresee, RioCan will then insist on the City providing further lands for additional ingress/egress and parking, and the lands to the north will be the only option.



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I have read and understand the above statement.

First name [required] **Katrina**

Last name [required] **Olsen-Heise**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Jan 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

### 7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Councillors:

I am in opposition of the disposition of parkland at Glenmore Landing. Such a disposition would drastically alter the harmonious balance of nature and urban development the area currently has and that is treasured by locals and international visitors alike (see attachment for visitor reviews on TripAdvisor). The present proposal for a development with a multitude of towers would disrupt such a gem. A better choice would be a mixed use complex of small scale retail shops and commercial offices combined with residential townhouses for low to modest income families and low rise apartment/condos for those with mobility issues. This would allow for easier access to the Glenmore Reservoir environs, the nearby shops and the BRT transit way for two groups that commonly find travelling for work, shopping and recreation more difficult.

Thank you for your attention to my concerns.

Excellent	12
Very good	16
Average	2
Poor	0
Terrible	0

Filters English Most Recent

Popular mentions

loop leash

Margaret G  
Chester, UK • 172 contributions

👍 0 ...



What a gem!

Aug 2023 • Couples

What a gem! Visiting family in Calgary who hadn't been here before. Such a peaceful place. Love that there are roads, cycle paths and pedestrian paths (some people think pedestrian path is cycle path too 🤔) lots of children's play parks. Everywhere being maintained. Flora a fauna amazing. Maps to indicate where everything is. We hadn't taken a picnic thinking that there would be somewhere. Found a coffee shop at carpark L but could only buy a coffee and water. If you're going for a while take your own drinks and food.

Written August 2, 2023

This review is the subjective opinion of a Tripadvisor member and not of Tripadvisor LLC. Tripadvisor performs checks on reviews as part of our industry-leading trust & safety standards. Read our [transparency report](#) to learn more.

Bohemian\_me84  
Calgary, Canada • 1,608 contributions

👍 0 ...



Love it !

Aug 2022 • Friends

One of my favourite places to go for walk with friends or my dog . Morning sun and water it's so calming and beautiful . Bigger loop is 17 km long but you can take small 5km walk that is kids friendly and mostly flat so older people can enjoy it too . Dogs have to be on leash but it's still nice walk for them .

Written February 1, 2023

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Ben B  
Calgary, Canada • 14,382 contributions

👍 0 ...



Nice upgrade to the pathway atop the dam itself

Nov 2021

They have been working on raising the level of the reservoir for the last couple of years, and just finished it recently. We hadn't been able to take a look at the result ourselves until now. Well done! You can see what the old pathway looked like in the main file image for this attraction: not pretty, a bit



improvised, next to a giant pipe of some sort. Now everything is covered up, nice segregated bike/ pedestrian path. Well worth the wait! The new level of the reservoir has not affected too many parts of the accessible shore. Although more water stored is good, the major reason it was done was for added flood protection in the spring. Still not thrilled at how cavalier those on the trail are about [Read more](#) ✓

Written November 30, 2021

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**Ben B**

Calgary, Canada • 14,382 contributions

👍 0 ...



**Beautiful to behold, but illegal to step upon in winter - poor adherence to COVID social distancing on the pathways**

Jan 2021

Glenmore Reservoir is so beautiful in the winter, it freezes over and glistens in the daylight. As tempting as it might be, it is the water supply for Calgary, and therefore illegal and inappropriate to walk on. I can see, however, why people might want to soil the water supply and hike or ski on its ice and snow, because many of those who use the paved pathway are very poor at maintaining any sort of social distancing.

Written January 5, 2021

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**Nick D**

Calgary, Canada • 1,310 contributions

👍 1 ...



**beautiful lake**

Sept 2019

We decided to do an urban walk from Inglewood to Glenmore Park on the city bike path system. along the Elbow River. Along the way we found many wonderful parks, grasslands, marshes, playgrounds, and public spaces. Our destination had been the reservoir. We got there and realized that the construction over the dam was still ongoing (until next year) and the pathway was closed. However, that was fine the view from that area over the Calgary Golf and Country Club and the river is spectacle. Bring a lunch it's a great place for a scenic picnic.

Written November 4, 2019

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**Ben B**

Calgary, Canada • 14,382 contributions

👍 0 ...




  
**Construction and improvements still going on until 2020, but the reservoir is still gorgeous.**  
Sept 2019

The water level has been improved recently, making the reservoir larger, but the wetlands on the western reach a lot smaller. The SS Moyie has been plying the waters of the reservoir, much to the satisfaction of the visitors to Heritage Park. There are still 3 other parks that adorn this beautiful bit of water, North Glenmore Park, South Glenmore Park, and the Weaselhead Natural Area. These parks are all linked by a 13 km pathway that forms a wonderful loop, a good long walk, or a shortish bicycle ride. Can't wait until the dam works are done in 2020, as the final result looks stunning in the plans. We walk there regularly, and have never had a bad visit!

Written September 10, 2019

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**Glen P**  
5 contributions

 0 ...




**Awesome Sight**  
Jun 2019 • Friends

It was very exciting to see hot air balloons taking off and flying over the Glenmore reservoir. I used to see 12 to 15 balloons in Calgary every day but now we see only one or two, but is still very colourful.

Written June 20, 2019

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**Ralph D**  
Calgary, Canada • 330 contributions

 0 ...




**One of the nice lakes in Calgary**  
Aug 2018 • Couples

Used as a reservoir for the Calgary water supply, this is a wonderful part of the scene in Calgary. Nice walking paths, Heritage park, the sailing and Rowing clubs. This place certainly has many faces to its usage..

Written April 14, 2019

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**Ben B**  
Calgary, Canada • 14,382 contributions

 3 ...



**All frozen over for the winter - but going on to the ice is not allowed...**  
Feb 2019 • Solo

This beautiful reservoir is still gorgeous in the winter. It's Calgary's largest body of water, and there's a pathway circling it - at least 13 km's to make it all the way around. They have been working on the dam itself for a while now, aiming to raise the level of the reservoir for use as Calgary's drinking water, but also for flood protection. The pathway over the dam is of course closed until the dust has settled on the construction. The reservoir links three great parks: North Glenmore, South Glenmore, and the Weaselhead Natural Area. Other features on it are the Rockyview Hospital, and Glenmore Landing Shopping Centre. I love going as much as I can here all throughout the year. On my last visit, it was a [Read more](#) ✓

Written February 5, 2019

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**Gau**

Florida Keys, FL • 222 contributions

👍 0 ...



**Relax ur eyes !**

May 2018 • Family

This city is really beautiful in summer and has tons of green spaces to enjoy ONLY IF THE SMOKE STAYS away in SUMER !! last 3 summers it has being really very difficult for most of families with kids to enjoy out doors this city has to offer . Kids these days get less out doors , glenmore reservoir area is our meeting place for kayaking , biking , out door play with friends and we are really not getting the best out of it for few years . I would recommend do visit this place where there is no smoke and u will know why !! it is very lovely

Written November 3, 2018

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★★★★☆ 1,116

Sports Complexes • Parks

#### Calgary Pathway System

★★★★☆ 582

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#### Fish Creek Provincial Park

★★★★☆ 981

Parks

#### Bow River

★★★★☆ 752

Bodies of Water



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I have read and understand the above statement.

First name [required] Sally

Last name [required] Vu

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 9, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#) )



[required] - max 75 characters

**Glenmore Landing**

Are you in favour or opposition of the issue? [required]

**In favour**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**More housing is good as it makes the public area of Glenmore Reservoir open to more to enjoy.**

**More housing is good as increased density will bring about more businesses and services to the area**

**Area is right beside a major transit route, MAX Yellow, to serve population growth**



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I have read and understand the above statement.

First name [required] Anne, Barb and Hilda

Last name [required] Dorsay

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are in opposition of the disposition of parkland at Glenmore Landing. The parkland was donated to the City to be used in perpetuity as parkland. It should not be sold for commercial or residential use. This area is environmentally sensitive land that is close to one of the two City of Calgary drinking water reservoirs. Additional building on this site would be detrimental not only to the surrounding community with noise, traffic, shading and congestion but to the land that runs into the reservoir. In this day and age when the trend is to reduce environmental impact on areas, this development is very controversial and counterproductive to aiding the environment. We do not need less parkland, but more. As a property owner in the area since 1978 my family knows of the original intent to make the donated land parkland.

We also object to the scale of this project. The proposed density and height of towers is unrealistic and over scale for the land involved. Traffic will be a major concern in a corner that is already highly congested. Some have tried to claim that with the new ring road this will be alleviated. The ring road just allows another way of exit or entrance to the area. It will not help with the congestion at the corners of 16th and 90th Avenue & 14th Avenue & 90th Avenue that are already problematic. Add thousands of more cars and people and it will be ridiculously congested. As a property owner who backs on 90th Avenue it will seriously impact the enjoyment of our own backyards with increased traffic and noise.

As current users of a number of businesses and services at the Glenmore Landing shopping centre we also are against it being totally torn down and rebuilt in some fashion. With any upheaval retail stores or services will be disrupted and some of these may choose to leave the area entirely. This would be a loss not just to the community but to us personally.  
These are just a few of our major objections to the sale of this land.



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I have read and understand the above statement.

First name [required] Aaron

Last name [required] Ens

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)





[required] - max 75 characters

Glenmore Landing 7.1

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am speaking in opposition to the disposition of parkland at Glenmore Landing. I'm hoping to speak on behalf of bird issues as they are vital to a healthy ecosystem and they are vulnerable in urban settings. It's important to note that the meeting today only exists because we have a deal on the table to redevelop our parkland into hard infrastructure and I'd like to tell you why this is unacceptable in terms of the environment and why we must ensure that we are aligning with the city's policies and strategies set forth.

In 2021, according to Bird Friendly Calgary, "Calgary became one of Canada's first certified Nature Canada Bird Friendly Cities, along with Vancouver, Toronto and London. In November 2023, Calgary was recertified and upgraded from Entry to Intermediate level. Bird Friendly Certification aims to highlight and mitigate threats that have contributed to the loss of an estimated 3 billion birds on the landscape over the last 50 years.

"Calgary is located on 2 of the 4 North American Migration Flyways - Pacific Flyway and Central Flyway. These flyway routes closely parallel the eastern foothills of the Rocky Mountains. Estimates put this population at 5-10 billion birds and over 150 species."

Glenmore Landing is situated at the southwest portion of Glenmore Reservoir Park and Weaselhead Flats which are both rich in biodiversity. Home to riparian lands that are important transition areas between land and water as well as wetlands. Looking at page 14 of the Biodiversity Report of 2014, "[p]rairie wetlands are internationally important areas for breeding, staging and nesting for migratory birds and waterfowl. They provide critical habitat for many species of wildlife. The reservoir is home to sensitive species like the Western Woodpecker, Pileated Woodpecker, Olive-sided Flycatcher, Bank Swallows, and the Western Grebe.

In reference to the Bird Friendly Design Guidelines document that the City of Calgary has published. On page 5 it states "The Commission for Environmental Cooperation cites loss of natural habitat as the primary cause of bird population declines, but also lists collisions with buildings - known as strikes - as one of several other principal threats to the birds of North America." "The increased incidence of bird collisions with buildings is particularly apparent during Spring and Fall migration seasons, when the population of migratory birds in a city increases. Bird mortality from window strikes is very high. An estimate of bet

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As described on page 6, "Birds cannot see clear or reflective glass. Collisions are caused when they attempt to fly toward inviting habitat or sky reflected in or seen through building glass. The colour and size of a window does not affect whether a bird might strike it. Simply, where birds and windows coexist, collisions can happen. Research has demonstrated that the threat from reflective glass persists for any time of day, season of the year, or weather condition. Particularly dangerous are buildings which through construction or location reflect habitat and sky. During the night, disoriented birds are effectively trapped by lighted and densely-built downtowns. In attempting to remove themselves to safety, birds may fly into reflective glass or clear glass

through which they can see interior landscaping. A migratory bird which is not a year-round city resident can easily fall prey to the perils inherent in reflective and transparent glass surfaces.”

Yet the City of Calgary is considering the development on 5.6 acres of current parkland for 6 towers up to 25 storeys and then there's the rest of the proposal on the existing 10.4 acres for another seven structures at 20 storeys high right at their prime nesting grounds.

On page 10 it was noted that bird strikes are much more common near riparian areas, aka Glenmore Reservoir, and “collected data indicates that between 70 and 90% of strikes are by known migratory species.

By disposing of this parkland and replacing it with hard infrastructure that requires indoor lighting, we will create extensive light pollution on a scale the reservoir has never seen before. As page seven stipulates, “During the spring and fall migrations, the population of birds over and in cities increases, where migratory birds are ill-suited to cope with the physical obstructions and other obstacles our cities present. Night-migratory birds flying over a city can become confused by the effects of light pollution, which draws them toward dense urban centres. Light pollution competes with the light of the moon and stars, which provide one of the natural instinctive clues by which birds navigate. Birds are hesitant to fly from a well-lit area to a dark one. This behaviour is exacerbated in poor weather, when their natural navigational cues are obscured by low cloud cover. Birds then tend to circle within lighted areas, increasing the risk of collision and exhaustion.

It's important to note that we only have bird-friendly guidelines that cannot be reinforced since they're bylaws but also we're looking at potential residential towers where people will have lights on throughout the entire evening/night.

We must follow the Municipal Development Plan that states “[a]ll land use and transportation planning and development should seek to conserve and protect ecosystems by:

- i. Recognizing the interconnectedness of air, land, water, climate, ecosystems habitat and people;
- ii. Considering and managing the cumulative impacts of development;
- iii. Establishing, protecting and restoring native habitat and areas of biodiversity locally and regionally.

Instead of disposing of our parkland and increasing accident collisions with wildlife, let's revitalize our existing 5.6 acres of parkland at Glenmore Landing and create more habitat that better coexists with our significant and crucial bird populations. In turn, we'll be in line with the Biodiversity Report and the MDP by “[p]rotecting environmentally-sensitive areas that conserve biodiversity and contribute to people's quality of life, the quality of communities and the quality of ecological systems.”



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Kelsey

Last name [required] Wiggers

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a resident of Bay View and I am in strong opposition to the sale of this park land (PL). Disposing this PL, dedicated in perpetuity according to the land title from the original development sets a dangerous precedent, not to mention is in blatant violation of the land title agreement. The land title agreement clearly reads, "the 28 acres outside the shopping centre site and adjacent to it from the west, and the south and east are dedicated to the City of Calgary to be used as PL, and will be developed and maintained in perpetuity by the shopping centre owner(s)" (Exhibit B). Approving this sets a dangerous precedent by inviting corporations to alter these regulations for financial gain. When are we going to stop ignoring the environment by placing a higher value on capitalistic goals? This decision would increase pollution in an area which is currently PL and in close to Calgary's drinking water, to build luxury towers when there are alternative brownfield locations to build actual affordable housing (lie: former YMCA by Heritage; plot of land across Heritage adjacent to London Towers). This entire proposal is not right. We should fiercely protect and reinvigorate our PLs, not remove them to achieve commercial objectives.

Choosing to ignore the land title agreement (which was previously defended up to Canada's Supreme Court to remain as PL) and re-develop GL will only exacerbate the problem. This is not an appropriate proposal. It is very concerning that this is even being entertained by the City. It is my sincere hope that you listen to the very real and logical issues discussed by many concerned citizens, make the decision of rejecting this outlandish proposal, and respect the land title's agreement of keeping this as PL, in perpetuity. Vote against the disposition of PL to RioCan, and deny RioCan's application for a Change in Land Use for the redevelopment of GL including residential towers and an 'intensified' commercial development. Calgarians deserve better solutions that do not ignore environmental issues for pure financial gain. I urge you to do the right thing, and to contribute to creating a legacy of protecting PL, along with a city that we can be proud of.

I am a resident of Bay View and I am in strong opposition to the sale of this park land, and any park land for that matter. The city selling this parkland dedicated in perpetuity according to the land title from the original development sets a dangerous precedent, not to mention is in blatant violation of the land title agreement. The land title agreement clearly reads "The city undertakes to utilize the parklands **only for park purposes and for the purpose of roads, sidewalks, paths, street lamps, signs, traffic control devices, bus shelters with commercial signs, and underground utilities,**" (Exhibit A). Furthermore, it clearly states that "the 28 acres outside the shopping centre site and adjacent to it from the west, and the 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)" (Exhibit B). Citizens of Calgary and corporations alike are expected to abide by legal regulations when living/operating in our Municipal regions - allowing this to go through sets a dangerous precedent by inviting corporations to alter these regulations for financial gain. When are we going to stop ignoring the environment by placing a higher value on capitalistic goals? This decision would effectively increase pollution in an area which is currently parkland and in close proximity to Calgary's drinking water, simply to build luxury towers when there are perfectly appropriate brownfield locations to build actual affordable housing (like the former YMCA by Heritage, and the plot of land across Heritage adjacent to London Towers). This entire proposal is neither just, nor right. We should be fiercely protecting and reinvigorating our parklands, not removing them to achieve commercial financial objectives.

Furthermore, it is naive to assume that the infrastructure of Glenmore Landing would be able to accommodate an additional increased density of 3,000 inhabitants on the park land which Rio Can would like to purchase as "surplus" land. There are only two points of entrance and egress into Glenmore Landing - both of which, are on 90th Avenue (Exhibit C). To put this more into perspective: drivers moving westbound on 90th avenue past these entrances already suffer from congestion and high traffic levels due to the current state of accessibility into this facility. Oftentimes, cars turning left off of 14th Street to drive westbound on 90th Avenue do not respect the road rules, and cut in front of drivers turning right off of 14th street moving Westbound on 90th (the drivers turning right onto 90th from 14th street technically have right of way, as they are turning into a lane which is a simple continuation of their own lane). It is a daily occurrence that the first set of drivers mentioned (turning left at the stop lights westbound onto 90th avenue) come dangerously close into colliding with others on the road, as they fail to respect traffic rules and right of way, likely due to the fact that there is little time/opportunity for them to turn into the Glenmore Landing facility. This creates an immense amount of traffic especially during rush hour times, and would become completely untenable with the proposed land use change. The increased traffic with existing infrastructure is therefore a significant safety concern. Despite the fact that Rio Can has proposed implementing a second turn lane/timing of the lights, these proposals will not sufficiently address the aforementioned concerns. Selling the park land as "surplus land" will intensely amplify this problem. The existing height restrictions for the Glenmore Landing shopping centre must also be maintained to minimize impact on Glenmore Reservoir Parklands.

Connected to this theme is the fact that Glenmore Landing's current state of parking availability is not ideal. For those who stop by to run local errands such as stopping by the bank, picking up groceries for dinner, meeting someone for a coffee, attending an appointment or otherwise, it is already a largely frequented space that becomes challenging to navigate and find parking at, especially close to and during rush hour. Again, choosing to ignore the land title agreement (which was previously defended up to the level of Canada's Supreme Court to remain as park land) and re-develop Glenmore Landing will only exacerbate the problem. To reiterate this one more time: this is not an appropriate proposal. It is incredibly shocking and

concerning that this is even being entertained by the City of Calgary. It is my sincere hope that you listen to the very real and logical issues discussed by many concerned citizens today, make the correct decision of rejecting this outlandish proposal, and respect the land title's agreement of keeping this as parkland, in perpetuity. Vote against the disposition of parklands to RioCan, and deny RioCan's application for a Change in Land Use for the redevelopment of Glenmore Landing including residential towers and an 'intensified' commercial development. We as citizens deserve better solutions that do not ignore environmental issues for pure financial gain. I urge you to do the right thing, and to contribute to creating a legacy of protecting parkland, along with a city that Calgarians can be proud of. Thank you.

Exhibit A:

<https://www.cbc.ca/news/canada/calgary/glenmore-landing-redevelopment-park-space-1.6992210>

## Exhibit B

## 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.

The proposed shopping centre is comprised of 5 (five) separate building structures, one, two and three storey high, arranged around a central parking court with bisecting canopy covered and landscaped pedestrian pathways.

Building "A" is to contain a restaurant and varied retail uses on the ground level floor, office space on the second floor and a Glenmore Reservoir Panorama View restaurant on the third floor level.

Building "B" is designated to house a high quality specialty food store, all on one floor level.

Building "C" is to contain on one floor level, a restaurant, varied retail and a gas bar.

Building "D" is to contain varied retail on the ground floor level and medical offices on the second floor level.

Building "E" will house another small restaurant and varied small retail stores all on one level.

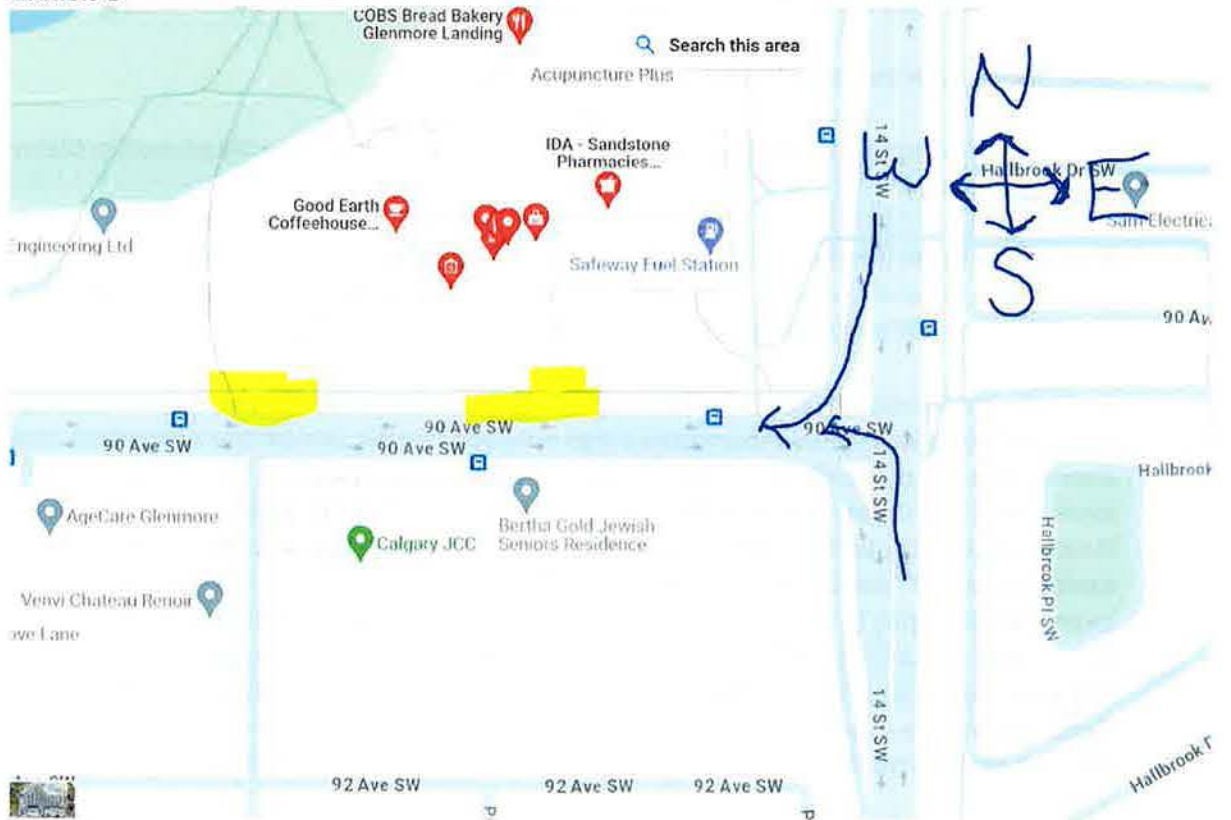
Main exterior finishing materials are light coloured stucco, prefinished metal roofing and tinted glazing.

Metal pipe supporting posts for front-store pedestrian arcades, metal pipe railings around terraces, colourful cloth awnings, banners and a distinctive exterior identifying signage system, the use of bollards and chains, store front and skylight glazing, are some of the design features and details, which will impose an unmistakable waterfront or marine decor to the shopping centre.

A considerable effort was made by the designers to win cooperation from Safeway Canada Ltd. to design in detail the specialty food store to be accommodated in building "B". The layout plan of that store, separating



Exhibit C



\*Highlighted in yellow are the two points of entrance and egress of Glenmore Landing.

**Subject: Opposition to the Proposed Sale of Park Land Adjacent to Glenmore Landing**

Dear Members of the Infrastructure and Planning Committee,

I am writing to express my strong opposition to the proposed sale of parkland next to Glenmore Landing.

Firstly, the environmental impact of such a sale could be significant. This parkland serves as a crucial green space, providing a habitat for local wildlife and helping to combat urban heat effects. Its loss could disrupt local ecosystems and contribute to climate change.

Secondly, the increase in vehicle traffic that would result from this sale raises serious safety concerns. The area already experiences a high volume of traffic, and further congestion could increase the risk of accidents, including collisions involving pedestrians. The intersection of 90<sup>th</sup> avenue and 16<sup>th</sup> street, as well as 90<sup>th</sup> avenue and 14<sup>th</sup> street are already known hot spots for traffic incidents according to the city's traffic collision heat map. This site has only one exit to go eastbound on 90<sup>th</sup> avenue or northbound on 14<sup>th</sup> which is controlled by a traffic light. By adding more vehicles trying to get out of Glenmore Landing from the southwest exit, the only way to go east on 90<sup>th</sup> or north on 14<sup>th</sup>, you are increasing the chances of people running a yellow or red light due to increased wait times, which can result in more collisions. This will also lead to drivers doing illegal u-turns in a playground zone further south on 16<sup>th</sup> street at 92 ave in the community of Pump Hill. This site was not built to handle this kind of traffic, and with the BRT running along the east

Lastly, the proposed sale could lead to over-densification of the area. While I understand the need for urban development, and I strongly support densification to help ease our housing crisis, this mustn't come at the expense of valuable spaces like this parkland. It is important to strike a balance between development and preservation. In speaking with residents, especially young adults looking for affordable and convenient housing, the preference is to have densification projects like this closer to our major transit hubs, mainly the LRT. While this proposed development is close to the BRT, the BRT does not offer the convenience and transit network offered by the LRT, especially for students at SAIT and U of C.

I urge the committee to consider these points when discussing the proposal. I believe it is in the best interest of the community to preserve this park land, for the sake of our environment, our safety, and our quality of life.

Thank you for your attention to this matter.

Sincerely,  
Rob Ward



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Matteo

Last name [required] Fontana

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] + max 75 characters

### 7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Ladies and gentlemen, esteemed members of the city council, I stand before you today to address a critical matter: the proposed construction of 13 high-rise structures threatening our cherished reservoir path. This trail, a sanctuary for the mind and soul, has played a vital role for improving the mental health of thousands, and in our city's identity.

Our gratitude for the city's progress is immense, but as we advance, we must protect the invaluable assets that define us. Our path is not merely land; it is a living testament to nature's wonders, offering solace and contributing to our mental well-being through its stunning visual spectacles, with no less than 100% of that being owed to nature.

Research underscores the positive impact of nature on mental health, and our park has long been a refuge for thousands seeking the simple embrace of nature. Introducing 13 high-rise structures would not only alter the physical landscape but also cast shadows over the mental well-being of those seeking solace.

Consider the countless beautiful memories created in the interconnectedness with nature our path provides – family picnics, children playing, and couples strolling. The construction of these towers would serve to further disconnect us from nature, meaning the gentle sound of falling leaves in autumn would be replaced with the mundane sound of construction and urban living.

Furthermore, think about the impact on future generations. Are we willing to sacrifice the mental well-being and precious memories this connectedness with nature has bestowed upon us? Our children and grandchildren deserve a space that embodies the beauty and serenity nature provides.

In conclusion, I urge you to consider the long-term consequences of this proposed construction. Let us not sacrifice the invaluable for the transient. Instead, let us be remembered as stewards of our city's natural treasures, committed to preserving sanctuaries that contribute to the well-being of all. I implore you to reconsider this proposal and ensure the Glenmore reservoir trail remains a testament to enduring natural beauty for generations to come.

Thank you.



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I have read and understand the above statement.

First name [required] John

Last name [required] Baker

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#) )



[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposal by Rio-Can to redevelop Glenmore Landing is a monumental change to land adjacent to the Glenmore Reservoir. Destruction of the five acre parcel of parkland will have a dramatic impact on birds and wildlife and could potentially impact the watershed. In my opinion as a Professional Engineer, it should be subjected to an Environmental Impact Assessment.

An environmental assessment is required where the complexity and scale of a proposed project, technology, resource allocation, or siting considerations create uncertainty about the exact nature of environmental effects, or result in a potential for significant adverse environmental effects.

The Environmental Assessment process allows companies and government decision makers to examine the effects that a proposed project may have on the environment. The information gathered during the process would help City Council determine if the project is in the public interest. The EIA process would quantify what are the environmental, social, economic, and health impacts of the project.



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I have read and understand the above statement.

First name [required] Andrea

Last name [required] Ruschin

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am firm believer that this area is being poorly used at this time. The "parkland" is dead space that is not used by the community other than to let their pets pee on. The city desperately needs more housing, and this will add new homes for thousands of Calgarians. To protest this proposal is an act of NIMBYism that has caused our housing crisis in the first place





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I have read and understand the above statement.

First name [required] Lan

Last name [required] AuYeung

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are concerned about the high density of the development and the potential high traffic volumes this development will generate for our area. The density needs to be reduced by at least 30% and access to and from the development needs to be improved from what is now in existence. A wider buffer zone is needed around the development as well. The low density character of the neighbourhood needs to be respected.



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I have read and understand the above statement.

First name [required] Jessica

Last name [required] Stollbert

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 10, 2024

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[required] - max 75 characters

7.1 Glenmore Landing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed development at Glenmore Landing by RioCan is critical, especially now during our housing crisis. Please vote to transfer the City land to RioCan so they can proceed with the development. The site is a perfect candidate for a transit oriented development, and will provide many much needed homes, as well as support local businesses and spur many more. Those opposed to the development seem to be uneducated in what the impacts will be, and their concern over the sale of "park space" is a grab at any argument to make against it. There will always be opposition to any proposal in this city, and unless the concerns are truly warranted the Councilors must push back and do what's right in order to to advance our city and maintain it's affordability / livability for all.

**From:** [REDACTED]  
**To:** [Glenmore Landing; Public Submissions](#)  
**Subject:** [External] Re: Participation Instructions: 2024 January 10 Infrastructure and Planning Committee Meeting  
**Date:** Wednesday, January 10, 2024 10:12:29 AM

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Hello,

The Committee session is running longer than I expected and I need to attend a work meeting at 11am. I'm concerned I won't be able to speak remotely.

Can you please appoint a proxy to read my comments as below if I can't stay on the call? Or submit these for consideration?

**Introduction:**

- Name - Makenzie MacKay, Oakridge resident
- State opposition
- **Fundamental concern:** There is no disputing that the Glenmore Landing site is a good place for housing, but proper governance processes are not being followed and this issue cannot be ignored. Honesty, transparency, and meaningful engagement is essential for the success of our city, and the Glenmore Landing redevelopment is in contradiction.

**Issue 1: Flawed Open House**

- Protocol was not conducive to open dialogue – heavy security and being escorted out after 45 minutes was wrong and did not create an inclusive space for community members to engage with the project
- All comments went to the developer who provided City Administration with a summary of what the community said. It is unclear if the comments were accurately presented, meaning Administration may not have a real understanding of local concerns.
- Engagement has not followed the City's "Engage Policy" (CS009) principles:
  - Accountability
  - Inclusiveness
  - Transparency
  - Commitment
  - Responsiveness

**Issue 2: Lack of Transparency**

- City staff have not been showing up at Community Association meetings. Repeated requests to create an Area Structure Plan have been ignored.
- Relevant reports such as a Traffic Impact Assessment, preliminary Environmental Assessment, and site servicing plan have not been made available to the public. At the October 25<sup>th</sup> Open House, residents were told these were close to being completed, yet no additional information has been shared.
- There is limited information on the rental housing proposal. This is significant because the greatest argument to support the development is the need for housing

**Issue 3: Vulnerable Groups will Suffer the Most**

- Vulnerable groups, such as lower income people, newcomers, and the Elderly are disproportionately impacted by poor governance practices.
- In our haste to respond to the housing crisis, we cannot cast aside due process. Short-sightedness will result in more issues down the line and will not benefit the average Calgarian.

**Conclusion:**

- Urging the Committee to think of the precedent this decision sets- does development come at the cost of good, ethical governance?
- Good governance is critical for residents to have access to affordable housing in the long-term. This is a short-sighted proposal, and this Committee needs to vote no.

On Tue, Jan 9, 2024 at 2:47 PM Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:  
Hello,

Thank you for registering to speak at the 2024 January 10 Regular Meeting of the Infrastructure and Planning Committee. This e-mail outlines important details about your participation in the upcoming meeting.

You are registered to speak to **Item 7.1**. Public speakers have been organized in panels. **You have been assigned to Panel # 6.**

**Time and location**

- The meeting begins at 9:30 a.m. and is held in Council Chamber, Atrium level, [Municipal Building, 800 Macleod Trail S.E.](#)
- You may participate in person or remotely (see below).

### Agenda Items

- You can follow the progress of the meeting by watching the live stream ([calgary.ca/watchlive](http://calgary.ca/watchlive)). Note: there is a 45 second delay between real-time and the live stream.
- To view the published agenda, please visit [Council and Committee Agendas](#).

### Participating remotely

Please dial in at least two panels prior to your place on the agenda.

- Dial-in number: 403-232-0994
  - Participant code: 3232595#
1. Once you have dialed in, please mute your phone to reduce background noise.
  2. If following the live stream, please also mute your device (mobile, tablet, computer).
  3. The Chair will call your name when it is your turn to speak.
  4. Speak clearly and directly into your phone or headset (please do not use speaker phone).
  5. Clearly state your full name and state if you are representing a business or group.
  6. You will have 5 minutes to speak. The Chair will remind you when your time is up.
  7. If you have provided any presentation materials, please provide a verbal cue to the Clerk to advance your presentation.
  8. After your presentation, remain on the line in case Committee has any questions.
  9. Once Committee has asked any questions, please end the call on your device as there is limited room on our phone bridge. Feel free to continue watching the [live stream](#).

### Participating in person

1. Please arrive at the Council Chamber at least two panels prior to your place on the agenda.
2. All visitors must pass through a security screening area. Bags, backpacks, and purses will be checked to ensure everyone's safety.
3. The Chair will call your name when it is your turn to speak.
4. Proceed to the presenter's podium.
5. Public speakers have 5 minutes to speak (a timer/light beside the podium will turn red when your time is up).
6. If you wish to distribute any materials at the meeting:
  - a. Please provide a copy of the materials to the City Clerk in advance of the meeting.
  - b. At the start of your presentation, ask the Chair permission to distribute copies of your materials to Committee.
7. Speak directly into the microphone.
8. Clearly state your full name and state if you are representing a business or group.
9. If you are providing any presentation materials, please give verbal cues to the Clerk to advance slides when you are ready to move to the next page.

If you are interested in complimentary parking to attend the meeting in person, please reply back to this email for further instructions.

Complimentary Calgary Transit tickets (2) may also be obtained from the Security Guards posted outside the Council Chamber. Please present this email and a valid proof of payment (validated train ticket or bus transfer from the same day of your presentation) to the Security Guards to receive the Complimentary Calgary Transit tickets.

Regards,

Council and Governance Services | City Clerk's Office  
E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.





**Public Submission**

CC 968 (R2023-10)

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

**I have read and understand the above statement.**

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

**I have read and understand the above statement.**

First name [required] **Eric and Susan**

Last name [required] **Hobson**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Jan 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



## Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

7.1

Are you in favour or opposition of the issue? [required]

**In opposition**

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My wife and I are long term residents of Calgary and have lived in the SouthWest part of the city for the past 25 years. We live in East Elbow Park and we have children and grandchildren who live in Bayview and Altadore. As a result, we go to Glenmore Landing and use the intersection at 90th Ave and 14th St SW numerous times each week. From what we read in the Calgary Herald this past weekend, we understand that the City is contemplating the development of residential buildings to accommodate 4200 new residents plus additional retail facilities. It appears this will be done using very high density high rises located on a very small parcel of City owned parkland. As we have not seen a plan for this development, we cannot even envisage how this would be possible let alone how the increase in traffic both during or after construction would be accommodated. Frankly, it seems ludicrous that the City would even contemplate such a development in that location.

Having been part of the SR-1 dry dam approval process, we assume that there will be a series of public meetings should the City decide to proceed to next steps. We look forward to attending these meetings should this project proceed further.

Thank You,  
Eric and Susan Hobson  
403-681-7595



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CC 968 (R2023-10)

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**I have read and understand the above statement.**

First name [required] **Yvette**

Last name [required] **Nesry**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Jan 10, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#) )

**INFRASTRUCTURE AND PLANNING COMMITTEE RE: 1630 90 AV SW & 8945 14**



## Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

ST SW, (I

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly oppose the sale or disposal of the land located at 1630 90 AV SW & 8945 14 ST SW, (IP2024-0065). Primarily, this opposition stems from the fact that this area is recognized as parkland, despite what the lawyer representing RioCan mentioned. Let's remember RioCan initially wanted to avoid obscuring the plaza of Glenmore Landing. However, a contradiction arises in their argument as they now seek to build high towers on this land.

Additionally, the term "parkland" is a key point of contention. In the lawyer's presentation, he explicitly states that the land in question is to be "maintained, including lawn maintenance." This implies a park-like designation, even if the term "parkland" wasn't explicitly used back in 1983. This interpretation aligns with common language understanding and is supported by the supreme court, emphasizing perpetual development and maintenance. Furthermore, the agreement specifies a low-rise restriction on the land.

I question the city's haste in selling this Parkland without conducting a thorough impact study. How can the city overlook the consequences of selling or disposing of this land? The city has a duty to its citizens and residents and needs to conduct a local study for the area, following its own Bio-Diversity Study. It is crucial for the city to assess the impact before proceeding with the sale. If the city has conducted the impact study and is withholding it from the public, this raises concerns about transparency and accountability.

City obligations, such as environmental impact, water considerations, and the effects on the hospital due to higher density, must be thoroughly examined. I urge the city to make this decision wisely, as it will significantly impact the citizens of Calgary.