

Haysboro Community Association Responses

2024 July 22



July 22, 2024

To: Melanie Horkan
LOC2023-1030 File Manager

From: Haysboro Community Association Planning Committee

RE: LOC2023-1030

Hello, Ms. Horkan

We understand you are the file manager for LOC2023-0130. If this is not the case, please let us know. We have been recently circulated (for comment) this file and Outline Plan, submitted by Urban Systems regarding RioCAN's Glenmore Landing Redevelopment project. The growth of the project is substantial and there are community members asking a lot of questions. Many do not feel adequately informed on the scope and what this means for Haysboro and are requesting renewed engagement on the file.

Feedback could be better provided with access to important documents pertaining to the file such as the completed traffic analysis and Environmental Natural Site Assessment, as well as documented impacts to potable water quality and strain and/or necessary upgrades to area infrastructure.

Some community members are greatly concerned about the possible impact to our potable water supply as Glenmore Reservoir is a vital source of Calgary's water. A better understanding of the water table below and impacts that could occur from digging tens of meters into the earth would facilitate our review.

Glenmore Landing is adjacent to Glenmore Reservoir which is home to essential wildlife. Has a Biophysical Impact Assessment been done to assess the impacts to wildlife and plant species? The forest to the north of the subject lands is a wetland. Detail of RioCAN's plans to mitigate impacts to this wetland, as supported by a professional biologist, would help community members understand project impacts. Community members are also concerned about population strain on existing parks. Have studies been conducted to evaluate overuse and strain to parks spaces surrounding subject lands and Glenmore reservoir?

Previous engagement has revealed that the development will cast shadows on portions of Haysboro but no reports of the analysis have been shared. This is a critical concern of many members. As such, the reporting should be shared before the period for public feedback closes (currently scheduled for today).

The HCA endeavors to serve its members by communicating major concerns raised by those members who could potentially be impacted by a project of this scale. We understand that The City, RioCAN, and



Urban Systems intends to meet with other community associations to discuss the recently submitted file and are curious why HCA was not included, despite our previous correspondence to The City on this matter.

We understand The City has a due diligence to ensure all stakeholders in a development project are consulted and given access to supporting studies, analyses, and professional findings. Without such information, stakeholders remain unaware of potential concerns, issues, and key aspects of the review. Therefore, they cannot provide meaningful and adequate feedback to the circulation.

We request copies of the above-mentioned documentation and an opportunity for HCA members to meet with RioCAN's team and City staff to ensure our questions and concerns are heard. We also request that The City extend the deadline to provide feedback from July 22 to an appropriate date, allowing for review of the requested information and meeting with project staff.

Thank you for your attention to this matter.

Sincerely,

Haysboro Community Association Planning Committee

CC.

Cllr. Penner

2023 December 20



December 20, 2023

To: Calgary City Council

**From: Haysboro Community Association Board of Directors
1204 - 89th Ave. SW, Calgary, AB**

RE: Revised Public Notice: NOTICE OF INTENSION TO DISPOSE OF PUBLIC PARK, RECREATION OR EXHIBITION GROUNDS, and Land Use Amendment and Outline Plan (LOC2023-0130) for Glenmore Landing

The Haysboro Community Association Board of Directors (the Board) are writing this letter to bring forward inquiries that the board has received from community members regarding the Glenmore Landing proposed redevelopment submitted by RioCan and under review by The City of Calgary.

At this time, we understand The City is preparing feedback received through the advertisement of the sale of public lands, and this will be brought before City Council on January 30, 2024. We also understand The City is receiving feedback from the public for LOC2023-0130 that will be brought before Council for approval of the proposed Land-use amendment. This letter will be submitted as a public submission for both council meetings.

This letter is also being sent to The City's application file manager in case these questions can be answered before the council sessions. This would provide community members an opportunity to be better informed if they wish to participate in the council sessions.

Regarding the proposed sale of public land:

Members of the community have referred to a "Park Agreement" that is a registered instrument on Glenmore Landing land(s) which was made between The City of Calgary and the landowner at the time. Purportedly, it restricts changing the use of the public lands from public park space. We request that council be made aware of such an agreement, if it exists, because, for some community members, it established an expectation that the land-use would remain as a park. The rationale for such a change should be discussed in council.

Regarding the Land-Use Amendment and Outline Plan.

Members of the community have expressed concern with the following technical matters that, we understand, that should be considered in the review of the Outline Plan, submitted to support the proposed Land-use Amendment:

Traffic impact and BRT Ridership:



- A comprehensive traffic impact study must be conducted to support the Land-use amendment that includes upper and lower bound estimates of Bus Rapid Transit (BRT) usage. It is possible that most residents will prefer to use cars, not transit, and this should be considered. Details on actual and expected BRT ridership should be part of the study.

Geotechnical stability and possible impacts to Glenmore Reservoir water quality

- Some members of the community believe that the soils beneath Glenmore Landing are not appropriate for development that will be permitted by the proposed Land-use Amendment, due to their structural strength and proximity to the Glenmore Reservoir. This concern should be discussed in council.

Insufficient capacity for utility servicing

- Some members of the community are concerned that there is insufficient capacity for the degree of development proposed in the Land-Use Amendment. This concern should be discussed in council

Environmental Impact Assessment

- Some members of the community understand there is significant ecological value of the public lands at, and surrounding, Glenmore Landing. The connection to nature is valued among community members therefore the results of the biophysical impact assessment should be comprehensive and determine no adverse impact to ecology from the development. This should be discussed at council.

We believe that transparent communication and a thorough understanding of these matters are crucial for fostering a positive and informed community. We appreciate your attention to these inquiries. Our community values the collaborative efforts between residents and government officials to ensure the responsible and sustainable development affecting residents of our neighborhood.

Thank you for your time and consideration.

Sincerely,

Haysboro Community Association Board of Directors

CC

Cllr. Penner