

CKE Community Association Responses

2024 September 10



September 10, 2024
The City of Calgary

To Melanie Horkane, City Administrators,

CC: Mayor Jyoti Gondek,
Councillor Sonya Sharp
Councillor Jennifer Wyness
Councillor Jasmine Mian
Councillor Sean Chu
Councillor Raj Dhaliwal
Councillor Richard Pootmans
Councillor Terry Wong
Councillor Courtney Walcott
Councillor Gian-Carlo Carra
Councillor Andre Chabot
Councillor Kourtney Penner
Councillor Evan Spencer
Councillor Dan McLean
Councillor Peter Demong
Chief Administrative Officer David Duckworth

**Re: Updated Circulation Package LOC2023-0130 re Glenmore Landing Redevelopment
Supplementary Comments from CKE Community Association**

The CKE Community Association ("CKE CA") had submitted comments to you on July 22, 2024 (copy attached) with respect to the updated circulation package pertaining to the Glenmore Landing Redevelopment project.

Although the CKE CA had chosen not to support or object to the development in that letter, we expressed a major concern that the fundamental changes relative to the project represented during the public consultation phase constituted a change in scope that we believe clearly required a new public consultation process.

In response to our letter, the CKE CA was provided an opportunity to review certain proprietary studies of the developer that have not been shared with the public, including studies relating to traffic, parking and sanitary services. On behalf of the CKE CA, I reviewed these materials at City Hall in accordance with the processes relating to the review.

The opportunity to review these studies was presumably intended to mitigate residual concerns that the CKE CA had about the Glenmore Landing Redevelopment and its impact on residents in the immediate and nearby communities.

While we had hoped that would be the case, my review of the studies had the opposite effect. The review significantly increased our concerns about the project, particularly with respect to the implications for traffic and parking.

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The nature of the information disclosed in the studies is of a type that we believe must be made available to the public relatively easily online as part of a new public consultation process resulting from the major change in scope associated with the project. In our opinion, a choice not to allow the public access to this information will increase the level of suspicion about the project and the integrity of the process under which a decision is being made about the development.

We believe that this would ultimately be a lose-lose-lose process for the developer, for the City and for the residents in the vicinity of the development. We also believe that this would negatively impact Calgarians more generally because of the unfavourable precedent selective disclosure would create for future development projects.

Without getting into details of the studies, concerns raised by my review include the following:

- (i) that several of these material studies appear to have been only recently submitted to the City since June, which raises questions about the quality of the information on which the City based its prior approval;
- (ii) that there is recognition that there will be significant resultant issues at the intersections of 14th and 16th Streets and 90th Ave SW when there is recognition of limitations on the degree to which required upgrades are able to be made at 14th St. SW;
- (iii) that egress turning left out of the development will be an issue, as will be right hand turns at 14th St.;
- (iv) that the traffic study did not consider the possibility of development on the JCC site; and
- (v) that the study assumes 0.6 parking stalls/unit, including visitor parking requirements, based on the belief that residents in this higher end development will be using public transit, while noting a potential further 25% relaxation in parking stall requirements under City By-law IR 2007a because of proximity to the BRT-assumptions about vehicular ownership of residents that seem dubious.

The nature of the concerns noted from our review are such that we have shifted our position of neutrality to be very supportive of the need for the Palliser Bayview Pumphill Community Association, in particular, and the other more directly affected communities to be engaged much more fully in a dialogue in a new public consultation process about the parameters under which a redevelopment at Glenmore Landing may proceed. We also discovered after preparation of our July letter that residents of Eagle Ridge have greater concern than we had anticipated because of the potential traffic impacts on 14th St. and the likelihood of a significant increase in foot traffic through the neighbourhood because of the walking path around the reservoir that passes through Eagle Ridge.

Thank you for your consideration.

Sincerely,



Doug McNeill, Planning Director
Chinook Park-Kelvin Grove-Eagle Ridge Community Association

cc: Palliser Bayview Pumphill Community Association
Haysboro Community Association
Oakridge Community Association

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2024 July 22



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Re: Updated Circulation Package LOC2023-0130 re Glenmore Landing Redevelopment

The Palliser Bayview Pumphill Community Association ("PBP CA") provided the CKE Community Association ("CKE CA") and several other Community Associations in the area with a copy of the captioned updated circulation package with respect to the Glenmore Landing Redevelopment project.

In our prior letter of October 23, 2023 with respect to the proposed development, the CKE CA had asked some questions about the process being used to advance the development, but had chosen not to support or object to the development. The belief of the CKE CA at that time was that the opinions of residents in closer proximity to the development should ultimately carry greater weight than any potential preference of the CKE CA about the development. We had also requested that the City Council consider carefully the comments of the more directly affected residents before approving the sale of the public park.

The scope of the potential Glenmore Landing Redevelopment is very different than the original project for which the original consultation program had been conducted. Although we continue to be neutral about the potential project at this time, we believe that the fundamental changes

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relative to the project represented during the public consultation phase constitute a change in scope that we believe clearly requires a new public consultation process.

Not to initiate a new public consultation process for a change of this magnitude in the Glenmore Landing project would potentially create a precedent that would encourage other developers to misrepresent their projects at the initial approval stage. As a matter of principle, this is an outcome to which the CKE CA objects strongly, notwithstanding our position of neutrality on the Glenmore Landing project itself.

Further reinforcing the appropriateness of a new public consultation process is the increased concern the increased density and scale of development would have with respect to the major points of concern raised previously by residents most directly affected by the project.

These relate to (but are not limited to) such matters as: (i) egress from the project area and other traffic issues; (ii) the need for a hydrogeological study to assess any risk to the water table and the Glenmore reservoir associated with the development and the contemplated multi-level underground parking structure; and (iii) the potential impacts on shadowing due to the increased height of development in the expanded development area.

Thank you for your consideration.

Sincerely,



Doug McNeill, Planning Director
Chinook Park-Kelvin Grove-Eagle Ridge Community Association

cc: Palliser Bayview Pumphill Community Association
Haysboro Community Association
Oakridge Community Association

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