



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] **Guy**

Last name [required] **Buchanan**

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? (If you are speaking at the service plans and budget mid-cycle adjustments, translation services may be available, please indicate if you will require these by writing the required language and "Budget" in the space below).

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

Date of meeting [required] (if you are providing input on service plans and budget mid-cycle adjustments, please select "November 18") **Dec 3, 2024**



Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)
(if you are providing input on service plans and budget mid-cycle adjustments, please write "budget" below.)

[required] - max 75 characters

GLENMORE LANDING REDEVELOPMENT APPLICATION (LOC2023-0130)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and Council,

Please scale back the height of the proposed development to no more than five storeys, to respect the unique location of Glenmore Landing. These lands not only frame a key entrance to some of the finest and most desirable communities in Calgary, they are adjacent to one of the finest walking and bike paths in Calgary. That is why the City of Calgary imposed intensity restrictions on the ambitions of the original developer, and restricted development on these lands. The Council of the day recognized the aesthetic significance of this site.

Please honour that original vision for this unique location.

Regards,

Guy Buchanan, P.Eng., P.E.
Kelvin Grove



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First name [required] **Hugh**

Last name [required] **Ross**

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(if you are providing input on service plans and budget mid-cycle adjustments, please write "budget" below.)

[required] - max 75 characters

Land Use - Glenmore Landing

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Subject: Concerns Regarding the Proposed Redevelopment of Glenmore Landing

I am writing to express my concerns about the proposed redevelopment of Glenmore Landing. The scale of this project, which envisions over 8,000 residents in 15 buildings, including six towers of 20–30 stories, is disproportionate to the existing space and infrastructure.

The current Glenmore Landing site is a modest shopping center with low-rise buildings and small-scale amenities. Replacing it with such a large, high-density development would drastically alter the character of the area and overwhelm the infrastructure, particularly given the critical issue of egress. Access to this site is currently limited to a single intersection at 90th Avenue SW. This creates a significant bottleneck and raises serious safety concerns, especially in the event of an emergency or evacuation.

Additionally, the impact of this redevelopment extends far beyond Glenmore Landing itself. A project of this magnitude will profoundly affect surrounding neighborhoods. I believe a plebiscite should be held to ensure the voices of those most affected by this project are heard and considered.

The proposed size of this development raises significant questions:

- How will the surrounding road network handle the increased traffic from thousands of new residents?
- Is there a long-term plan to address the strain on existing services, such as utilities and parking?
- Has adequate consideration been given to the transition between this massive development and the adjacent low-density neighborhoods?
- What contingency plans are in place to address the risks posed by limited egress to and from the site?

I respectfully urge City Council to reconsider the scale of this redevelopment. A more balanced approach, with lower density and better integration into the surrounding community, would better serve the residents of Calgary while preserving the character of the area.

Thank you for considering my submission.

Sincerely,
Hugh Ross



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First name [required] **James**

Last name [required] **Cohen**

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

Date of meeting [required] **Dec 3, 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 Redevelopment, rezoning and sale of public lands**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am fearful of the huge environmental risk as it does not appear to be studied adequately. This includes threats to wildlife, endemic and migratory, animal waste from pets near the Glenmore reservoir, shading and microenvironment changes in the proximity, noise pollution, traffic pollution and congestion, safety threats by traffic to pedestrians, children and visitors to nearby institutions, seniors facilities and other multifamily dwellings. This whole development is a threat to the current community, The sale of public landsite the developer countermines a previous judgement that this land was parkland inperpetuity as I understand it.



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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] Council

Date of meeting [required] Dec 3, 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 development

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

please re-consider this development as it will only acerbate the traffic / crime / congestion in our communities. the extension of the ring road has already doubled the traffic on 90th ave and this will make it impossible to get onto 24th in the mornings and afternoons.



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First name [required] Drew

Last name [required] Anholt

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] Dec 3, 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 High rise development

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This area is already incredibly busy. the reservoir is a circus on the weekends and the area does not have appropriate infrastructure to house this large of an increase in population. the road ways will be dramatically effected and backed up turning onto 90th and the surrounding areas. 14th street is already an overly busy roadway in the area and this will increase that stress to a large degree. Also there are people that will be basically blocked from any midday and afternoon sun as these buildings will be tall enough to eliminate any later day sun from reaching the houses just east of this area.



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First name [required]	Ray
Last name [required]	Collins
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130. Land Use Designation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly object to this project. It will change the whole character of the area from residential with minimal commercial to all aspects of a downtown high density area. With more people and traffic quality of life for current residents will be degraded. The degree to which this project will alter the area is unprecedented and unacceptable. Residents have the right to expect that the area that they have chosen will not be radically altered affecting their lifestyle and financial well-being. Council has the obligation to promote the wishes of those who have elected them. Approval of this project would be diametrically opposed to those wishes. STOP THIS PROJECT



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First name [required]	Jane
Last name [required]	Turk
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The raising of 6 high rise housing buildings in the area of Glenmore landing will cause issues in the way of traffic congestion entering and especially leaving the shopping center. Parking will be an issue with added visitor parking. Parking will spill over the foot bridge to Haysboro reducing the parking in front of the homes that were built without driveways. The length of time the construction would take and the affect it will have on the communities surrounding with noise and dust caused by digging. Shadows cast by tall buildings will affect the homes in Haysboro near 14 th street. The amount of construction in the area of 14 and 90 will have an affect on the wildlife and the water in the reservoir. It is too big of a project for the space and it does not seem to be adding a solution to affordable housing, while causing major concerns to the nearby communities of Oakridge, Palliser, Pumhill, Bayview and Haysboro.



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First name [required] Catherine

Last name [required] Rajchel

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Land use redesignation will be one more nail in the coffin to ruining Calgary's most pristine wilderness, bird migration routes and contaminating our drinking water. With thousands of additional people on the shores of our drinking water, there will be a guaranteed increase in trash, dogs & people in our drinking water. There is only one exit light for the existing property that allows about 4 cars to turn per signal change. Currently, those vehicles are used for businesses only, not residents. If towers are built due to the redesignation, what time will the line up start to exit every morning (2:00am)? Any residential towers will definitely not be affordable housing in this area of such pristine wilderness.



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First name [required] **Diane**

Last name [required] **Smith**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Lack of Area Redevelopment Plan (ARP) (1).pdf

ATTACHMENT_02_FILENAME Traffic Impacts.pdf

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

Calgary City Council

Subject: Lack of Area Redevelopment Plan (ARP) – Concerns Regarding Glenmore Landing Redevelopment

Dear Members of City Council,

Regarding LOC2023-0130, Please vote NO to rezoning and selling land to RioCan:

I am writing to express my serious concerns regarding the Glenmore Landing Redevelopment proposal, particularly the absence of an Area Redevelopment Plan (ARP) for the affected communities. This lack of a guiding framework undermines the integrity of the planning process and places the interests of developers above the well-being of the communities impacted by these decisions.

The Absence of an ARP

District 32 residents and community advocates have been asking for an ARP since 2015, yet City Administration has not prioritized creating one for this area. Instead, the Municipal Development Plan (MDP) has become the guiding instrument for this redevelopment. While the MDP includes robust sections on environmental protection, ecology, and sustainability, these sections have not been meaningfully addressed in the context of this project. This omission raises concerns about whether the City is truly committed to balanced and thoughtful planning.

The absence of an ARP works entirely in RioCan's favor, as it removes the detailed, community-specific guidance that an ARP would provide. Without an ARP, key considerations—such as infrastructure capacity, environmental sustainability, and community needs—are at risk of being overlooked in favor of a developer-driven approach.

Lack of Infrastructure Transparency

According to RioCan, not only will the currently proposed 3,000 residents have "no impact" on the area's infrastructure, but the full build-out capacity of 8,046 residents is also said to have no impact. This claim is concerning and defies common sense. How can residents have confidence that critical infrastructure concerns—such as water, sewer, transportation, and emergency services—have been adequately addressed?

As Calgarians witnessed this summer after close to 100 days of water restrictions and a \$20 million dollar repair bill, infrastructure systems are already under strain and cost significant amounts when they need emergency repair. The scale of this redevelopment demands rigorous, transparent assessments. Unfortunately, City Administration appears to accept RioCan's claims without requiring independent verification or providing detailed explanations to the public. This lack of accountability erodes trust in the planning process and creates legitimate doubts about whether the community's best interests are being considered.

Call to Action: I urge Council to ask the following questions:

1. **Why is there no ARP for the Glenmore Landing area?**

- An ARP would provide the long-term vision and framework necessary to guide development while addressing the unique needs and concerns of the affected communities. Without one, how can Council ensure that the cumulative impact of this redevelopment aligns with sustainable, community-centered growth?

2. How can Council ensure that infrastructure concerns are fully addressed?

- What independent studies or assessments have been conducted to verify RioCan's claims that 8,046 residents will have no impact on the area's infrastructure?
- Has the City assessed the capacity of water, sewer, and other critical systems to support the proposed development?

3. Why are environmental considerations not being prioritized?

- The Municipal Development Plan includes clear provisions for environmental protection and ecological sustainability. Why have these sections not been emphasized or addressed in the context of this project?

Calgary residents deserve a planning process that is transparent, accountable, and guided by principles of sustainability and community well-being. I urge City Council to act in the best interests of its citizens by addressing these concerns before moving forward with the Glenmore Landing Redevelopment.

Thank you for your attention to this important matter.

Sincerely,

[Your Name]

[Contact Information]

Calgary City Council
Calgary, AB

Subject: Urgent Traffic and Safety Concerns – Glenmore Landing Redevelopment and the 90th Ave / 16th St Intersection

Dear Members of City Council,

Please vote against the LOC2023-0130, the rezoning and sale of public lands to RioCan.

I am writing to express my serious concerns about the traffic and safety implications of the Glenmore Landing Redevelopment, particularly regarding the 90th Ave / 16th St intersection, which is already a critical bottleneck for the area. My concerns are heightened by the apparent lack of transparency and accountability in the application process, as **City Administration has not demanded the release of RioCan's Traffic Impact Analysis (TIA) for independent review.** Instead, the process appears to be developer-driven, undermining public confidence and raising doubts about whether traffic safety has been adequately prioritized.

Traffic Hazards at the 90th Ave / 16th St Intersection

The 90th Ave / 16th St intersection is a vital access point for the surrounding community and is already plagued by heavy congestion, particularly during peak hours. The addition of over 3,000 residents from the Glenmore Landing Redevelopment will only worsen this problem, creating a gridlock scenario that threatens vehicular, cyclist, and pedestrian safety.

Compounding this issue are nearby projects, including the Jewish Community Center (JCC) redevelopment, which has already been rezoned, and the TsuuT'ina Taza development, both of which will further burden this intersection:

- **The JCC redevelopment** will include a school for up to 440 students, a synagogue, and senior living facilities, generating significant traffic during peak times.
- **The TsuuT'ina Taza development**, expected to bring 10,000 new residents to the area, will increase the use of 90th Ave as a major thoroughfare.
- **Blanket Rezoning**, these communities already have several developments in process because of blanket rezoning. The long-term effects and cumulative effects from blanket rezoning remain difficult to access.

Together, these projects create a cumulative traffic burden that has not been properly evaluated, as RioCan's TIA remains unreleased for independent and public scrutiny.

Critical Gaps in Traffic Planning and Oversight

1. Lack of Independent TIA Review:

City Administration has failed to ensure that RioCan's TIA is independently reviewed or made available to the public. This lack of transparency leaves residents questioning whether the full impact of the proposed development has been properly assessed. A TIA is not just a technical document but a critical tool for identifying and mitigating traffic hazards. Allowing the developer to maintain control over this analysis creates a conflict of interest that undermines public trust.

2. Inadequate Traffic Infrastructure:

- The redevelopment funnels all traffic through a limited number of exits, with no alternative routes to alleviate congestion.
- What estimates have been made in RioCan's TIA? How much reliance have they put on bicycling and public transit? How many trips per day are they using as a metric for residents & workers of the plaza. What about Ubers, Skip and Amazon deliveries for 3,000 people? We don't know
- Pedestrian safety is at risk, particularly for vulnerable groups like seniors, children, and individuals with mobility challenges.
- Emergency access is compromised, as the intersection will be gridlocked during peak hours, delaying response times for first responders and evacuation routes.

The Need for Immediate Action

To address these pressing concerns, I urge City Council to take the following steps before approving any further progress on this redevelopment:

Demand an Independent TIA Review:

Require RioCan to release the Traffic Impact Analysis for independent review by a third-party expert. This review must include:

- A cumulative traffic impact assessment, factoring in the Glenmore Landing, JCC, and Taza developments.
- An evaluation of pedestrian safety and proposed mitigation measures.
- An analysis of emergency vehicle access and evacuation routes.

Conclusion

Calgary's residents deserve a development process that prioritizes public safety and infrastructure sustainability over developer convenience. The failure to demand transparency and independent review of critical documents like the TIA sets a dangerous precedent and undermines the credibility of the planning process. I urge City Council to stand up for the community by demanding greater accountability from developers and ensuring the necessary safeguards are in place.

Thank you for your attention to this critical matter.

Sincerely,
[Your Name]
[Contact Information]



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Saul
Last name [required]	Pytko
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]	Dec 3, 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 re-development, rezoning and sale of public lands
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I wish to bring my concerns regarding this proposed Glenmore Landing proposal. There are numerous issues that require address.

- 1) impact assessments, by unbiased professionals, to the environment (reservoir), the water supply to a large portion of the city, impact on wildlife, particularly bird populations, both native and migratory, as well as shadowing effects
- 2) infrastructure impact on roads (this area is already heavily burdened with lack of capacity), schools, recreational area, as well as water and sewage services/capacity
- 3) accountability of council so far, who ignored the concerns of the population with the initial project and are now moving on with a much bigger one, contrary to the wishes and concerns of the citizens. Many feel this is a done deal and that this meeting is just "a show".



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First name [required] Terence

Last name [required] Field

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Letter concerning impacts Reservoir Parklands.pdf

ATTACHMENT_02_FILENAME

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

Calgary City Council
City of Calgary
Calgary, AB

Dear Members of City Council,

Re: Concerns Regarding Glenmore Landing Redevelopment and Impacts on Reservoir Parklands and Calgary's Drinking Water

I am writing to express my deep concern regarding the proposed redevelopment at Glenmore Landing and its potential negative effects on the Glenmore Reservoir parklands, a cherished natural asset, and Calgary's vital drinking water supply.

The Glenmore Reservoir is a cornerstone of Calgary's ecosystem, providing clean drinking water for residents while supporting the surrounding parklands that serve as a sanctuary for wildlife and a place of recreation for citizens. Allowing a dense development so close to this sensitive area poses significant risks that cannot be ignored:

1. Risk of Water Contamination:

- The proximity of a high-density development, including large garbage dumpsters required to manage waste, increases the risk of seepage into the reservoir. During the summer months, warmer temperatures exacerbate the decomposition of waste, raising concerns about leachate entering the water supply, not to mention the potential for unpleasant odors affecting nearby communities.
- The presence of numerous dogs in such close proximity to the reservoir increases the likelihood of animal waste runoff during rain or snowmelt events, further threatening water quality.

2. Threats to Migratory Birds:

- The Glenmore Reservoir lies within a key migratory bird pathway, making it a critical habitat for many bird species. The proposed towers in this redevelopment present a significant risk of bird strikes, particularly during migration seasons when birds may be attracted to or confused by the reflective glass and artificial lighting of tall structures. This could lead to a devastating number of bird fatalities, further degrading the biodiversity of the area.

3. Preservation of Natural Ecosystems:

- The Glenmore Reservoir and surrounding parklands are home to diverse plant and animal species. Increased human and pet activity associated with this development may disrupt these ecosystems, diminishing the ecological value of the area.

4. Impact on Public Enjoyment:

- The reservoir parklands are a cherished public space. Increased density may lead to overcrowding, noise, and pollution, compromising the natural tranquility and recreational opportunities that make this area so special to Calgary residents.

I urge City Council to carefully consider the long-term environmental and social implications of this redevelopment. Measures to protect the reservoir, parklands, and Calgary's drinking water supply must take precedence over short-term economic gains.

Specifically, I request that:

- **Comprehensive environmental studies be conducted** and made publicly available, addressing the impacts of increased density, waste management, pet-related runoff, and migratory bird pathways on the reservoir.
- **Development plans be modified to include robust safeguards** to ensure water quality, ecological integrity, and bird safety are preserved.
- **Clear limits be established regarding the proximity of high-density developments**, tall structures, and large-scale waste management infrastructure to the reservoir.

Thank you for considering my concerns. I trust that Calgary City Council will prioritize the protection of our natural resources and the well-being of our community when making decisions about this project.

Sincerely,
Terence Field

████████████████████

████████████████



Public Submission

CC 968 (R2024-05)

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First name [required]	Alexia
Last name [required]	Minton

How do you wish to attend?

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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024

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

[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Lessons Learned from BRT Minton, Alexia 20241124.docx

ATTACHMENT_02_FILENAME

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

Lessons Learned: Reflections on the BRT – Max Yellow Project

Have we not learned anything from the building of the BRT – Max Yellow?

When the BRT was first proposed by the previous City Council and Ward 11 Councillor, it was marketed as an efficient, time-saving mode of transportation. Yet, many residents were skeptical, particularly because it was not a direct route to Calgary's downtown core. Community members expressed their concerns at town halls, collected signatures, spoke at Council meetings, and invited then-Ward 11 Councillor Brian Pincott to engagement sessions. Despite these efforts, the project was pushed through with little regard for the grievances of residents and business owners at Glenmore Landing—many of whom struggled to survive during the years of disruptive construction and limited access.

Today, the Max Yellow service at Glenmore Landing has proven to be unreliable, underused, and unsafe.

An Inefficient and Unpopular Service

The Max Yellow bus stop at Glenmore Landing was intended to connect several communities to key locations, including Rockyview Hospital, Mount Royal University, and downtown Calgary. However, the service fails to meet its promise. Residents find the service inconvenient, with buses running at 20-minute intervals. While it may serve those who work at Rockyview Hospital, the buses are often empty, earning the nickname "Ghost Bus."

Additionally, the Glenmore Landing stop does not function as a proper station. Unlike stations with multiple transit options, such as Chinook, Heritage, or Southland, this stop offers only a single route with limited directions. It serves destinations westward to Heritage Park and the hospital or further southwest to communities like Braeside and Woodbine. This lack of connectivity diminishes its practicality for many residents.

Safety and Social Concerns

The inactivity at the Glenmore Landing stop has led to unintended consequences. The shelters have become a gathering place for homeless individuals, some of whom have been confrontational toward transit users. Calls to 311 frequently report the presence of people with shopping carts, bicycles, and other belongings occupying the shelters. This situation raises questions about the broader social support for Calgary's homeless population, as the proposed towers at Glenmore Landing are unlikely to offer affordable housing solutions for them.

Reliability Issues

The Max Yellow service also struggles with reliability, particularly in winter. Route detours, cancellations due to poor weather, and poorly maintained buses with worn-out tires all contribute to its inconsistency. Moreover, the lack of a proper station and inaccurate information on the Calgary Transit App add further frustration for potential users.

Environmental and Construction Concerns

The construction of the BRT tunnel at 90th Avenue and 14th Street revealed an underground spring, flooding the tunnel multiple times and necessitating the installation of a costly pump station. While this measure has helped reduce basement flooding in nearby neighborhoods, it came at a significant cost to taxpayers.

Now, with larger-scale construction proposed at Glenmore Landing, many fear that digging below the water level of the Glenmore Reservoir will create similar problems. What happens if construction disturbs this delicate water system? The potential for contamination or damage to Calgary's vital water resources should not be overlooked.

A Call for Thoughtful Planning

As we reflect on the lessons from the Max Yellow project, we must ask: Are we repeating the same mistakes? Community concerns deserve to be addressed with transparency and care. Effective public engagement, thorough impact assessments, and long-term planning are crucial to ensure that infrastructure projects truly benefit residents without causing unnecessary harm. This is a prime example of not using the community residents as a resource to understand their needs, if council did, they might have a more successful project.



Public Submission

CC 968 (R2024-05)

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Last name [required]

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

Date of meeting [required]

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

[required] - max 75 characters

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Calgary City Council
City of Calgary
Calgary, AB

Dear Members of City Council,
Re: Concerns Regarding Glenmore Landing Redevelopment and Impacts on Reservoir
Parklands and Calgary's Drinking Water

I am writing to express my deep concern regarding the proposed redevelopment at
Glenmore Landing and its potential negative effects on the Glenmore Reservoir park-
lands, a cherished natural asset, and Calgary's vital drinking water supply.

The Glenmore Reservoir is a cornerstone of Calgary's ecosystem, providing clean
drinking water for residents while supporting the surrounding parklands that serve as a
sanctuary for wildlife and a place of recreation for all citizens. Allowing a dense devel-
opment so close to this sensitive area poses significant risks that cannot be ignored:

*Risk of Water Contamination:

*Threats to Migratory Birds:

*Preservation of Natural Ecosystems:

The Glenmore Reservoir and surrounding parklands are home to diverse plant and
animal species.

*Impact on Public Health and Enjoyment:

The reservoir parklands are a cherished public space. Increased density may lead to
overcrowding, noise, and pollution, compromising the natural tranquility and recre-
ational opportunities that make this area so special to Calgary residents.

I urge City Council to carefully consider the long-term environmental and social impli-
cations of this redevelopment. Measures to protect the reservoir, parklands, and Cal-
gary's drinking water supply must take precedence over short-term economic gains.
Specifically, I request that:

1. Comprehensive environmental studies be conducted and MADE PUBLICLY AVAIL-
ABLE, addressing the impacts of increased density, waste management, pet-related
runoff, and migratory bird pathways on the reservoir.
2. Development plans be modified to include ROBUST SAFEGUARDS to ensure water
quality, ecological integrity, and bird safety are preserved.
3. CLEAR LIMITS be established regarding the proximity of high-density develop-
ments, tall structures, and large-scale waste management infrastructure to the
reservoir.

Thank you for considering my concerns. I trust that Calgary City Council will prioritize
the protection of our natural resources and the well-being of our city when making
decisions about this project.

Sincerely,

Jane Kinzer BEd, MTA

[Redacted]
[Redacted]
Calgary, AB
[Redacted]

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



Public Submission

CC 968 (R2024-05)

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First name [required] **Barbara**

Last name [required] **Janusz**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We need affordable housing in Calgary and not luxury condos. In these troubled inflationary times when many Calgarians lack affordable housing and homelessness continues to rise, the City of Calgary must support housing developments for the middle class and the underprivileged and not for the wealthy who seek to park their money in real estate. Given the location – adjacent to South Glenmore Park - the RioCan housing development will not be affordable for the everyday Calgarian.

The RioCan project will negatively impact South Glenmore Park and the Glenmore reservoir which is the source of drinking water for 40% of Calgary's population. Construction always generates a lot of dust and noise. During spring migration many birds feed on midges or lake flies on the mudflats of the reservoir. Birds worldwide are threatened by loss of habitat and pollution. The RioCan development will threaten many bird species not only during the construction phase but also post construction as birds fly into tall structures and in particular structures adjacent to a body of water, like the Glenmore reservoir.

The increase in population on the site will cause tremendous traffic congestion along 90th Avenue and 14th Street and particularly when there is an event at Heritage Park, a world class living museum. Unfortunately, Calgarians are accustomed to driving everywhere and the City will be saddled with having to address these traffic issues at taxpayers' expense.

This is a contentious issue. The populist government in Edmonton is polarizing and destabilizing our communities. While the federal government and this council have collaborated to construct new housing for everyday Calgarians, the UCP government has done very little to address the affordable housing crisis in Alberta. The government's recently enacted Bill 20 Municipal Affairs Statutes Amendment Act, 2024 permitting political parties and slates on the ballot for Edmonton and Calgary in the upcoming municipal elections in 2025, will undermine local representation of Calgarians and accountability. This is an opportunity for council to demonstrate that it is committed to addressing the affordable housing crisis by not approving the application for land use redesignation of the public green space surrounding Glenmore Landing to facilitate the construction of RioCan's luxury condos and that council is unequivocally committed to serving the needs of Calgarians and not those of developers.



Public Submission

CC 968 (R2024-05)

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First name [required] **Palliser Bayview Pumphill**

Last name [required] **Community Association**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC 2023-0130 Land use Designation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Comments CPC meeting agenda 7.2.1-Nov 25-24.pdf

ATTACHMENT_02_FILENAME

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

See attachment



Palliser Bayview Pumphill Community Association (PBPCA)

2323 Palliser Drive S.W. Calgary, Alberta T2V 3S4 • Phone: 403-281-1908

November 25, 2024
The City of Calgary

Subject: RE: Submission for upcoming Dec 3 Pubic Hearing - Planning Matter LOC 2023-0130 Land Use Redesignation Bylaw 30282024

Dear Council members,

We write to you, in keeping with our well known duties as a Community Association to protect natural resources and address concerns with matters affecting our community, by providing input in this extremely important planning and development matter. Members of our community have the right to be truly consulted before there is a decision in this rezoning (change of use) matter.

In June 2024, as the boards of our local area Community Associations (CAs) were about to break for the summer, when we were provided with an updated Circulation Package from the City of Calgary for the Glenmore Landing Redevelopment. The community associations of PBP, CKE, Haysboro and Oakridge were asked to respond to the updated circulation package by July 24th, 2024.

The new proposal contained in the updated Circulation Package provides for:

- 1. 9 additional residential towers**
- 2. An increase from 1,922 units to 3,205 units.**
- 3. An increase in number of residents from 2,667 to 7,049.**
- 4. An increase of people + Jobs from 3,039 to 8,047.**

On Friday November 1, the PBP CA received an email, informing us that, after the overwhelming public opposition to its original proposal for densification of the subject Glenmore Landing area, the revised proposal to allow for more than twice the densification would be presented at the November 7, 2024 CPC meeting. If endorsed at the CPC meeting it is proposed that the land use go to a council meeting on Dec 3, 2024. However same day later, PBP CA received an email from Urban Systems that only part of the application would be presented to CPC **(So the full circulation package wasn't what was brought to the CPC on Nov. 7th, it was just the development on the parklands, not on the existing plaza).**

In light of, we still haven't received an appropriate opportunity to make meaningful submissions and we have serious concerns that this site can not properly accommodate the initially proposed density. It is no comfort to us that the applicant now proposes to build out as much as they can, without addressing the effect on the already crowded parking at Glenmore Landing and addressing the other infrastructure limitations.

To us, it does not make sense and it would be irresponsible to redesignate the use of the subject lands for a density that cannot clearly be accommodated properly by available infrastructure and eradicate local parkland.

We are without confidence that infrastructure can be updated to accommodate this proposed density with recent experiences of failure of infrastructure widely reported on, such as the Bowness water line breaks. There should not be



Palliser Bayview Pumhill Community Association (PBPCA)

2323 Palliser Drive S.W. Calgary, Alberta T2V 3S4 • Phone: 403-281-1908

any allowance of construction of any high-rise buildings on the subject lands, without the opportunity to properly examine and respond to all the information that is being relied upon in support of this application.

A fair procedure would require that the evidence relied on should be properly provided to us in advance, with enough time for us to get our own expert advice and provide meaningful response before a decision. This basic process has been denied to us throughout, since the sale of this land, without letting us see the agreement, or the price and terms.

Being told that the traffic impact assessment and other records are confidential, and that we can make an appointment to look at thousands of pages of records to do with what has been submitted in connection with this application - but not have copies and time for our expert advisors to help us provide meaningful response - is not helpful.

We ask that the December 3, 2024 public hearing be postponed until we have been provided with copies of all of the expert reports and related material submitted in support of this application - and given adequate time for our experts to study it, and provide us with advice as to likely effects the proposed development and provide meaningful response. We had asked that the CPC meeting be postponed for that purpose earlier.

Harris Hanson

President

Palliser Bayview Pumhill Community Association



Public Submission

CC 968 (R2024-05)

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First name [required]

Irwin

Last name [required]

Rajesky

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]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw302D2024 Glenmore Landing

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This Development has not been a part of an Area Redevelopment Plan to consider what impact this will have on the entire Ward11 and surrounding communities now and the future.

It is critical to have this plan in place before approving the development on parkland that is now being considered surplus lands.

Traffic impacts will be huge with one exit allowing access to 90 th Ave and turning East to 14 th Street SW. Independently reviewed traffic studies taking into consideration the JCC Development, the Tasa Developments, as well as blanket rezoning.

Infrastructure studies that are independently reviewed to ensure water and sewer systems are capable of handling the additional housing units proposed.

Independent reviews of all supporting documentation must be completed to ensure no complications or additional costs will be incurred by the taxpayers due to this proposed development.



Public Submission

CC 968 (R2024-05)

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

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First name [required]	Hope
Last name [required]	Rajesky
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130Land Use Redesignation Bylaw 302D2024 GLENMORE LANDING
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Subject: Lack of Area Redevelopment Plan (ARP) – Concerns Regarding Glenmore Landing Redevelopment

Dear Members of City Council,

Regarding LOC2023-0130, Please vote NO to rezoning and selling land to RioCan: I am writing to express my serious concerns regarding the Glenmore Landing Redevelopment proposal, particularly the absence of an Area Redevelopment Plan (ARP) for the affected communities. This lack of a guiding framework undermines the integrity of the planning process and places the interests of developers above the well-being of the communities impacted by these decisions.

The Absence of an ARP

District 32 residents and community advocates have been asking for an ARP since 2015, yet City Administration has not prioritized creating one for this area. Instead, the Municipal Development Plan (MDP) has become the guiding instrument for this redevelopment. While the MDP includes robust sections on environmental protection, ecology, and sustainability, these sections have not been meaningfully addressed in the context of this project. This omission raises concerns about whether the City is truly committed to balanced and thoughtful planning.

The absence of an ARP works entirely in RioCan’s favor, as it removes the detailed, community-specific guidance that an ARP would provide. Without an ARP, key considerations—such as infrastructure capacity, environmental sustainability, and community needs—are at risk of being overlooked in favor of a developer-driven approach.

Lack of Infrastructure Transparency

According to RioCan, not only will the currently proposed 3,000 residents have "no impact" on the area’s infrastructure, but the full build-out capacity of 8,046 residents is also said to have no impact. This claim is concerning and defies common sense. How can residents have confidence that critical infrastructure concerns—such as water, sewer, transportation, and emergency services—have been adequately addressed? As Calgarians witnessed this summer after close to 100 days of water restrictions and a \$20 million dollar repair bill, infrastructure systems are already under strain and cost significant amounts when they need emergency repair. The scale of this redevelopment demands rigorous, transparent assessments. Unfortunately, City Administration appears to accept RioCan’s claims without requiring independent verification or providing detailed explanations to the public. This lack of accountability erodes trust in the planning process and creates legitimat



Public Submission

CC 968 (R2024-05)

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First name [required]	Karen
Last name [required]	Pauling Shepard
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]	Dec 3, 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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Subject: Opposition to LOC2023-0130 Land Use Redesignation Bylaw 302D2024
 Dear Members of City of Calgary Council

I am writing to express my strong opposition to the proposed land use redesignation of City owned parkland adjacent to Glenmore Landing, which is located just steps away from the Glenmore Reservoir—an essential source for Calgary’s drinking water. My primary concern is the potential impact this project could have on groundwater and water quality, particularly given the proposed construction of multiple levels of underground parking to service high-rise residential towers. The June 2024 Bowness water-main break demonstrated the vulnerability of our city's water infrastructure, resulting in catastrophic flooding, extended water bans on the city’s drinking water, and millions of dollars in ongoing repairs. This serves as a stark reminder of the critical need to ensure the integrity of our water systems.

The Glenmore Landing Shopping Centre, which was built in the early 1980s, is serviced by water and sewer infrastructure network some portions are over 60 years old. My questions are as follows:

1. Is the existing infrastructure capable of accommodating the increased capacity from several multi-story high-rise towers?
If so, could you please clarify the specific metrics or studies used to determine the capability of this aging infrastructure?
2. If the existing infrastructure is inadequate, who will be responsible for funding and implementing the necessary upgrades?
3. What potential downstream effects might this redevelopment have on surrounding communities, such as Haysboro?
Could these changes put additional strain on the area’s water and sewer systems or lead to contamination risks?
4. What measures will be taken to ensure that this large-scale construction project does not compromise the safety of our drinking water during the redevelopment process?
Specifically, how will the city mitigate the risks associated with excavation and underground parking construction near a sensitive water source like the Glenmore Reservoir?

Given the importance of safeguarding Calgary’s essential water resources, I urge the city to thoroughly and transparently address these concerns before proceeding with this redevelopment. In the interim, I strongly recommend that every Councilor votes NO to this rezoning to protect our community and the future of our water supply.



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First name [required] Wendy

Last name [required] Falkenberg

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I oppose Rio Can's proposal to add multiple tall towers to the Glenmore Landing area. A development of this size would have an extremely negative effect on the natural area, traffic and the overall feel of the neighbourhood. It seems unwise to proceed any further with adding housing without a full traffic study and more neighbourhood participation in any development plan.



Public Submission

CC 968 (R2024-05)

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First name [required] **Janine**

Last name [required] **Neville**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not support this development proposal. It is important for Council to understand that Calgary residents deeply care about our Reservoir Park. This proposal impacts not only the surrounding communities, it also impacts everyone who cares about the City's drinking water, pollution, infrastructure issues, tree canopy, and the environment. We need to stop the selling of parklands and natural greenspaces being sold by the City for developments. I do not support selling any parkland nor greenspaces for development. There are many commercial buildings that are not being used that could be repurposed for residential developments. A quick glance at the site rentfaster.ca will reveal multiple new residential developments that are desperate for tenants and offering reduced security deposits among other rental incentives, but no one can afford to live in 500 to 700 square foot accommodations for the asking prices of over \$2000 monthly rent. Why build more overpriced housing units when there are thousands sitting empty and no one can afford to live in the ones we already have? The rents range from \$2000 for a studio to \$12,000 a month for a 2 bedroom unit in some of these new rentals that have been approved by the City. Building more overpriced rental residences to sit empty seems not to be necessary nor urgent at this time. There is not a shortage of rental units, there is a shortage of rental units that are big enough for families and that are not priced too high for families to afford.



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First name [required] Colin

Last name [required] McClelland

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] Nov 26, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

i AM IN OPPOSITION TO THIS PROPOSAL AND BYLAW. THE DEVELOPMENT AS PROPOSED DOES NOT FIT WITH ANY OF THE NEIGHBORHOODS SURROUNDING THE DEVELOPMENT. I WORRY ABOUT INFRASTRUCTURE FAILURE, TRAFFIC CONGESTION AND DENSITY OF THIS DEVELOPMENT. i WILL BE IN THE DIRECT SHADOW OF THIS DEVELOPMENT AS I LIVE EAST OF GLENMORE LANDING BY LESS THAN 500 METERS. RIOCAN IS NOT RELEASING ANY OF THE TRAFFIC STUDIES, OR ENVIRONMENTAL IMPACT STUDIES AS WELL AS ANY IMPACT STUDIES RELATED TO INFRASTRUCTURE IN THE SURROUNDING AREA. THIS DEVELOPMENT SITS ON CALGARY'S FRESH WATER SUPPLY. WITH THE RECENT FAILURES IN THAT SYSTEM, I WONDER IF ANYONE IN THE DEVELOPMENT DEPARTMENT HAS CONSIDERED THE IMPACTS OF THIS DEVELOPMENT.



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First name [required] **Brittany**

Last name [required] **Bunch**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm against this proposal. I don't believe that the community wants this. I believe the council are ignoring all previous comments and have not properly considered. I feel strongly about the following:

Traffic congestion and pedestrian safety at the entrances and intersections on 14th St. and 90th Ave.

Strains on Calgary's Glenmore Reservoir and existing sewer lines as construction, 6 levels of underground parking, and thousands of people living in a tight space could result in prolonged stress stress to everyone, like we experienced from infrastructure failures this past summer,
Environmental Impact on Reservoir Parklands and wildlife

Long construction timelines, noise, and disruption

Further overburdening of roads and infrastructure in our communities, schools and other facilities. as developments with Taza, JCC and Blanket Rezoning increase risks of overwhelming our parks, traffic, water and sewer systems

The lack of an Area Redevelopment Plan (ARP) to guide development in our community.



Public Submission

CC 968 (R2024-05)

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First name [required] Aaron

Last name [required] Ens

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against the noted proposal.



Public Submission

CC 968 (R2024-05)

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First name [required]

Randi

Last name [required]

MacFarlane

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]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against this development due to the over-densification, lack of light, traffic issues, safety concerns. The Glenmore Reservoir area is dangerous for pedestrians now with the cyclists. It will be much worse. Even more so is after community input, the developer added further building and floors when we were told they wouldn't. STOP THE TOWERS NOW!



Public Submission

CC 968 (R2024-05)

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First name [required]	Rick
Last name [required]	Spiegelberg
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The proposed heights of the towers and the density is not appropriate. The guiding vision when the City set the park designation and development height restrictions should and must still govern Council's decisions. Reduce the heights to match the towers across 90th is far more appropriate



Public Submission

CC 968 (R2024-05)

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First name [required] **Jeff**

Last name [required] **Marsh**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This proposal is NOT in the public interest and at the scope proposed is way out of context with the surrounding community. The local community has raised many valid concerns about this proposal which need to be given serious consideration and formally and thoroughly addressed before this proposal should be before Council. This application needs to be denied at this time.



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Verna
Last name [required]	Baldwin

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]	Dec 3, 2024

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

[required] - max 75 characters	RioCan Development on Park Land Glenmore LOC2023-0130
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Concerns over procedures by City, water usage increase, parking overflow to Haysboro, shading, impact on birds and reduction of trees, sewage pack up.



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First name [required] **Christine**

Last name [required] **Huculak**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Tower height and density is too much. Match to what is adjacent.



Public Submission

CC 968 (R2024-05)

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First name [required]	Allan
Last name [required]	Kolinsky
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024
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[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly against this proposal.



Public Submission

CC 968 (R2024-05)

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First name [required]	Alexis
Last name [required]	Palmer
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024
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[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against this proposal.



Public Submission

CC 968 (R2024-05)

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First name [required] Blanche

Last name [required] Crerar

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Glenmore Landing Opposition Letter.pdf

ATTACHMENT_02_FILENAME

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

Mayor Jyoti Gondek and Members of the Calgary City Council
City of Calgary 800 Macleod Trail SE Calgary, Alberta T2G 2M3
November 26, 2024

Dear Mayor Gondek and Members of the City Council,

I am writing to express my strong opposition to the proposed development at Glenmore Landing as outlined by RioCan Management Inc. While I understand the need for growth and the development of housing in our city, this proposal raises several significant concerns that I believe should lead to its reconsideration or rejection.

1. Preservation of Public Parkland: The proposal to rezone and sell public parkland for private development is deeply troubling. Parks serve as the lungs of our city, providing essential green spaces for recreation, biodiversity, and even mental health. Once sold, this land will no longer be available for public use, setting a dangerous precedent for future developments.

2. Traffic and Infrastructure Strain: Glenmore Landing is already a congested area, especially during peak times. Introducing several high-rise towers will exacerbate traffic issues, potentially leading to significant disruptions in local mobility. The infrastructure around 90th Avenue and 14th Street S.W. is not prepared for this level of increase in residential density without comprehensive planning to upgrade roads, public transit, and other community facilities.

3. Environmental Impact: The proximity of this development to the Glenmore Reservoir poses environmental risks. Increased population density could lead to runoff issues into our primary drinking water source. The ecological balance of the area, vital for wildlife and for maintaining the health of our river systems, could be irreparably harmed.

4. Scale and Community Character: The proposed scale of the development seems out of character with the surrounding community. High-rise buildings might overshadow the low-rise, community-oriented nature of the area, potentially leading to a loss of the unique charm and community feel that Glenmore Landing currently offers.

5. Community Opposition: There has been significant community opposition to this project. Listening to the voices of local residents is crucial for maintaining trust in our city's governance. Ignoring widespread concerns could lead to further community division and dissatisfaction.

I urge you to consider alternative solutions that respect both the need for housing and the preservation of our city's natural and community spaces:

- Explore developing on already zoned commercial or industrial lands.
- Investigate lower-impact development options that integrate seamlessly with the existing community fabric.

- Enhance public transit options to make high-density living more sustainable without necessitating car use.

Calgary has an opportunity to demonstrate thoughtful urban planning that balances growth with sustainability and community well-being. I implore you to vote against the current proposal for Glenmore Landing's redevelopment and to seek a plan that truly benefits all Calgarians.

Thank you for your attention to this matter. I look forward to the City Council's decision that reflects the long-term health and happiness of our community.

Sincerely,

Blanche Crerar



Public Submission

CC 968 (R2024-05)

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First name [required] Kyra

Last name [required] simmons

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

A traffic and safety nightmare



Public Submission

CC 968 (R2024-05)

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First name [required]	Linda
Last name [required]	Malley
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly against this proposal.



Public Submission

CC 968 (R2024-05)

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First name [required] Michael

Last name [required] maclean

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 LAND USE REDESIGNATION BYLAW 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly oppose this proposal. My family and I use this area daily and visit the reservoir multiple times each week. I'm deeply concerned that the council appears to be pushing this forward without conducting the necessary due diligence. This development is planned near a major reservoir that played a critical role as a backup during last year's water emergencies. Have the full impacts of this development truly been thoroughly evaluated? Once this property is sold, there's no turning back. I believe this represents a significant overreach by our current council and I urge you to vote in opposition of this.



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First name [required]	Paul
Last name [required]	Darosa
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024
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[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm against this proposal! And do not see any benefit for this development. This is taking away from green space and the area and city, and has huge potential to contaminate our drinking water!



Public Submission

CC 968 (R2024-05)

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First name [required] Carolyn

Last name [required] Walker

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

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[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm against this proposal as I'm concerned about the City's drinking water, pollution, infrastructure issues, the environment, and how the City is selling parkland for development.



Public Submission

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First name [required]	Calista
Last name [required]	Wintrip
How do you wish to attend?	
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Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The Glenmore Landing development will be detrimental for the entire City of Calgary because it will destroy the park space it would be near. It is completely irresponsible for the city to build in an area when people don't want it. This is the wrong decision for the city to be making and they should be listening to the individuals against it. Rezoning does not belong here and it never should have been an idea discussed by council. There is nothing positive that could come from this development and I hope it's stopped from going through.

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First name [required] **Gabriel**

Last name [required] **Carbone**

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Glenmore Reservoir is one of this City's jewels, albeit one that is at risk of being tarnished by the current Council. Please stop ruining Calgary with increased densification projects. The densification ideology has been largely rejected by Calgarians. Council would follow the advice of bureaucratic planners, instead of the electorate, at its peril.



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Cassie
Last name [required]	Riglin
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to the redesignation of Calgary's parkland for development.



Public Submission

CC 968 (R2024-05)

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First name [required] **Barbara**

Last name [required] **Heynen**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am concerned about the development of the Glenmore Landing area due to several reasons. This is a very large development right next to our source of drinking water, there will be increased traffic thus increased emissions from that traffic, there is not enough parking planned as part of the development. The infrastructure is aging and there are times that is barely supports the existing communities, especially the power.



Public Submission

CC 968 (R2024-05)

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First name [required]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against this development because I believe it will have undue risk for the health and safety of the parklands and reservoir drinking water, excess demand on aging infrastructure (especially sewer system in the Haysboro community), severe traffic congestion in the area, and inadequate parking that will spill over into all neighboring communities.



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First name [required] Patricia

Last name [required] Walker

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] Mar 12, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against this Land Use Redesignation



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First name [required]	SAM
Last name [required]	GAINER

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]	Dec 3, 2024

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

[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm against the City of Calgary selling parkland for the development of the towers. I'm against this proposal-- please do not build the towers in Glenmore Landing. I deeply care about our Reservoir Parkland. This build impacts not only the surrounding communities, but anyone who cares about the City of Calgary drinking water, pollution, infrastructure and the environment.



Public Submission

CC 968 (R2024-05)

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First name [required] Diana

Last name [required] Bond

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] Dec 3, 2024

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

[required] - max 75 characters Land use LOC2023-0130 bylaw 30202024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This land use resignation is dangerous and totally out of line with the existing surrounding communities.

It endangers our drinking water, pollution and extreme disregard for the preservation of the reservoir, the animals who live here and the offensive behavior of council to see GREEN SPACE and Parkland to private business. If the city does this it o my suggests that our city council is in the pockets of private land developers!!!

As a 8 yr resident of Bayview we have endured over 2 years of disruption for the BRT to go under 90 th avenue. Over years since it has been completed the most I have ever observed on that route at one time was 6 people in the bus. Your traffic studies would support this.

The congestion of traffic flow as it is proposed is absurd . The developer has had no conscience to respect the environment or the safety of the affects this development would have on our city's drinking water, air quality and disruption to anyone who drives daily on 14th street sw.

Please vote NO to this proposal and show your city residents that your vote cannot be bought by big developers.



Public Submission

CC 968 (R2024-05)

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First name [required]

Tom

Last name [required]

Riddell

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]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly opposed to this proposal.



Public Submission

CC 968 (R2024-05)

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First name [required]

John

Last name [required]

Bouman

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]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

LOC2023-0130 Land Use Redesignation Bylaw 302D2024
I'm against this proposal- The City of Calgary has no business selling parkland for development.



Public Submission

CC 968 (R2024-05)

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First name [required]

Fons

Last name [required]

Dekker

How do you wish to attend?

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

Council

Date of meeting [required]

Dec 3, 2024

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[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against the redevelopment of Glenmore Landing as currently proposed because it will put way too much stress, both physically (construction disruption over many years, congested traffic during construction and especially after; and far too many people in a small area in the future) and mentally (how can the current population of the surrounding neighborhoods deal with such a horrific disfigurement of this district?). People came to live here for the quiet surroundings and natural beauty, neither of which will survive this proposed abomination. This type of intense and gigantic development belongs in a separate, new area where people know what they buy into, not in the core of established neighborhoods. Please reconsider.



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First name [required]	Tonie
Last name [required]	Bleijendaal
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This plan is great for a brand new neighborhood if you want to put a lot of people in a small area. All of the infrastructure can then be designed for the new built. At Glenmore Landing, the infrastructure is lacking, both above and below ground. The reservoir and park area will be overwhelmed by the thousands of new occupants of this development. Enjoying nature is a basic need but if you add the population of a mid-size village to this area you will create chaos. Build a development like this in an area where there is no interference with long established community traditions. The character of a community is defined by its occupants. That character will be destroyed when you drop several thousand new "community members" into their midst. I agree that housing is needed, but be reasonable about the location.



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First name [required] Shelley

Last name [required] Hanna

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against this proposal. It's harmful to the area, the people, the reservoir, and there is no benefit. Very much against as are all my neighbours and family in the area.



Public Submission

CC 968 (R2024-05)

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First name [required] Zhiming

Last name [required] Zhang

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We need Council to understand that residents deeply care about our Reservoir Park, this impacts not only the surrounding communities, but anyone who cares about the City's drinking water, pollution, infrastructure issues, the environment



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Grant
Last name [required]	Lovig
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am not opposed to rational, consistent urban planning when it comes to real estate development. I am opposed to over development that negatively affects citizens. Glenmore Landing is an example of the latter. If approved, the result would be far too many people in a small space. I realize the City of Calgary has population densification goals. Those involved should not attempt to realize those goals at the expense of only a select few areas.



Public Submission

CC 968 (R2024-05)

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First name [required]

John

Last name [required]

Tatlow

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]

Dec 3, 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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

It has been made abundantly clear to the Council, the Infrastructure Committee, the Aldermen and the Mayor that I am vehemently opposed to this development of these Glenmore Lands by RioCan and their associates. The majority of my community (Bayview), the surrounding communities and other concerned Calgary citizens feel the same way (opposed) and have made this clear to the City of Calgary. We have gone as far as engaging legal counsel to represent us as our voices to the Mayor, to Kourtney Penner (particularly) seem to have fallen on deaf ears. In any event, once again, the full implications of this project (high rise residential towers, expanded Glenmore shopping centre) have not been properly studied and reviewed by the City of Calgary with input from the citizens. These implications include, but are not limited to, traffic studies, infrastructure studies particularly related to water and electricity, environmental studies related to the effects of the flora and fauna in this parkland area and pollution. These studies must be completed by the City, reviewed in detail and made available to the surrounding communities and any of the interested general public prior to providing RioCan and its associates any form of "green light" on its proposed project. For example, we're talking about close proximity to the Glenmore Reservoir which provides a substantial portion of the City of Calgary's drinking water!! This is worthy of extremely detailed study of the possible effects of this proposed development on the City's water supply. The City of Calgary has recently experienced a horrific water infrastructure issue. Let's study the water infrastructure matter in Glenmore and surrounding area in detail first before moving forward with RioCan and associates. Same with the electrical, same with the roadways. The Glenmore Reservoir is home to, and attracts, many birds which are central to the beauty of this public space. It is a well known fact that high rise towers (residential or office) are not conducive to birds flying in and out. In Canada, window collisions kill between 16 - 42 million birds per year. Do we go on just thoughtlessly killing more birds with this proposed RioCan development?? What about other environmental issues? These need to be studied in detail prior to giving RioCan and associates any form of green light on this project. The studies and research must be ultimately paid for by RioCan.

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First name [required] Joan

Last name [required] Taras

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to this development as presented currently



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First name [required] **Tracy**

Last name [required] **Sherdahl**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Reuse Designation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly opposed to this development because the implications of traffic, infrastructure (particularly water (Glenmore Reservoir) and electricity), environmental (Glenmore Reservoir flora and fauna) and other have not been fully and properly studied and researched by the City of Calgary.



Public Submission

CC 968 (R2024-05)

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First name [required] Jeffrey

Last name [required] Wiggers

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

Date of meeting [required] Dec 3, 2024

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[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Glenmore Landing Nov 25 2024.pdf

ATTACHMENT_02_FILENAME

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

I am writing to express my concerns with the proposed development at Glenmore Landing (LOC2023-0130, Land Use Redesignation Bylaw 302D2024). I urge you to **reject the proposal outright**. The proposed development causes many concerns to myself and nearly all residents of Palliser, Bay View, Pumphill, and Haysboro which have not been considered by council and RioCan. In the public hearing for disposition of parkland at Glenmore Landing, over **97% of the speakers spoke out against the proposal** with legitimate concerns. A portion of these concerns are listed below:

- 1) Water quality concerns.
- 2) Infrastructure concerns.
- 3) Effects on migratory birds.
- 4) Developing an environmentally sensitive area.
- 5) Shading from towers into neighboring communities
- 6) Danger to mobility challenged residents at the Renoir.
- 7) Lack of Community Engagement.

1) Water quality concerns

The proposed development is next to Calgary's largest water body. Calgaryans should know the value of water as we just went through the largest effort of conserving water in Calgary's history. It is not wise to develop a high density project **adjacent to one of Calgary's most important source of drinking water**. The proposed development will house over six skyscrapers. How many of these will have pets? How will the increased dog urine and human usage of the park affect our drinking water quality? How will the construction affect the drinking water and surrounding environment? There has been no third party report available to the public that has analyzed the affect the development will have on the surrounding environment. It is not wise to proceed without knowing the affects the development will have on the surrounding area.

2) Infrastructure Concerns

The proposed development includes parking stalls. Lets be honest, the proposed development will be luxury towers as they overlook parkland. Residents will have cars and need to access Glenmore landing. 90th Avenue does not have the ability to support such an increase in demand. There have been no third party studies on the affect of increased traffic for the proposed six skyscrapers..

The existing pipes in our neighborhood are clay pipes. During the initial open house for this project, RioCan did not even know this, and stated that "ohh i guess well have to take that into account". This indicates a lack of planning and raises serious questions on whether the existing infrastructure can support an addition of six skyscrapers. Will RioCan pay for all upgrades required?

3) Effects on migratory birds

The proposed development is next to Calgary's largest water body, one of the largest parkland and home to numerous animals including migratory birds. There has been no independent third party study how birds will be affected and killed from crashing into the proposed sky scrapers. How will other animals be affected by the proposed development? Glenmore landing, Bayview and Haysboro are home to many animals including coyotes, bobcats, deer, squirrels, and the occasional black bear and moose. How will a development proposal as enormous as this affect the surrounding animals and environment? These are legitimate questions that have yet to be answered.

4) Developing an environmentally sensitive area

In 2024 we should know better than to discount natural parkland as “surplus”. This land is not surplus and is part of a unique ecosystem. Developing in pristine wetland next to a water body is environmentally damaging to plants and animals that share our environment. Deers, coyotes, birds and bears from time to time call this area home and are part of the community. We need to be protecting our parks and environment not developing them.

5) Shading from towers into neighboring communities

A shading study of the proposed six towers, conducted by RioCan and shared with the community has not been completed. This will significantly affect the surrounding communities of Bayview and Haysboro. Residents will no longer be able to enjoy their backyards, gardens and spend quality time in their yards with constant shade from all of the proposed towers.

6) Danger to mobility challenged residents at the Renoir

There are many mobility challenged residents living across the street at the Renoir. Seniors with mobility issues are constantly crossing the street to access amenities at Glenmore Landing including blood work testing, drugstore, grocery store and coffee shops. These mobility disabled residents rely on these services and the proposed development jeopardizes the services they rely on. Furthermore, there has been no consideration to how increased traffic on 90th avenue will affect the safety of these residents as they try to cross 90th avenue with increased traffic.

7) Lack of Community Engagement.

Rio Can has held one initial in person open house that was open to the public. The remaining sessions were by registration only and I and many others were not allowed to attend due to limits they put on for engagement. The residents want to engage with Rio Can but we are being denied the opportunity to do so. This does not follow the principle of community engagement



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First name [required] Dave

Last name [required] Challoner

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The Glenmore Reservoir, including the current shopping area and parkland (Zone S-CS) that the City promised not to develop and is now attempting to sell for development, is a cherished part of Calgary and is not an appropriate place to install 1165 units in 6 x 32 story towers by completely changing the natural space appeal. The current shopping area is not obtrusive. The proposed development itemized in the design framework on the planning website demonstrates a disregard for a number of aspects that need to be addressed.

- parking and traffic - the Traffic Impact Assessment note "specific "off-site upgrades" that MAY be required based on traffic volumes generated by way of this development. That is extremely vague way of saying - the study isn't complete. Are there other developments being considered? How will 1165 cars (minimum) be expected to enter and leave the development without causing significant congestion? The current entrance and exit points are often busy currently.
- shadows - Phase 6 shows the entire development engulfed in shadow. Not a very welcoming place at all.
- stormwater - explicitly says it will have to "work with" the capacity of the City's newly installed stormwater infrastructure but does not detail how that will be possible.
- sanitary wastewater - says will be connected to the existing system - but no indication how the existing system will manage 1165 units (3000-4000 people).

I am firmly opposed to this development.



Public Submission

CC 968 (R2024-05)

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First name [required] MARINA

Last name [required] KAUFMAN

How do you wish to attend?

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

Date of meeting [required] Dec 3, 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 Development

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Palliser neighbourhood, and am strongly opposed to the new development as the Reservoir area is already very congested , the intense traffic is making my walks less enjoyable, the pollution is affecting my health, driving in the area with two schools and multiple complexes is a challenge. Can not imaging the city is planning of adding more to already very populated area. Hopefully you will find a better solution that will benefit the residents of our area.



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First name [required] Richard

Last name [required] Gusella

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] Nov 26, 2024

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

[required] - max 75 characters Construction of high rise apartments at Glenmore Landin SW -

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Building will create huge congestion issues and betray undertakings to preserve land as it stands naturally



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First name [required] **Bruce**

Last name [required] **Wiggers**

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Glenmore Landing Redevelopment proposal has grave future consequences and should not be approved. This proposal will not benefit the city and will cause many future problems and costs to the city of Calgary.

The proposal has shared none of the important information with the public and has been pushed forward by Rio Can and other individuals that seem to have no regard for the negative impact it will have. There has been no transparency in sharing important studies and information that has been requested numerous times by Calgarians.

Currently with only two entrances to Glenmore landing and only one entrance providing access to 90th avenue eastbound, there already is excessive traffic congestion. We have been told that adding an extra left turning lane will solve the problem of traffic congestion. Even this first phase of 6 proposed high rises will cause gridlock on in this location. Perhaps that is why the traffic studies have not been shared. Our infrastructure in this location has not been proved in any study that it can accommodate the proposed development. Our recent major water main break this summer should be a warning that infrastructure is already being strained. This was a water line, however we also need to address or aging sewer pipes, electric capacity, gas lines, and current water supply. Where are the studies? With the lack of an Area Redevelopment plan there is no planning on how this impacts schools, recreation facilities, and any impact on Glenmore Reservoir. With over 25 story towers and multiple levels of underground parking there have been no environmental impact studies shared. Why has nothing been shared with the public? Why was there not a bidding process on the park land that would be sold to Rio Can? How much was this land sold for? When so little information is shared with the public, one starts to think that "unscrupulous inside deals" have been made. The public has a right to see all the studies and have all the information shared with them. The public will be on the hook for increased taxes as current infrastructure for this high density proposal may have to have very expensive upgrades.



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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] Council

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2023-0130 Opposition info.pdf

ATTACHMENT_02_FILENAME

City of Calgary
Calgary, AB

Dear Members of City Council,

Re: LOC2023-0130 – Vote NO on Rezoning and Selling Land to RioCan

I am deeply concerned about the proposed redevelopment of Glenmore Landing and urge you to reject it due to the lack of a comprehensive Area Redevelopment Plan (ARP) for the affected communities. The Municipal Development Plan (MDP) is being used in place of an ARP, prioritizing developers at the expense of renters and homeowners. The MDP includes sustainability goals, but these have not been adequately addressed in this proposal. Without an ARP, key issues like infrastructure, capacity, and environmental impact are overlooked.

Recent infrastructure failures, such as the water restrictions in Bowness caused by a pipe break, highlight the city's vulnerability. Residents endured over 100 days of water restrictions, underscoring the risks of pushing developments without properly assessing infrastructure capacity. If this development proceeds without sufficient analysis, it could lead to further crises that prioritize developers over the needs of residents.

RioCan claims adding 3,000 residents will not strain local infrastructure, but this overlooks critical issues like water, sewer, transportation, and emergency services. How can we trust this development will not have negative impacts when these concerns are dismissed? This raises doubts about the planning process and whether the community's best interests are being considered.

Call to Action: I urge Council to ask the following questions:

Why is there no ARP for Glenmore Landing? An ARP would ensure long-term, community-focused development, addressing local needs and impacts. Without one, developers can prioritize profit over the community's well-being.
How will infrastructure concerns be addressed? What independent studies have been done to assess RioCan's claim that 8,046 new residents won't impact local infrastructure?
Why are environmental considerations not prioritized? The MDP includes environmental goals, but they are not addressed here. Why has sustainability been sidelined? Calgary needs a transparent, accountable planning process that puts community well-being first. I urge Council to fully investigate these issues before moving forward with the Glenmore Landing redevelopment.

Thank you for your attention to this important matter.

Sincerely,

A concerned citizen, advocating for my fellow citizens

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

Calgary City Council City of Calgary Calgary, AB

Dear Members of City Council,

Re: LOC2023-0130, Please vote NO to rezoning and selling land to RioCan:

I am deeply concerned about the potential impacts that this proposed redevelopment will have on surrounding communities, and specifically that there is not a sound Area Redevelopment Plan (ARP) for impacted communities. Developers are being prioritized at the expense of renters and homeowners as now the Municipal Development Plan (MDP) has become the guide for this proposed development. Environmental issues, sustainability and ecology are sections in the MDP, however have not been evaluated meaningfully within the context of this proposal. RioCan is benefitting greatly as working under the MDP and without an ARP, issues of infrastructure, capacity, environmental sustainability, and community needs are being threatened in favor of a developer-centric approach.

As our city most recently witnessed with the pipe breakage in Bowness area, our city infrastructure is not perfect. While the city actively attempted to come to a quick solution for this issue, the constituents of this city still suffered the consequences of infrastructure related issues for an extended period of time, extending into ~100 days of water restrictions city wide. In fact, some of my work colleagues had to experience first hand lack of clean water during this incident, being forced to shower only occasionally outside of their homes, while also finding other arrangements for cooking, eating, washing clothes, and basic living tasks. Why is this an issue, and how is this related to the proposed development at hand, you might ask: If we continue to hastily push through projects without sound analysis of the infrastructure which supports our city, adequate community engagement to soundly evaluate infrastructure, capacity, environmental sustainability and community needs, we very well may end up in another similar situation - one that favors capitalistic developments over community needs. If we follow down this path, not only do we have the potential to favor developer's needs over that of local communities, but we also have the potential to threaten the very heart of our city's most valuable resource: it's drinking water supply.

The fact that RioCan claims the proposed increase of 3,000 residents with this proposed redevelopment will have neither any impact on the surrounding infrastructure, nor will the build out capacity have any net impact, clearly signals RioCan's unwillingness to take issues of infrastructure, capacity, environmental sustainability or community needs into account. How can constituents trust that issues such as water, sewer, transportation, and emergency services have been given thoughtful consideration, when RioCan fails to acknowledge that an increase of 3,000 residents will, in fact, have an impact? This lack of accountability erodes trust in the planning process and creates legitimate doubts about whether the community's best interests are being considered.

Call to Action: I urge Council to ask the following questions:

1. What incentives exist for developers to not have an ARP; why would an ARP not exist for the Glenmore Landing area?

o An ARP would provide the long-term vision and framework necessary to guide development while addressing the unique needs and concerns of the affected communities. Without one, developers are more easily to act on profitable ventures at the potential expense of community members. How can Council ensure that the cumulative impact of this redevelopment aligns with sustainable, community-centered growth?

2. How will Council ensure that infrastructure concerns are fully addressed?

o What independent studies or assessments have been conducted to verify RioCan's claims that 8,046 residents will have no impact on the area's infrastructure?

o Has the City assessed the capacity of water, sewer, and other critical systems to support the proposed development?

3. Why are environmental considerations not being prioritized?

o The Municipal Development Plan includes clear provisions for environmental protection and ecological sustainability. Why have these sections not been emphasized or addressed in the context of this project? Calgary residents deserve a planning process that is transparent, accountable, and guided by principles of sustainability and community well-being.

How can we be a great city without acknowledging the needs and voices of our constituents? I urge council to investigate these questions, and support the best interests of its citizens by fully addressing these concerns before moving forward with the Glenmore Landing Redevelopment.

Many thanks for your undivided attention in addressing this important, and urgent matter.



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First name [required] ILYA

Last name [required] KAUFMAN

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

Date of meeting [required] Dec 3, 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 Development

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

It is outrageous that city is supporting the corporation grid from Ontario vs opinion of it' own citizens and our council is following the suite by ignoring her constituency. all you hear that mayor, and the council worry about environment and yet allowing to increase population density of the area to the level higher than Manhattan. on the wet land just meters away from the main drinking water source of the city, absolutely irresponsible! City management is drastically deteriorating since the years of mayor Nanshy, we still remember how he kept us hostage by building multi millions project of the bus line that transporting almost no population in last years and we had to suffer from traffic jams for years. no difference now with mayor Gondak. Hope that province will support us in our resistance to this craziness.



Public Submission

CC 968 (R2024-05)

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First name [required]	Tracy
Last name [required]	Cherniawsky
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Date of meeting [required]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Rio Can change of land use Development.docx

ATTACHMENT_02_FILENAME

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

Hello everyone. I am in opposition to the Change of Land Use Agreement put forth by the Rio Can development. As a longtime resident of Bay View, I am very concerned with the proposal of building 6 towers in the 5 acres of Glenmore Landing.

I have taken the time to talk to you before, and my message is somewhat the same. We do NOT have the infrastructure to accommodate such a project. The building of 6 towers could potentially accommodate 3,000 people, not counting those people who are there to shop. Really? Council, please cast your minds back to the summer of 2024. The city of Calgary was placed upon mandatory water restrictions due to a main water pipe that had burst. According to the City, this pipe should have had a life span of 100 years, 50 of which had already passed. This means we should have had another 50 years of usage. Well, I guess it didn't work. Why not? Could it be that our city is trying to accommodate more people than the existing infrastructure can handle?

Glenmore Landing is currently a shopping complex that resides along the Reservoir, which, as you are aware, supplies roughly half of Calgary's drinking water. Why on earth would you put that at risk? I realize that Rio Can has made the claim that environmental studies were done, and that in their opinion, it is safe for this development to take place. Well, I asked Rio Can a few years ago for this information. I find it truly interesting that they assured me that all sorts of studies were done, that they took down my contact information, and they promised me the information that I had requested. What I find so interesting, is that I am still waiting for this information. So I must ask you, council, why is there a lack of transparency? Did Rio Can ever provide YOU with this information? If so, then please make this public. The citizens of Calgary want to be and need to be informed. Transparency must take place.

Now we live in a city that is continually changing and growing. Our city desperately needs affordable housing. However, let me be clear. Building 6 towers in an affluent neighborhood will NOT be affordable housing. So the claim that these apartment buildings will help with Calgary's housing crisis will not hold water.

As for the potential traffic issues.... Again we shared our concerns that the traffic entering and exiting Glenmore Landing will not and can not accommodate the significant amount of traffic. Again, where are the traffic studies? Just looking at the existing outlets, traffic has already reached its maximum. Just check this out during rush hour. You will know exactly what I mean.

Have you looked into how the existing roads of 90th Ave and 14 St will handle the excess traffic? Again, where are the studies?

What about the water supply to this project? The Palliser pump station was recently upgraded, but to what degree? Will the demands of this development be met without further upgrades? If upgrades will be required, at what cost? Who will be financially responsible for this? Will the affected communities in the vicinity see a change in their water quality or water pressure?

Yet another consideration is the sewer system. Many homes in the surrounding communities effected by this development were built in the 1950's through to the 70's, and were serviced by clay and concrete pipes. How will their sewer infrastructure be affected by this development, especially since the underground parking will likely increase the groundwater elevation in this area, potentially contributing to backing up more sewers than ever before? Again, where are the studies? Due to the lack of transparency of this development, I can NOT support this

Thank you.



Public Submission

CC 968 (R2024-05)

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First name [required]

Cody

Last name [required]

Lamoureux

How do you wish to attend?

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

Council

Date of meeting [required]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Glenmore Landing Letter.docx

ATTACHMENT_02_FILENAME

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

Dear Sirs/ Madams,

My name is Cody Lamoureux and I am a native Calgarian, growing up in Eagle Ridge and now living with my own family in Haysboro. I have basically spent my entire life in this area and am very familiar with the Glenmore Reservoir, the pathway system, surrounding communities and Glenmore Landing. There have been many changes to this area over the years, some positive and some not so positive. In most cases the changes that would be view as negative have been based on decisions being made by individuals who are not really familiar with the area and do not respect the land or the “Common Sense” rules that are not written, but implied.

In addition, I have spent the last 35 years in the Development of New and the Redevelopment of Existing Multi-Family Real Estate in Calgary with over 40 developments and nearly 4,000 multi-family units, in this city.

With regard to Glenmore Landing and the proposed Rio Can Development, this process has started just as you would expect. The Developer asking for the Moon, the Sky and the Stars! The Political Machine blindly “Bending Over” in an attempt to satisfy and justify a completely irrelevant agenda. In the end agreeing on a lesser evil, all the while believing that they have “Pulled the Wool” over the eyes of the local residents. You are fooling no one and your High-Density, Low-Income condominium units will be purchased by Wealthy Investors interested in the bottom line and could care less about the surrounding communities that will be directly affected. You want to bring 8.000 people, new residents and working staff to a confined area with inadequate parking, inadequate infrastructure, inadequate site access and ruin this cherished natural resource that is the Glenmore Reservoir, Glenmore Pathway System as well as the ambiance and flow that is Eagle Ridge, Chinook Park, Haysboro, Bayview and PumPhill.

No one will benefit from the proposed Development other than the Political Machine and Big Business!

Here you have beautiful established communities with a design and flow that have made them true “Family” oriented communities. There are no residents of these communities who believe the proposed development is a good idea, but “No One in the City Council or Rio Can (Big Business) is Listening”!

I am all for New Development in the city if it makes common sense, but in this case, it seems that what “We the People” want is of no consequence. I for one will do everything within my power to stop this development or at the very least, force the City Council to come up with a proposed development that works for and with the local residents.

Sincerely,

Cody Lamoureux

Calgary, AB



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First name [required] William

Last name [required] Turk

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

Date of meeting [required] Dec 3, 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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The neighborhood and surrounding areas cannot handle the purposed buildings they are hoping to build. The traffic would be impossible and the waste management would come through Haysboro and our old pipes could not sustain it. The developer should be responsible and not the tax payers.



Public Submission

CC 968 (R2024-05)

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First name [required] Rhonda

Last name [required] Hutchings

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

Date of meeting [required] Dec 3, 2024

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[required] - max 75 characters LOC2023-0130

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am not in favour of the Glenmore Landing Redevelopment. Trying to squeeze the population the size of Banff into that area has far too much impact on our community of Haysboro. I worry about the noise and the shade from tall buildings and the traffic congestion. The existing infrastructure won't be able to handle it and my biggest concern is that it is far to close to our drinking water supply. Every fall we see a huge bird migration over the reservoir. They will all crash into the buildings. That area is a natural reserve for much wildlife. We need our quiet green spaces for our mental health. Thank you



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First name [required] Thomas

Last name [required] Adamson

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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Concerned about: Traffic egress and flow. Fire station capacity (four nearest stations would be monopolized in an event leaving all other serviced neighbourhoods unserved), Shadowing, Sewage, and electrical (substation shared with Hospital). Parkland. Storm water. Sewer backups. Massive lack of transparency by RioCan and The City of Calgary. EMS. Parking (0.6 spaces per unit, 2.2-2.6 people per unit, owners of luxury condos NOT one car families, also NOT users of public transit). Not implied low income housing. Schools (2.2-2.6 people per unit means one child every 2-5 units, meaning meaning roughly 250-550 children needing school just in towers 1-6). Congested hospital access. Potential for RioCan rezoning then flipping former parkland for profit with no actual development. Parkland being falsely labelled as less valuable land. Mental health of current area residents as water and parkland access restricted by highrise development 4x the density of the East Village in Downtown Calgary. Population similar to Banff in 15 hectares in suburban Calgary, 200 metres from a major water source with no advanced ecological assessment having taken place.



Public Submission

CC 968 (R2024-05)

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First name [required] John

Last name [required] Hutchings

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly oppose of the Glenmore Landing Redevelopment of building six high rise towers adjacent to Glenmore Reservoir. This location is not the place for such high density as it will ruin the integrity of Glenmore Park and add tremendous strain to the existing infrastructure, emergency services and traffic in and around the area. This development needs to be dramatically scaled down, these towers should be no more than 5 stories high. Please do the right thing and reject this over the top proposal and preserve Glenmore Park and Reservoir.



Public Submission

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Last name [required] Filine

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Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly oppose the proposed development of high rise apartments at Glenmore landing because it is poorly justified and badly planned. The proposed density on such small land parcels in the park is unprecedented. It clearly doesn't account for the lack of driveways and car parking space. There are many larger wasted areas in southwest that could have been used but the city council seems to pursue the hidden agenda to justify previously casted tens of millions of our tax money on the heavily undersized BRT corridor. This is such an obvious repeat of poor service and ignorance of common sense.



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] **Mary**

Last name [required] **Hill**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to the Glenmore Landing development for the following reason:
Lack of information provided by council to constituents and residents on the development. Elected council members lack of transparency and representing their constituents to provide a voice and raise concerns as they were obligated to do.
I moved into the community to have access to the reservoir for exercise enjoyment and health. Access will be limited now due to construction
Infrastructure specifically sewage which runs under 14th street through Haysboro community
Access to Glenmore landing retail. Rio Can has raised lease 30% and business are leaving
Seniors who live in supportive living having safe access to the area with increase traffic
No parking provided by Rio Can for construction workers. Parking in surrounding community will be increased by construction and residents having limited parking in front of their homes
Shadowing of project directly over my resident increasing ice in the winter, colder due to lack of sun, increase heating cost of homes in shadow of high rises
Wildlife corridor - request studies being done on this, bird deaths due to high rise?
Parking strategy for retail with construction and development
City selling designated park land to Rio Can
Increase demand on water, sewage, surface run off, electrical. How does this development impact the demands on electrical requirement for Rockyview Hospital
Water studies not being release to the public
Missed opportunities for communities to have input and potential for development.
There is no predictability for community development now.
Fire and safety plan for increase density of population on small area of land
Traffic and congestion on 90 ave, 14th street and access to Glenmore landing with increase density and only one way in and one way out. Solutions provided by Rio Can do not address this issue.
Increase population to the reservoir, including pets and impact on our drinking water.
Access for bikes and pedestrians to the reservoir. Bikes path being pushed towards 90th and safety with increase traffic and u-turns in from of JCC. Will bike and walking paths be increased in size and more around reservoir? Will bike and walking paths be increased in size and more?
Our counsellor representative has met with Rio Can 13 times and will not engage with the communities in person that she represents.



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First name [required] Francesca

Last name [required] Serafini

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Glenmore Landing Development.docx

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

Please consider looking past the greed and preserve what beautiful parks and greenspaces we have left in the city. The impacts of this development will be absolutely catastrophic.

Hello,

First, thank you for the opportunity to express my concerns about the proposed development at Glenmore Landing.

I was born and raised Calgarian. I grew up in Chinook Park and Haysboro and currently reside in Haysboro for the past 21 years with my husband and 2 young children. I am now 53 years old and from the age of 18 years old, I walk from the big "H" at Heritage Park along the lower and upper paths to the sailing club (South Glenmore Park) every day, in snowy - 40C, pouring rain, sunny and cloudy days. I know this area very well and have witnessed a lot over the years.

The Glenmore Reservoir/Glenmore Park is the most important environment and one of the most beautiful places for the public to walk, bike, canoe and most importantly connect with nature in the city of Calgary. The wildlife is so distinct in the area. I see deer walking around Glenmore Landing, they cross 90th Ave SW and often I witness them in my front yard. I have a bird feeder in my backyard that attracts over a dozen different birds from Glenmore in the wintertime. This development will create havoc on the animals, birds, and our drinking water.

The communities surrounding this development are some of the most expensive real estate neighborhoods in the city. With that said, I have been selling residential real estate for 25 years. Building high-rises will not attract the wealth to Purchase. Instead, it will attract low to middle income buyers and investors. Without a doubt, the buildings will be revenue generating. This is where the long-term problems begin. I've been witnessed since the start of 2022.. homeless walking along the reservoir, smoking pots, doing other drugs, swimming naked and washing off in Glenmore Reservoir, the public setting up beach chairs, sun tanning and allowing their dogs to swim in the reservoir. Let's not forget the garbage thrown all along the shores of the reservoir, specifically plastic. The trash is becoming alarming. This is deadly for all the various ducks and birds that come to rest in the reservoir.

Does the city council realize from the bottom of Glenmore Landing (where McDonald's restaurants currently sit) it is less than 150 footsteps to reach the Glenmore Reservoir? Think of the impact this crazy development will create. It's unimaginable!

I have seen many changes to the city over the years. I am all for progress as progress is inevitable. I understand big business, the power it exudes and controls. Most often there is no stopping big business at any cost. It's simply greed. It's all about the "money" for the developer and the city no matter what the long-term results and disasters it will bring. I advise all of the city council members to come to Glenmore Landing, take a walk up to Glenmore Reservoir, look around and see what will be destroyed and what major impacts this development will have. It's in my face every day. Why is the city council not listening to the public??? The majority of the public are against this ridiculous development, they have fought back with facts, experience,

**knowledge and care. We live in these communities from day to day. We can tell you.
Why will the city council not listen?**

I am not one for speaking out nor voicing my concerns, but my intuition on this development is screaming and I felt it was time to express what I know, have seen and what will most likely happen.

Building to this magnitude at Glenmore Landing is catastrophic to the natural environment (e.g., current erosion to the shoreline at the Glenmore reservoir like I've never seen before). The weight and density of these high-rise buildings on a small, concentrated parcel of land. Glenmore Reservoir and surrounding communities sit on a high-water table. Can you imagine long-term disasters this could create? As an example, in 2004 on the Father's Day long weekend the water table in Haysboro rose so high a large majority of homes had water seeping into basements (I for one had over 1ft of water). I'm not sure the city of Calgary council remembers or even knows, but 14th Street at the intersection of 90th Ave SW was a lake. It required emergency crews with boats to rescue people stranded in their cars. There is no way you can stabilize that land for this enormous development, not to mention trying to create levels of underground parking. It's insanity. Where is all the logic and reason with the city council?

Then there are all the other factors to consider such as, the high density of traffic in an already congested area, pollution, not to mention noise pollution, which is devastating to wildlife, especially birds, sewage waste, water supply, electricity, parking. Let us not forgot to mention the increase of crime and traffic (parking cars in neighboring communities) that will begin to affect these well-established areas.

Our world is in a climate crisis and Calgary is no exception. We want to preserve the beautiful green spaces that we have, not destroy. We are very worried about the basic "need", our drinking water at Glenmore Reservoir that will affect everyone living in this city.

The proposed development many of us have discussed is a development like Marda Loop and Garrison Woods. Brownstone residences, low rise (max. 3-storey buildings), daily shopping and services. Residences that fit into the surrounding communities. It would be a good "fit" for the aging population in these areas to stay in the area and downsize into smaller residences. A development that will blend into the environment without destroying what nature we have left (e.g., deer, coyotes, birds etc..) and our drinking water.

For a moment try and look past the GREED.

Regards,
Francesca Serafini



Public Submission

CC 968 (R2024-05)

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Last name [required]

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

Date of meeting [required]

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

[required] - max 75 characters

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposition to this proposal, this is not the place for densification in Calgary. Glenmore is our water source and was for the city Calgary during the replacement of the water main in Bowness in of 2024. I have been a resident of Haysboro for the last 60 years, and if everyone of 8,000 resident living in the RloCan Towers runs the dishwasher, runs a load of laundry, has a shower and flushes a toilet the aging infrastructure will not be able to accommodate the stress on the clay pipes that are in Haysboro and toilets will backing up from 14th street to Haddon road.



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First name [required] Harold

Last name [required] Minton

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Resignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition to the RioCan proposed redevelopment of Glenmore Landing. This development is within meters of the City of Calgary's drinking water. If you contaminate this water source, you will jeopardize the drinking water for a portion of the City of Calgary, remember the summer of 2024. As City Councilors you will not be able to recover from this catastrophe, the citizens of Calgary will remember. October 2025 is next municipal election that the citizens are already talking about cleaning house since you do not listen to the residents that live in close proximity to this water source.



Public Submission

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First name [required] Pamela

Last name [required] Noble

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This building is NOT low income housing it will be expensive housing. This major construction next to our water supply is very concerning. The businesses that have survived the bus route construction and Covid can't survive MORE construction as we see 1600 a local watering hole already leaving. The amount of traffic that this will create is very scary as 14 th is already grid locked. This could be built right by the c train tracks in the huge empty lots where the old YMCA was located. All the trees that will be destroyed and wildlife homes is truly disgusting!



Public Submission

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First name [required] **Trish**

Last name [required] **Mayer**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

"I'm against this proposal". We need Council to understand that residents deeply care about our Reservoir Park, this impacts not only the surrounding communities, but anyone who cares about the City's drinking water, pollution, infrastructure issues, the environment, and of course, how the City is selling parkland for development.



Public Submission

CC 968 (R2024-05)

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First name [required] Peter

Last name [required] Major

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

Date of meeting [required] Dec 3, 2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

It is shameful that our councilperson, Kourtney Penner, and a majority of City Council, deliberately ignore the will of the people to preserve the land as parkland. The Land Use Redesignation should never be advanced to satisfy their personal interest, which will irreparably impair the enjoyment of the parkland and our drinking water.



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First name [required] Lynn

Last name [required] Evans

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

Date of meeting [required] Dec 3, 2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to this proposal for several reasons. First, the existing infrastructure is inadequate to support such a significant increase in population. I am also deeply concerned about the environmental impact of this growth on a critical body of water that is vital to our city. Additionally, I do not support selling this parkland for development, as it plays a key role in preserving the natural character of the area. Building high towers would significantly detract from the nature we are striving to protect.

The reservoir paths are already overcrowded during the summer, and I often feel unsafe walking with my toddler on shared paths where bicycles speed by. Increasing population density in this area will only worsen this issue, making it less safe and accessible for families and pedestrians. For these reasons, I cannot support this proposal.



Public Submission

CC 968 (R2024-05)

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First name [required]	Karen
Last name [required]	Pauling Shepard
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

City of Calgary Councilors and Mayor

Re: LOC2023-0130

I listened with interest to the evening CTV News on 2024 July 16. There was a news-clip about a proposed housing development that the City voted 10/5 to reject. Please see the attached link, scroll to the 8:23 minute mark.

<https://calgary.ctvnews.ca/video/c2954454-ctv-news-calgary-at-11-30-for-tuesday--july-16--2024>

Also helpful is to watch the on-line Public Hearing at City Hall, 7.2.14 Land Use Amendment in Westwinds (Ward5) at 3633 Westwinds Drive NE, LOC 2023-0357, CPC2024-0679

This proposed development was in Ward 5, Community of Westwinds, at 64thAv and Castleridge Drive. Councilor for this ward is Raj Dhaliwal.

The proposed development was for 3-6 story buildings, 428 apartment units on a vacant lot (referred to as Prairie Winds Park), adjacent to a Superstore parking lot, and 600m from the C-Train.

Reasons the Ward 5 residents gave for their opposition were: traffic congestion, safety, daily disruptions, environment, schools, lack of community engagement for this land use amendment, density, etc. Also, it was stated in oral submissions that there is no Local Area Plan for that Ward.

The proposed development was rejected by City Councillors in a vote 10/5.

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

I congratulate that Community for their success in the Land Use Amendment rejection. However, I am baffled that the Glenmore Landing Public Hearing about selling our parkland was firmly endorsed in an 8/3 vote by Councilors despite strong multi-community opposition with having the same or more compelling reasons to reject the sale than the above detailed proposed development. I am very worried that the concerns expressed by the residents of the affected communities to the recently revised and CPC approved plan by Urban Systems for Glenmore Landing Redevelopment that was recently circulated to our community will fall on deaf ears with Councilors during the planned Land Use Redesignation LOC2023-0130 hearing slated for December 03, 2024.

I bring this story to your attention as I do not understand the process/criteria used by Councilors to reject or endorse one land use amendment and not another. The proposed redevelopment of Glenmore Landing has greater risk for the same reasons the residents of Ward 5 gave in their opposition to LOC2023-0357. I urge you to VOTE NO to LOC2023-0130



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

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First name [required]	Greg
Last name [required]	Robertson

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]	Dec 3, 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 redevelopment
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm very dissapointed about the high density plan Rio-Can and the city of Calgary wants for Glenmore Landing. The tax payer will be faced with the cost to upgrade water, sewer and electrical infastructure. If this project is allowed, the residents nearby will subjected to years of construct noise,dust and traffic conjection. After the buildings begin to shade the walkways and roads,pedestrians and drivers will be subjected to the dangers that black ice . These luxury condos with magnificent views of the mountians and reservoir will thoudsands more people to use pathways. I can only wish the people at Rio-Can and city hall will realize how this project will ruin our community! Please stop this project.

Greg



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First name [required] **David**

Last name [required] **Krayacich**

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Glenmore Landing Redevelopment**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Subject: Urgent Traffic and Safety Concerns – Glenmore Landing Redevelopment and 90th Ave/16th St Intersection
Dear Members of Calgary City Council,
This project is a public safety hazard waiting to happen.

I urge you to vote against the rezoning and sale of land to RioCan due to the severe traffic hazards the Glenmore Landing Redevelopment poses to the already-congested 90th Ave/16th St intersection. This intersection, a critical access point, is burdened with frequent delays and congestion. Adding over 3,000 residents from the proposed redevelopment, combined with the Jewish Community Center (JCC) and TsuuT'ina Taza developments, will create unsustainable strain on local infrastructure, endangering public safety.

Traffic Hazards and Existing Issues

The 90th Ave/16th St intersection is already a bottleneck, with limited exit points. The proposed development funnels all traffic through this overburdened intersection. Nearby, the JCC redevelopment—which includes a school for 440 students, a synagogue, congregation spaces for 500 people, and two seniors' facilities—will add significant traffic. These overlapping demands will exacerbate congestion, increase delays, and heighten risks for pedestrians, particularly vulnerable groups such as seniors and students.

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

The TsuuT'ina Taza development, expected to bring 10,000 new residents, will further compound these issues, with many vehicles using 90th Ave and surrounding roads. Emergency response times will also suffer due to the lack of alternative exit routes.
Urgent Actions Needed

- Before any approvals, I urge City Council to:
- Conduct a Comprehensive Review Traffic Impact Assessment (TIA):
- Include a neutral third-party review of RioCan/Urban Systems' TIA.
- Assess cumulative impacts of Glenmore Landing, JCC, and Taza developments on vehicles, cyclists, and pedestrians.
- Focus on pedestrian safety for vulnerable populations.
- Develop Updated Egress and Evacuation Routes:
- Explore new or expanded exit routes for both Glenmore Landing and the JCC developments to address safety and evacuation concerns.
- Ensure improved emergency vehicle access during high-traffic periods.

Conclusion

The combined impacts of these developments will overwhelm existing infrastructure and compromise safety. Without a detailed plan to address these challenges, approving this project risks creating an unmanageable crisis for our community. Please prioritize public safety and vote against the rezoning and sale to RioCan.
Thank you, Dave



Public Submission

CC 968 (R2024-05)

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First name [required] Shona

Last name [required] Gillis

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I object to the redesignation of the parklands associated with the proposed Riocan development by The City of Calgary.

I live in Chinook Park, which is located near the Glenmore Reservoir.

I have a concern with the impact of the proposed development that is located this close to the City's main drinking water reservoir. Has there been any hydrology studies done to determine the impact of this project with respect to the high-water table? What mitigation issues are being proposed to guarantee no damage to the reservoir? Surely the citizens have suffered enough water issues this year without instigating any further possible travesties.

I also have concerns with respect to the expected traffic associated with this development. Adding an additional 3,000+ residents without adding any meaningful egress will be catastrophic for the existing residents and businesses in the area. From a safety perspective, not enough planning has been put forth to address any of these issues.

Furthermore, I also have concerns for the environment associated with this project, which will impact the wildlife, biodiversity, trees, birds and sensitive species located within the Glenmore and Weaselhead area. This project will also impact migrating birds, with possible bird strikes and migration paths being affected.

Finally, I request that the City share the results of any development studies associated with this project, including hydro, traffic, infrastructure, sewage, water, stormwater and environmental impact, while providing a legitimate time for the public to review and provide comment, in advance of any approval.

Great cities need great parks – we need to preserve this parkland associated with the Glenmore reservoir.

Thank you for your consideration in this regard.



Public Submission

CC 968 (R2024-05)

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First name [required] **Sherri**

Last name [required] **Gillis**

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redignation Bylaw 302D2024**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

RE: LOC2023-0130 Land Use Redesignation Bylaw 302D2024

I live near Glenmore Landing in Chinook Park and I object to the landuse redesignation bylaw of the parklands connected with the above application.

The Parklands near the Glenmore Reservoir need to be preserved. They play a vital role to the biodiversity and habitat of wildlife and plant species within the area.

Every Calgarian acknowledges the importance of having safe drinking water, particularly during this past year with the recent water main breaks. The proximity of our drinking water in the Glenmore Reservoir needs to be protected for future generations.

The City has not been transparent in providing Hydrogeological and Geological studies about the impact of the water table with future development. What is the impact on our water/sewer system? Have stormwater studies been undertaken?

The area surrounding Glenmore Landing serve as valuable parklands. They provide an ecological buffer and much needed green space to separate Glenmore Landing from 14th Street and 90th Avenue, which are both busy roads. More trees should be planted within these parklands to help improve our much need tree canopy in Calgary.

Thank you for your consideration in this regard.

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



Public Submission

CC 968 (R2024-05)

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First name [required] Lucas

Last name [required] Kraycich

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters redevelopment and rezoning of lands at Glenmore Landing LOC2023-0130

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Subject: Protecting Glenmore Reservoir Parklands from Overdevelopment

Dear Mayor Gondek and Council Members,

I am writing on behalf of my generation, which will bear the long-term impacts of the proposed Glenmore Landing Redevelopment and the precedent it sets for density-at-all-costs development in Calgary. The extreme densification proposed for this project—including six high-rise towers and intensified commercial use—threatens the Glenmore Reservoir Parklands, one of Calgary’s most cherished natural spaces.

Great Cities Have Great Parks

City parks are vital for our health, well-being, and community connection. They provide spaces to relax, exercise, socialize, and connect with nature. The Glenmore Reservoir Parklands, encompassing North and South Glenmore Parks, Weaselhead, and Heritage Park, are a unique gem in Calgary’s green space network.

Like iconic parks in other great cities—Stanley Park in Vancouver or Central Park in New York—the Glenmore Reservoir Parklands are integral to Calgary’s identity. With stunning views, recreational opportunities, and serene natural spaces, this area is a sanctuary for residents and a legacy we must protect.

Threats from Overdevelopment

The proposed redevelopment would irreparably harm the parklands:

Noise and disruption: A 15-year construction timeline will bring pile drivers, dump trucks, and cranes, undermining the park’s tranquility.

Overcrowding: Thousands of new residents and visitors will overwhelm the park, degrading its recreational and ecological value.

Habitat destruction: High-rises and increased human activity will disrupt wildlife habitats and migration corridors, displacing species reliant on this delicate ecosystem.

The towering high-rises will overshadow areas once valued for their peace and natural beauty, transforming the park from a refuge into a backdrop for dense urban development.

Density Without Compromise

While managing Calgary’s growth is vital, densification should not come at the expense of green spaces. Parks become even more critical as housing density increases, providing essential breathing room for residents. The Glenmore Reservoir Parklands were meant to be protected by the same density strategy being used to justify this redevelopment. Allowing this project undermines that principle and risks losing a natural legacy for short-term profits.

A Call to Action

I urge City Council to reject the rezoning and sale of land to RioCan.



Public Submission

CC 968 (R2024-05)

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First name [required] Adam

Last name [required] Powell

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] Dec 3, 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 - LOC2023-0130

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Project will have devastating impact on water infrastructure. Highest population density project next to glenmore reservoir is irresponsible to environment and drinking water supply. Water back up will effect my already aging community water infrasture in hays-boro. Short sighted and reactive project with poor planing. Lack of transparency from developer. I am gravely concerned about fire and ems response to the heritage area asding 8000 more residents.



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First name [required] Karen

Last name [required] Arndt

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

City of Calgary - Glenmore Landing .pdf

ATTACHMENT_02_FILENAME

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

Please find attached my letter stating my concerns with the land use redesignation for Glenmore Landing. Thank you

Date: November 26, 2024

To: The City of Calgary

Re: **LOC2023-0130**
Land Use Redesignation Bylaw 302D2024
Proposed Glenmore Landing Land Use

Position : **Opposed**

In regards to application **LOC2023-0130** I am once again reaching out requesting the City of Calgary put a halt to the audacious idea of rezoning the greenspace surrounding Glenmore Landing so as to permit high-rise residential development.

We have all seen the repercussions upzoning has had on our city, communities and neighbours in a very short time, so what is the purpose of such aggressive development adjacent to our drinking water? Did we not learn anything this past summer when we experienced failing infrastructure in Bowness and area and the entire city relied on the Glenmore Reservoir? Countless times I have heard the city state that we must protect our drinking water, it is precious. Were those only words or did you really mean it? We are now faced with saving a sensitive area that needs to be protected for the future! Will you stand by your statements and protect our drinking water? Why would you even contemplate such aggressive development in a location that is in such close proximity to the Glenmore Reservoir when the bordering areas already consist of apartments, townhouses, senior's homes not to mention the proposed increased density in neighbouring communities. A responsible government would not sell parkland and greenspace, redesignate or deem lands as under utilized when our open areas are in such demand and serve a purpose as density takes hold of this city.

Apart from the infrastructure concerns, this proposed land redesignation, if developed, will surely create numerous other issues ranging from shadowing, traffic, safety, environmental, wildlife loss along with their corridors being destroyed. Calgarians have taken the time from their work schedules not only today but in the past to speak at city public forums and express **valid** concerns that only seem to fall on deaf ears, yes we have lost trust, but it is my hope that the council will really take note and listen to Calgarians this time.

Remember, greenspaces once developed are lost **forever**. Mature trees and bushes just like the ones on the lands in question, where the majority are now conveniently dead, or in distress and subsequently have been removed, are potentially being replaced but not with healthy trees but with an urban complex destined to create groundwater issues. Our parks need preservation, protection and beautification not neglect, densification, pollution and destruction. The City of Calgary needs to listen to its tax paying citizens, and their valid concerns and put a halt on this land redesignation scheme. Changing this area and having a mass of people living steps away from our drinking water whether that is tomorrow, 10, 20 or 30 years in the future is totally

irresponsible and unacceptable. Just because you see a beautiful area and have strategically placed a bus stop in its vicinity does not justify building such aggressive development. Do the right thing and protect this area for the future and do not allow this change of land use.

Respectfully,
Karen Arndt



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First name [required] David

Last name [required] Grant

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

Date of meeting [required] Dec 3, 2024

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[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

Haysboro resident comments LOC2023-0130 Land Use Redesignation Bylaw 302D2024.pdf

ATTACHMENT_02_FILENAME

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

Regarding LOC2023-0130 Land Use Redesignation Bylaw 302D2024
This development will negatively affect my family in Haysboro by:
Shadowing housing
Destroying site lines
Massive increase on trails and erosion on reservoir lands
Increasing congestion on 90th Ave SW and 14th Street SW
Increased pollution
Danger of overloading local Sewer & Water infrastructure
Additional pet waste in off leash area
Deleting green space
We have seen no impact studies

Regarding LOC2023-0130 Land Use Redesignation Bylaw 302D2024

This development will negatively affect my family in Haysboro by:

Shadowing housing

Destroying site lines

Massive increase on trails and erosion on reservoir lands

Increasing congestion on 90th Ave SW and 14th Street SW

Increased pollution

Danger of overloading local Sewer & Water infrastructure

Additional pet waste in off leash area

Deleting green space

We have seen no impact studies



Public Submission

CC 968 (R2024-05)

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

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First name [required]	Linda
Last name [required]	James
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I opposed the Riocan redevelopment of apartment buildings at Glenmore Landi
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

LOC2023-0130 Land Use Redesignation Bylaw 302D2024



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] **Linda Rae**

Last name [required] **Adams**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

In spite of floods, droughts and reliable water supply experiences, redeveloping land adjacent to the city's precious water reservoir with high density apartment towers indicates short sighted solutions through destruction of irreplaceable natural resources. Long term, can we not at least do no harm and leave some nature for future lives?



Public Submission

CC 968 (R2024-05)

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First name [required] Paul

Last name [required] Read

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] Dec 3, 2024

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

[required] - max 75 characters Redevelopment of Glenmore Landing

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly opposed to Building of residential towers at Glenmore Landing shopping centre.



Public Submission

CC 968 (R2024-05)

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First name [required] Jennifer

Last name [required] Baldwin

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] Dec 3, 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 Redesignation LOC2023-0130

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Submission for Council Glenmore Landing.pdf

ATTACHMENT_02_FILENAME

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

When these renderings were originally made, Council made comments that they were reflected extreme. Well I hope after Council reviews the expanded revisions to the circulation package that Urban Systems/RioCan has made this summer to now predict 8,000 people on this location with 15 structures and the heights provided, those Council members will reconsider as the renderings are actually fairly accurate to the impact proposed. However, since there's been a last minute switch done by RioCan and Urban Systems, Council is only allowed to address the six towers on the parklands at this time as that's what's been brought before the CPC, I won't comment on 15 structures. This project in any capacity is about the future of our City. Does it come with development at any cost? Does development precede values? How do we correct our mistakes when the wildlife has left our Reservoir park? How do we correct our mistakes to the thousands of birds that will die because you placed these reflective towers in their habitat? How do we apologize to the families in the hospital listening to construction noise as they hear the worst news of their life? How do we correct the wrongs when this project teaches children that finances comes first in all decision making and that family values is of lowest priority. I understand that this proposal is being lead by Councillor Penner, she's advocated on behalf of the project while her residents have been screaming bloody murder over it. Our cries have fallen on deaf ears. Residents no longer believe that we live in democracy and unfortunately its this current administration that has so deeply disheartened the people. This project is about benefiting a few, while the rest of the City loses out. Please do not champion a project that the people do not want for a Councillor that will only be in office for one term. She has no legacy in our communities, only selfish decisions. Never have I seen our communities so prepared for the next election, it's the only morsel of hope for a democracy that people have left.

RENDERS

Renders of Proposed Development

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





current perspective



proposal perspective



current perspective



proposal perspective



current perspective



proposal perspective



current perspective



proposal perspective



current perspective



proposal perspective



current perspective



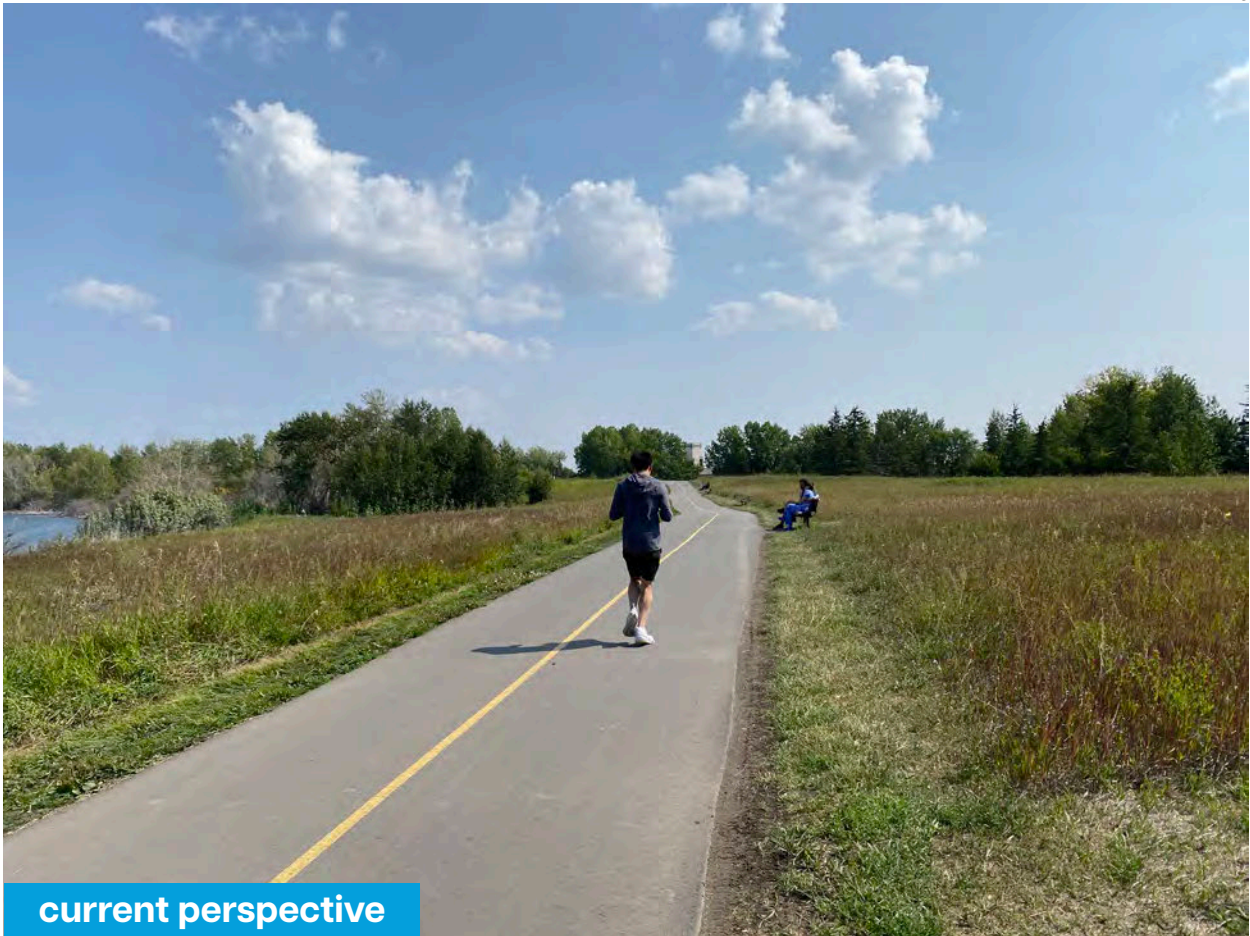
proposal perspective



current perspective



proposal perspective



current perspective



proposal perspective

HISTORY OF GLENMORE LANDING LANDS AND SURROUNDING PARKLANDS

In the late 1970's a company called Campeau Corporation owned 38 acres at the corner of 90th Avenue and 14th Street SW in Calgary.

Campeau Corporation applied to develop the lands for high rise towers and retail on 2 separate occasions. The City of Calgary denied both of these applications.

Campeau Corporation sued the City on the basis that the denials were based on an irrelevant consideration, that being the City's insistence that the lands be park as part of the parks surrounding the reservoir.

The case went to the Supreme Court of Canada. The court's decision was that the City had from a planning procedural perspective relied on an irrelevant consideration, so the Court ordered the City to consider the application again. At that point, the City said it would expropriate and/or purchase the lands so they could be parklands. After significant negotiations, which went on for years, a settlement was reached between the City and Campeau Corporation. Pursuant to this settlement, Campeau Corporation was granted the right to develop a small regional shopping centre on 10 acres in an open "village" style, with height restrictions and with the intent that the centre would interface well with the surrounding parklands. The intent was also that the centre would not be visible from adjoining parklands or that such visibility would be minimized. The other part of the settlement was that the balance of the lands, being 28 acres and including the lands to the south, to the west and to the east of the shopping centre, were transferred to the City as parklands.

The subdivision, land use amendment and development files of the City show clearly that these lands were transferred to the City as parklands.

In addition, it was a condition to the approvals that an agreement, which the City calls the "Park Agreement", be entered into between the City and the owner of the shopping centre (at that time Intrawest) stating that the lands to the south, to the west and to the east of the shopping centre would only be utilized as park and that the owner of the shopping centre would be required to maintain these parklands. The Park Agreement also states that no buildings can be built on these lands. The Park Agreement is registered at the Land Titles Office against the title to Glenmore Landing.

The Park Agreement also states that if the City uses any of the parklands for any of the express permitted uses referenced in the Park Agreement other than park, the remainder of the lands would carry on as parklands subject to the agreement. This is presumably how the BRT was built using some of these lands. This is further evidence that the parklands are not "surplus" as is discussed below.

Originally, we understand that these parklands were zoned "PE". When the new Land Use Bylaw was implemented, the lands are now zoned C-SC, which is a zoning that refers to

recreational and educational purposes. This zoning has as a permitted use “park”. The Land Use Bylaw defines park use to include lands used as park. The definition is not limited to lands zoned as “Municipal Reserve” as is being incorrectly advanced by some City officials.

In 2015, the City passed a “Notice of Motion” declaring that the parklands that are the subject of the Park Agreement are “surplus” and stating that negotiations would ensue with the owner of the shopping centre to develop these lands, including for social housing. The fundamental flaw in this Notice of Motion in our view is that it is based on the premise that development of the parklands (which cannot be developed) is limited by access.

The absurd and invalid nature of this Notice of Motion is in our view obvious on its face. Based on that Notice of Motion, the City has purported to enter into an agreement of purchase and sale with RioCan to sell these lands to RioCan, subject to the zoning of the lands being changed to allow for the construction of high rise towers.

The City originally resisted our statements that the parklands that the City is proposing to sell to RioCan are park. However, the City has now recognized the problem in the process it has followed and has now advertised the sale of the parklands pursuant to section 70 of the Municipal Government Act. Notwithstanding this, rhetoric continues in which the nature of the parklands is misdescribed...the parklands are called “berms”, “grassy areas”, lands that are not “ecologically significant”, and “remnant parcels”. This rhetoric is misdescribing the parklands and is in our view not only incorrect but inappropriate.

We also have concerns as to whether the section 70 Public Notice that has been placed in the Calgary Herald adequately describes the proposed sale of the parklands in accordance with the requirements of the Municipal Government Act and other applicable laws relating to consultations and disclosure.

Environmental Impact

We have been greatly concerned about the Glenmore Landing RioCan project and the lack of attention this project has garnered as we can only assume that most people and organizations within our city and surrounding area do not realize the vast extent of this project and the severity of its impact on our environment and communities. The RioCan Glenmore Landing redevelopment site sits at the base of our valuable Glenmore Reservoir and threatens to forever change the landscape of East Glenmore Reservoir park which will send ecological ripples across the entirety of the park as a whole. Unfortunately, we've seen an inaccurate picture of the proposal being illustrated through certain councillors. It's my goal to inform people of the realistic and accurate proposal RioCan has set forth. It's important to keep in mind the precedence that this sets.

A bit of background information on the redevelopment, RioCan has proposed twelve structures on what is currently known as Glenmore Landing and they have some sort of predetermined agreement with the city to sell the perimeter parkland in order to expand the existing footprint. Six of those towers are looking to be rezoned to 25 storeys in height. Where the other 9 structures are up to 20 storeys. We are talking about a massive development because for six of those towers, 19 storeys tower up from a connected six storey base. RioCan has projected 12-15 years of construction as they plan to build in phases.

These six towers will have 1213 units, and an additional 709 units will be developed in commercial mixed use high-rises when the existing strip mall is demolished. RioCan estimates 2.2 residents per unit, which gives the development a population of 4,228 people.

After a 15 year construction phase, Glenmore Landing stripmall will not only be the largest residential high-rise development in Calgary, it would rank as the 54 most populated municipalities in Alberta: bigger than Pincher Creek or Cardston, over twice the size of Nanton.

This will forever change the landscape of the reservoir as we know it. We will have lengthy overshadowing of the park for the first half of every day. The project will greatly hurt the wildlife that uses the forest that sits adjacent to the large H at Heritage Park. For those in Haysboro, we will no longer have our wildlife a part of our community as that area is their corridor into our neighbourhood. We have bobcats, deer, large birds of prey, bats, skunks, raccoons, and even sometimes bears. There's an endangered owl that nests in the forest beside this complex. We're working with Urban Ecologist Matt Wallace to identify the owl.

As we know, nature doesn't exist in a silo and the illustration that's been provided is how this land is separate, but the land is side by side parcels. You cannot impact one without impacting the other. You can't have noise construction for up to 15 years at booming intensity and high decibels without disturbing the entirety of the Glenmore Reservoir park.

The project is supposed to compact up to 4,000 people right onto the doorstep of our reservoir. We do not believe the park can withstand that much consistent density. That could be up to 1,000 dogs added to the area, all needing green space for bathrooms which will only leave the Reservoir lands, especially due to the parkland sale. That influx in the amount of feces and urine is going to destroy the biodiversity and natural grasslands of the park and leech into the soil.

Another issue is access to the park on the south east end cannot be restricted and we face the probability of people entering the park at night while walking their dogs or even going for a swim. The city does not provide any parks with monitoring in the evening time if they provide any monitoring at all.

The problem with the window guidelines that the city has presented to communities in the past is they're not a bylaw and because of that developers face no restraints or requirements. If we want to protect our parks, we have to ensure developments don't occur beside natural sites like the reservoir, especially ones that are considered migration corridors.

You would think that a development of this scope and scale merits the highest standards of site analysis, and yet no environmental impact or hydrogeological studies have been completed and this is on the doorstep of sensitive Glenmore Reservoir Parklands and our drinking water. Imagine the 15 year construction phase that will see a tremendous amount of activity at the site to dig these foundations, parking garages and towers. Diggers, pile drivers, jackhammers and dump trucks will be creating construction noise that will echo out over Glenmore Reservoir Parklands, disrupting both all citizens of Calgary who enjoy this park and the wildlife whose habitat is that area whether it's their home or migration corridor.

The Glenmore Reservoir is home to sensitive species like pileated woodpeckers, western woodpeckers, olive-sided flycatchers, and bank swallows. Aside from the sensitive species at the reservoir, we know that even more common species like chickadees are very sensitive to noise pollution. The ring road construction greatly impacted the environment on the west side of Glenmore park and Weaselhead. It's taken over five years to see some species finally start to return. We could be without species for over 20 years and yet we're told that there's no biodiversity impact by RioCan. We have encroachment on the west of the park due to the ring road and now Tsuut'ina building close to 10,000 homes in the near future. We need to protect our end of the park as livable habitat as it's important for us as residents to cohabitate with wildlife in our cities.

Weaselhead Preservation Committee recently had their AGM where they discussed the numerous issues they face with crowding in the park and the amount of dogs with and without leashes. This problem is only going to be exacerbated by this RioCan project. We know high density of dogs have negative impacts to our ecology in a park and it greatly reduces the number of wildlife. Unfortunately, Weaselhead has been unable to get the city to provide better reinforcement on this issue. We can request enforcement, but unfortunately the city does not

have a great record on this matter and if Weaselhead is unsuccessful, then we need to assume we will be faced with the same issues.

Geologists have raised concerns for how deep RioCan needs to dig to create parking for all units and the problematic sandstone composition below as well as the close proximity to the largest body of water in the city. There are numerous reasons why this project is poorly thought out, but unfortunately the time to act has been made distrustfully quick without any transparency in documentation.

Density planning is a common initiative to stop the widespread urban sprawl in cities in order to protect the surrounding environment, but in this case, density is being planned on a site that will only harm our one of few large scale city parks. Density in cities was meant to protect the very land that is now being threatened by this development. We have newly passed density rezoning areas in our surrounding neighbourhoods, like the Heritage Communities Plan, but not in this location yet and we've been active to say this is not acceptable at our supposed protected park.

After the construction phase it puts 4000+ residents and workers on the doorstep of sensitive parklands creating areas of extreme congestion and overuse. The lasting effects of shading and noise must also be considered. An environmental impact study must be completed before the Glenmore Landing Parklands are sold to RioCan. Luxury waterfront towers should not trump the historically robust sanctuary we have created within our city.

There are better locations for this type of development. As our city densifies, and living accommodations get smaller and smaller in size, parklands and public spaces provide us with space for respite, recreation and social connection. As Calgary densifies, parklands must be protected.

It's important to remember that this project goes against the city's Biodiversity Report and Initiative, the Climate Crisis Initiative, the Tree Canopy Initiative, and the Municipal Development Plan. If you have any questions regarding these points, please reach out to us at cftpogl@gmail.com

Green Spaces within Calgary - Stats Can

Stats Canada did a recent survey showing that Calgary, AB had the biggest drop among major Canadian cities in overall green spaces. Here's is more information from the Globe and Mail article "Calgary is losing 'greenness,' Statistics Canada data show":

- And new federal data show Calgary – which declared a climate emergency in November of 2021 – had the biggest drop among major Canadian cities in how green it is overall.
- The findings, which were published in November by Statistics Canada, were based on analyzing the colour of summertime satellite images.
- The study used 2000 through 2004 as the baseline period and looked again from 2018 through 2022.
- Over that time, the total land area of Calgary went from being 54.1 per cent green to 37.6 per cent.
- This 30.5-per-cent drop was roughly double the 13.3-per-cent drop in the greenness of Canada's large urban centres overall, during that same period.
- Urban green space provides crucial benefits. It removes and stores carbon. It can help reduce ambient heat, improve flood-proofing and provide habitat for birds, pollinators and other biodiversity. It provides a boost to our mental health. And the presence of trees alongside roads has been shown to increase safety by subconsciously inducing drivers to slow down.
- Matthew Sheldrake, acting manager of the growth and change strategy at the City of Calgary, said the city is doing better since 2009 at encouraging intensification, though this type of housing still constitutes a small minority of new residences. He says there may need to be a more comprehensive approach to balancing the goals of meeting housing demand and protecting the environment.
- At the same time, the United Nations has declared 2021 through 2030 the "decade of ecosystem restoration."
- Ian Leahy, vice-president of urban forestry at the U.S. non-profit conservation organization American Forests, said that public health savings, ecosystem services and other benefits mean that every dollar invested in trees pays off threefold.
- "As our cities are warming, as our climate is warming, it's becoming obvious that [trees are] emerging into basically life-saving infrastructure," he said.
- On this front, Calgary has been lagging. The city has a modest 8.25-per-cent tree cover, down slightly after a lashing of bad weather in 2014. The plan is to double the canopy by 2060, which would require planting 3,500 trees annually to maintain existing stock plus another 4,000 for expansion.
- However, budget cuts in 2019 left staff unable to hit that mark. Instead, focus turned to increased pruning in an attempt to make the urban forest more resilient. This year's budget includes \$8-million over four years for habitat restoration. This will fund 2,100 new trees annually – about half the number required to meet canopy expansion plans.

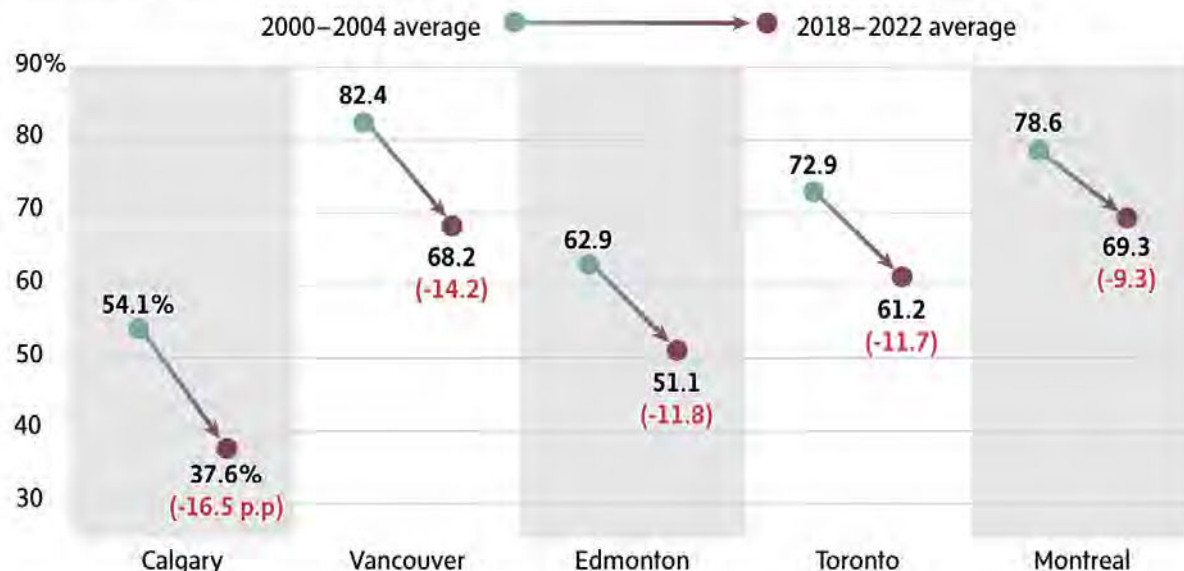
- The agency, which says the analysis was done as part of its “census of environment” program, noted that urban vegetation helps “contribute to more livable communities and overall quality of life for residents.”
- But Dr. Sandalack said too often such benefits haven’t been taken seriously. She says, “If something’s going to get cut in the budget, it’s like okay, we’ll cut soft things like landscape, like trees – rather than really valuing them properly and saying, they need to be at the top of the pyramid,” she said. “I think that climate change may be one of the motivators that gets cities to think about this thing differently.”

Please reference graphs on the next page.

<https://www.theglobeandmail.com/canada/alberta/article-calgary-is-losing-greenness-statistics-canada-data-show/>

Urban greenness decrease over time, top five largest urban population centres

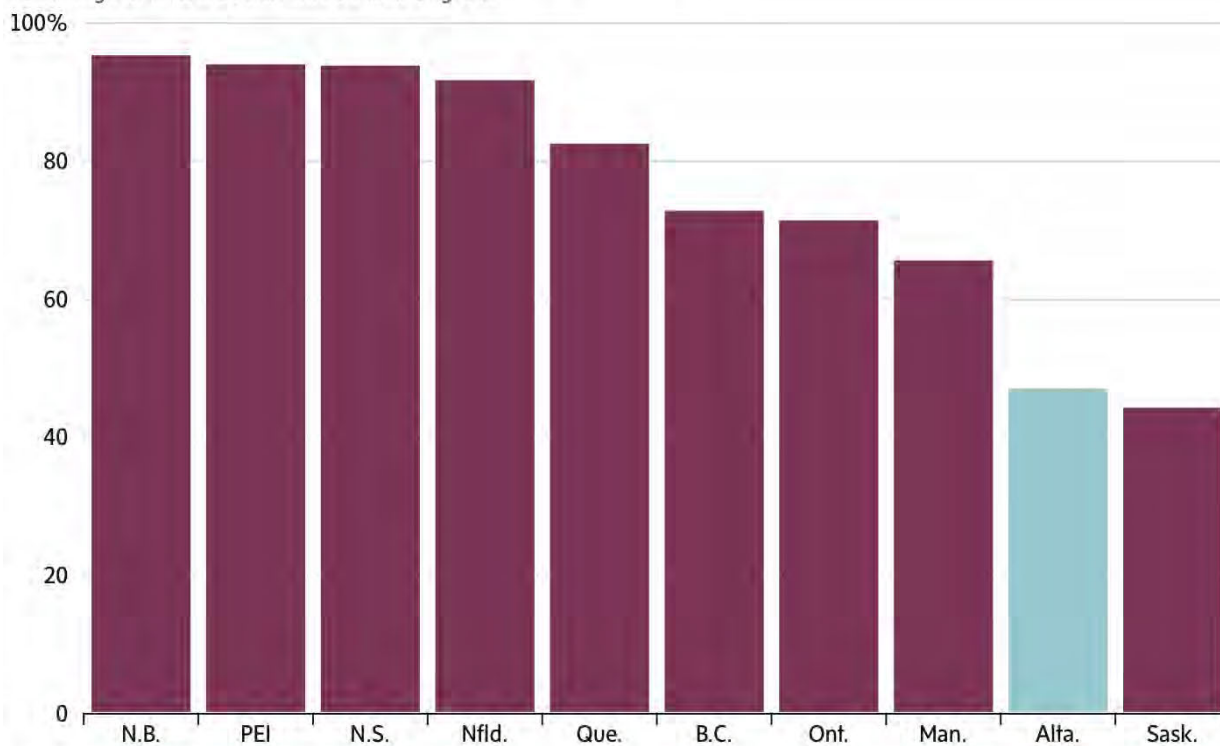
Percentage of land area that is classed as green



MURAT YÜKSELİR / THE GLOBE AND MAIL, SOURCE: STATISTICS CANADA

Urban greenness in all population centres by province, 2022

Percentage of land area that was classed as green



THE GLOBE AND MAIL, SOURCE: STATISTICS CANADA

[DATA](#) [SHARE](#)

Letter to our Representatives on the Important of Green Space in Haysboro Community

Below are the city's current guidelines below for parks and their future. I believe there's one point that's important to mention that I do not see provided and that's the city retaining all parkland that the city already possesses. It's important for the city to not sell any further parkland as I'm sure the parks department is well aware, once that land is sold, the city is unable to ever buy it back at market value. Unfortunately the city cannot afford to buy land back for parks. It's pertinent that the city does not consider any more sale of parkland as our green space in communities with existing infrastructure will never receive more parkland or green space than what each current community already has.

Please consider that my community of Haysboro does not have ample access to green space. We have a community centre that has a small lot of green space beside it that sits at a playground. Every green space in my community goes to a school yard or playground. We have a slight strip of green along the sound wall at 14th St. However, with the issue of the Glenmore Landing Redevelopment and RioCan's forecasted 12-15 year construction period, our one strip of green space will be drowned by construction noise for over a decade and will no longer be accessible for use as walking by a construction site nulls any park enjoyment.

It may not seem like much land to you, but any green space to us means the world. We are in a situation where we will never receive more parkland than what already exists in and around our community. Please do not take that away from us.

I understand this project may mean a lot for funding, but there's numerous other locations better situated for this project and we hope the city's first step in their parkland and climate crisis initiative is to no longer sell existing parks/ green spaces.

Guiding Principles of the City's Parks Initiative

After reviewing the feedback from the first phase of engagement, the following guiding principles have been identified to direct the future of park planning and decision making in Calgary over the next 20 years.

1. **Conservation and Protection of the Environment:** Improve, enhance and support nature conservation, wildlife protection and biodiversity by taking a nature-based approach using the best practice of ecological network planning and placing the environment first in city building decisions.
2. **Climate Resilience** - Build a resilient city that can accommodate drought, flood, extreme heat and cold events to reduce negative impacts to property and Calgarians from such events.
3. **Inclusive and Accessible** - Ensure the park network meets the needs of all Calgarians through park and amenity provision and design that addresses Calgarians who experience barriers to access.

4. **Connectivity for People and Wildlife** – Strengthen connection through the park network to support different transportation modes for Calgarians and ensure connectivity through our natural areas to provide space for wildlife movement.
5. **Physical and Mental Health and Wellbeing**: Develop and manage parks that support mental and physical health and active lifestyles of Calgarians through active recreation and sports amenities, multi-use passive recreation amenities and access to nature opportunities.
6. **Supporting Communities** - Support stewardship of parks and provide gathering spaces to bring to foster community and a sense of place and connectedness.
7. **Cultural Landscape and Sacred Spaces** – Preserve and protect cultural landscapes and continue to build relationships with indigenous nations and urban indigenous to incorporate indigenous knowledge, management and places for ceremony in parks.
8. **Safety and Security** – Reduce user conflicts in parks through education and regulation, and partner with community service groups to address mental health and encampment issues in relation to parks.
9. **Economic Resiliency** – Pursue financial sustainability by providing high quality parks and open space with multi-functional value and operational efficiency through a standard level of service maintenance.
10. **Innovation** - Promote forward looking practices and data-based decision-making in urban park provision, design and management.

Trees on the Parkland of Glenmore Landing

Section 1 - North Side of BRT Station Walkway

Total Number of Trees - 10

Estimated Value - \$33,005.29 * One tree has no estimated value listed.

<u>Number of Trees</u>	<u>Trunk CM</u>	<u>Oxy Produced</u>	<u>Carbon Captured</u>
3	7-19	11 Tons	4 Tons
7	19-35	135 Tons	51 Tons

Section 2 - South Side of BRT Station Walkway

Total Number of Trees - 13

Estimated Value - \$59,906.12

<u>Number of Trees</u>	<u>Trunk CM</u>	<u>Oxy Produced</u>	<u>Carbon Captured</u>
1	7-19	4 Tons	1 Ton
10	19-35	193 Tons	72 Tons
2	35-59	135 Tons	51 Tons

Section 3 - West Side of BRT/South East Corner

Total Number of Trees - 15

Estimated Value - \$90,981.03

<u>Number of Trees</u>	<u>Trunk CM</u>	<u>Oxy Produced</u>	<u>Carbon Captured</u>
4	7-19	15 Tons	6 Tons
4	19-35	77 Tons	29 Tons
6	35-59	405 Tons	152 Tons
1	73	152 Tons	57 Tons

Section 4 - 1600 & 90 Ave SW - Entrance to Glenmore Landing
South of Glenmore Landing/East of Entrance Road

Total Number of Trees - 18

Estimated Value -\$ 95,419.54

**Three Mugo Pines have no estimated value listed

<u>Number of Trees</u>	<u>Trunk CM</u>	<u>Oxy Produced</u>	<u>Carbon Captured</u>
3	7-19	11 Tons	4 Tons
7	19-35	135 Tons	51 Tons
8	35-59	539 Tons	202 Tons

Section 5 - 1630 & 90 Ave. SW

West side of 1600 entrance of Glenmore Landing up to far west entrance

Total Number of Trees - 25

Estimated Value -\$123,436.89

<u>Number of Trees</u>	<u>Trunk CM</u>	<u>Oxy Produced</u>	<u>Carbon Captured</u>
1	7-19	4 Tons	1 Ton
19	19-35	366 Tons	137 Tons
4	35-39	270 Tons	101 Tons
1	65	276 Tons	104 Tons

Totals

- Total Trees = 81
- Estimated Value of Trees = \$402 748.87
 - *4 Trees did not have an estimated value
- Total Oxygen Produced = 2628 Tons
- Total Carbon Captured = 1023 Tons
- 1 adult requires 550 litres oxygen per day (approx.) therefore the 81 trees provide oxygen for 13,530 people per day (approx.)

2628 tons = **7,444,667.28 litres** divided by **550** litres (required for one person) = **13, 530** people supplied with oxygen each day.

**Estimated Tree information including species, size and location provided by Urban Forestry - The City of Calgary*

**Estimated Oxygen/Carbon per tree based on trunk size and year (35 approx) provided from Carbon Ecological Footprint Calculator*

**Conversions from UnitConverters.net*

Letter Submitted to Our Representatives on Why the Shadow Images Provided are Insufficient and Flawed

As someone who creates shadows in modelling systems like 3D MAX which uses global software to replicate the shadow cast from the position of the sun from your geolocation and set time, I can tell you that the shadow analysis provided by RioCan is flawed for a few reasons. I've attached photos provided by RioCan, so you can see the areas that I'll be discussing.

Please take a minute to read the importance and metrics that need to be considered when looking at Shadow Studies:

https://rwdi.com/en_ca/insights/thought-leadership/the-right-to-light-balancing-density-and-daylight-in-cities/

It's important to remember the well-being of the community who will sit under these shadows as access to sunlight from your home promotes well-being (improves rates of depression and anxiety), improves health conditions (such as lowering blood pressure, reduces stress, improves sleep and boosts immunity), it provides heating to your home in the winter saving on energy costs, allows one to grow indoor plants (which increase serotonin and provides better oxygen in your home creating happier people), allows for improved sight for hobbies and work, it also provides those who work with their hands the ability to see their products in greater clarity.

If you'd like to learn more about the benefits of natural light in your home, please read this study:

<https://www.sciencedirect.com/science/article/pii/S0360132322005509>

Highlighted points from Article:

Abstract

“As more people move towards work-from-home options during the COVID-19 pandemic, residential indoor environments are increasingly becoming places where we spend a large share of our time living, working and studying. While the relevance of indoor environments for our emotional wellbeing is well established, little is known about the specific aspects of residential indoor spaces that affect negative and positive emotions. This article studies the relationship between natural lighting in the home and the emotional subjective wellbeing (E-SWB) of its inhabitants. In a randomised control trial, we test the hypothesis that natural lighting improvements in housing contribute to residents' E-SWB, determining which aspects of housing daylight design are more relevant for this. A total of 750 participants took part in the experiment and rated, according to their perceived happiness or sadness, a series of 3D computer simulations representing seven types of natural lighting improvements in the home. The results show that the natural lighting conditions of housing significantly impact people's perceptions of happiness and sadness, with settings that have an increased amount of daylight entering the home leading to the greatest impacts.”

As the urbanisation of the planet progresses and housing density and building heights increase, we will likely see an overall decrease in the access of both direct and indirect natural light to indoor residential spaces. This study suggests that this trend may lead to potentially harmful effects on E-SWB. This finding on emotional wellbeing complements previous studies that warn of the detrimental impacts of narrow spaces between adjacent buildings and increased urban density on the cognitive dimension of subjective wellbeing at the home – that is to say, inhabitants' life satisfaction [[108], [109], [110]].”

“Ultimately, the study suggests that preserving, and hopefully improving, natural light conditions in housing should be a fundamental concern of built environment planning, with the aim of improving people's emotional subjective wellbeing in a world where we spend more time at home than ever before.”

I do not believe council can make an approval on the rezoning of parkland that sits at Glenmore Landing Plaza as the information provided doesn't reflect the accuracy of the impact on the community.

The visual shadows provided by RioCan first of all are insufficient because they only show shadows from the six towers, they exclude the shadows from the other seven structures being proposed which include an approval of up to 20 storeys. This alone should make the information provided void.

However, there are other issues as well with the information provided. They have created shadows from the Haysboro community that do not exist as you'll see a prominent shadow on the right hand side before the community is blurred in the provided images. This is important because it distorts the scale of their shadows in regards to the community. That large shadow is home to a one story bungalow. Problems that already arise from the shadow analysis in regards to the community:

Looking first at June - The days are their longest in June, the sun begins to set at just before 10:00 pm. We know that in summer, the sun sits more directly ovetop of our skyline. According to RioCans provided information (which again excludes the majority of shadows that would be created by their structures), the shadows hit the community of Haysboro starting at 3:00 pm and will overcast the neighbourhood from 3:00 pm to 10:00 pm, a total of seven hours of shade. And each minute, encompassing more and more homes into that overcast. Looking at models from 6:00 pm onwards at this time is crucial.

In the morning of June, the sun rises at 5:30 am. The communities of Bayview and **IMPORTANTLY* Glenmore Reservoir Park and neighbouring forest** will be overcasted by shadows, please remember that the majority of structures are not present in this information provided and will have great impacts on the wildlife and biodiversity of Glenmore Reservoir Park.

Please reference **The City of Toronto's "On Shade and Shadow A case study on the impacts of overshadowing by tall buildings on Toronto's greenspaces"**

<https://www.toronto.ca/wp-content/uploads/2019/05/9122-shade-shadow-impact-of-tall-buildings-public-health-report-november-2018.pdf>

Executive Summary

“As a case study, the report examines the findings of a 2016 hearing by the OMB. In that instance, a proposal to build a 12-storey residential building adjacent to a public park in Toronto raised concerns about the impact of the building's overshadowing the neighbouring greenspace. Basing its decision on

existing municipal zoning and design standards, the OMB approved the project. The case is reconsidered here. This report addresses the long-term implications on the health of mature trees in urban greenspaces and the impact on human comfort in urban greenspaces by the placement of tall buildings adjacent to greenspaces.”

Conclusions

“As Toronto’s population increases and urban intensification continues, the application of apparently contradictory concepts of promoting access to sunlight in public spaces while advocating for purpose-built shade for UVR protection and skin cancer prevention will continue to be tested. The City of Toronto’s planning policies and regulations limit the placement and height of buildings to avoid conditions such as those that will now occur at Glenn Gould Park.

To ensure compliance with City guidelines and by-laws in the protection of existing trees and existing greenspaces from the overshadowing effects of tall buildings, a better understanding is required of the distinction between human scale shade and tall building shade. Policies preventing the negative microclimate effects of the overshadowing of mature trees in existing greenspaces caused by new tall buildings could be further strengthened.

The findings of this investigation suggest that greater clarity is needed with regard to terminology in the use of the words “shade” and “shadow”. Evaluating and testing the impact of taller buildings on adjacent public spaces requires consideration of the heating and cooling effects of the sun and interactions between buildings, adjacent trees, and greenspaces. Use of a holistic, ecosystem-based approach extends the discussion of impact beyond the question of immediate utility. Consensus is required among health promoters, urban designers, planners, architects, urban foresters, parks planners and building developers in order to develop a balanced approach allowing for urban growth while protecting valuable ecological resources and advancing the value of healthpromotive urban environments.”

Toronto opposed a building site application because it overshadowed one of their parks as referenced in this report. It's important the city continues to set this precedent that a park's environment is supported by development, not impeded by development.

An important excerpt to read in that study provided by Toronto in understanding why we can't allow these proposed towers to sit at the skirt of our Reservoir Park:

"Public greenspaces are of great significance as places for physical activity and urban health. The urban forest is important heat mitigation, carbon reduction. Toronto is home to an estimated 10.2 million trees of which 34% or 3.5 million trees are found in City parks and natural spaces.¹⁹ Healthy trees provide multiple benefits including cooling the air through evapotranspiration, absorbing radiation and heat with the leaves during the hottest months with the highest UV index, and absorbing, reflecting, scattering, and transmitting incoming UV rays prior to reaching the paved surfaces under the tree. They offer other benefits as well, such as reducing the amount of storm water that enters the municipal waste water systems and are a critical component of Water Sensitive Urban Design (WSUD). Trees also perform the critical function of photosynthesis, converting light energy into chemical energy, a process that is largely responsible for producing and maintaining the oxygen content of the Earth's atmosphere, thereby supplying organic compounds and most of the energy necessary for life on Earth.²⁰ (Figure 2)

Providing consistent access to sunlight is essential to maintaining healthy trees in urban greenspaces. With increasing urbanization, a tall building placed between an existing treed area and the sun has the potential to have a deleterious effect on existing trees, both on their long-term health and the concomitant value they have in mitigating an otherwise harsh urban environment. Shade-intolerant tree species may not be able to survive a sudden change in their environment.

In an urban setting most surfaces are the result of human constructions and reflect and / or absorb the heat of the sun including UV radiation. During the summer months and especially during periods of extreme heat, this creates a heat sink or "urban heat island" where temperatures in urban, built-up areas become higher than those of adjacent natural areas that are subject to the same conditions. Within this "urban heat island", materials in the built environment will continue giving off heat into the evening long after the sun has set. Consequently, natural areas such as parks and ravines with healthy tree canopy become the only relief from the urban heat island effect."

Looking at Sept - We have the same issue of the park being heavily overcasted by shadows in the morning from sunrise at about 7:00-7:30 am up until 4:00 pm. Please remember that those other structures are not included in the model provided by RioCan that will be detrimental at this time of year. Then the shadows greatly hit the community of Haysboro from 4:00 pm to 7:30 - 8:00 pm.

Looking at Dec - which is extremely concerning - due to the lower setting of the sun and short amount of daylight for that time of year, sunrise is at 8:20 - 8:30 am and sunset is at 4:30 pm. **For the entire day, the Glenmore Reservoir park and neighbouring forest will be overcasted in shadows** from these structures and then plunged into complete darkness for an additional 16 hours.

Haysboro will be casted in shadows from 12:00 pm to 4:30 pm.

Looking at March - from sunrise at 7:00-7:50 am (daylight savings in effect) to 4:00 pm you have the Glenmore Reservoir park and neighbouring forest in shadows and then from 2:00 pm up until 6:00/8:00 pm (daylight savings), Haysboro will again be casted in shadow by these structures.

How does this project benefit our community when it can be relocated to an area without excessive impact of shadows placed on our residents and on our parks. It is incredibly hard to justify the supposed benefits, when so negatively impacting the existing communities as well as the Glenmore Reservoir Park.

It's also important to note that extended shadowed periods of time on sidewalks in winter can easily cause black ice, making it dangerous for residents to use access in and around this area.

Reference Images



SHADOW STUDIES / DECEMBER

10:00 AM



12:00 PM



2:00 PM



4:00 PM



WINTERMOSS LARNDON

35

SHADOW STUDIES / MARCH

10:00 AM



12:00 PM



2:00 PM



4:00 PM



WINTERMOSS LARNDON

32



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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.

First name [required] Steven

Last name [required] Snell

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Imagine a neighborhood where development isn't just about erecting high-rise buildings, but about fostering a vibrant, thriving community. Wait, don't bother. That vision is not being presented here. Three point towers built over a span of 15 years, each rising approximately every five years is the kind of development that should embarrass the developer, the professional planners who proposed the design, Administration for not requiring an area redevelopment plan to shape the type of development opportunities posed by the redevelopment of Glenmore Landing, and Council in its MDP clearly being a muddled document where a developer can use that to promote the worst type of built form density. And that's just phase 1 of Riocan's vision.

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

Community development means creating spaces that enrich the lives of residents. It's about vibrancy, meaningful places, destinations, importance, recognition of place and its surroundings. Higher-density living can be a positive force. It can bring more people into the area, boosting local businesses and creating those vibrant and dynamic environments. It can be a destination. Or, it can be the slop proposed in this case by professional urban planners, who no doubt question every piece of literature they learned at university when forced into the reality of Riocan's mandate. It's actually quite disturbing.

When Council approves this land use, I suggest directing Administration to scale back the Planning department. We may as well abandon most percepts of planning, as this development clearly displays no interest in planning. A development of this type, with no MDP direction (Glenmore landing is not presented as a NAC or MAC) and no ARP in place - which is the sole voice of the community, well, we can save millions of operational dollars and cleave away that City department. Well done. Onward. Upward.



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First name [required] Duncan

Last name [required] Bell

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are opposing the land-use amendment change to sell the parklands, dedicated in perpetuity, because it will vastly change the character of the shopping centre in concert with the surrounding communities. We are opposed to is density in a compact area like Glenmore Landing where the downstream effects of a large development are going to be very, very hard, in regards to safety, traffic and changing the character of the Glenmore Reservoir and the parklands. With a revision this large, we believe more community engagement would be required, however, the City and RioCan have not provided this and are intentionally continuing changing plans of this large proposed high density development.I'm against this proposal". We need Council to understand that residents deeply care about our Reservoir Park, this impacts not only the surrounding communities, but anyone who cares about the City's drinking water, pollution, infrastructure issues, the environment, and of course, how the City is selling parkland for development.I'm against this proposal". We need Council to understand that residents deeply care about our Reservoir Park, this impacts not only the surrounding communities, but anyone who cares about the City's drinking water, pollution, infrastructure issues, the environment, and of course, how the City is selling parkland for development. The Glenmore Reservoir is a migratory birding path for many species of birds and fowl. I expect construction and high rise buildings will hugely affect wildlife populations in the area is also a major concern to me. This is yet another example of the City of Calgary Council continuing to sell us out to developers. There is no infrastructure to support such a massive increase in density there. I'm all for re-developing this area, but not like this.The area around Glenmore Landing should be part of Heritage Park and be part of the natural areas which sadly we are losing more and more in this inner which we'll never get back.

Again this was not supposed to happen at all from the original founding plans of this area. To our Calgary City Council, please protect this area surrounding the Glenmore Reservoir and park area in its entirety, it is so important to many Calgarians young and old. A high density project of this scale will forever change this area of our city.



Public Submission

CC 968 (R2024-05)

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First name [required]	Paul
Last name [required]	Marsh
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	loc2023-0130 Land use designation bylaw 302d2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm against this proposal



Public Submission

CC 968 (R2024-05)

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First name [required] **Roberta**

Last name [required] **Martin**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw302 D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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Public Submission

CC 968 (R2024-05)

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First name [required] Pascale

Last name [required] Farries

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters Land use redesignation - LOC2023-0130 / Glenmore Landing

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

- This development proposal will have the population of numerous small towns in Alberta in a little over 5 acres of space (Banff, Drumheller, Edson or Innisfail for example)
- A serious lack of comprehensive studies done or disclosure regarding water contamination (our drinking water in steps away, wastewater from thousands of residents in one location flowing towards Haysboro, with 60 year old pipes), traffic impact (2 entrances, 1 exit, plus JCC development adding additional volume), environmental impact (wildlife corridor to Glenmore Reservoir parkland), winter shadowing (leading to black ice on 14th street as well as pedestrian overpass and large portions of Haysboro), BRT low usage.
- This would be an acceptable proposal if it was 6-8 storeys residential/commercial/office development, using the current Glenmore Landing footprint, respecting the above listed concerns. For example, the Kingsland Crossing project, University District, the Opus Build on corner of Southland & Elbow Drives. All of these projects are about 6 storeys and fit into the community both in density and scale.
- A project of this magnitude belongs on Macleod Trail next to a C-Train station, not in an established residential area, near our City's drinking water source, and recreational, natural parkland enjoyed and accessed by all City residents.
- Three senior living facilities off 90th avenue, pedestrians accessing Glenmore Landing, will be at risk of vehicular injuries or death.
- There is no guarantee or binding agreement that RioCan will not just develop these towers and then sell and walk away from the completely unacceptable vision they are proposing.
- The high density towers as proposed is highly unacceptable. This is an annex of Downtown being placed in a wholly unacceptable location.
- As a Calgary taxpayers, we will be footing the bill for all water, traffic, sewage, electrical, fire, upgrades/additions in the surrounding areas for this RioCan project, who will pay nothing.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Andra
Last name [required]	MacLauchlan

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
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Date of meeting [required]	Dec 3, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	LOC2023-0130 Landuse Redesignation Bylaw 302D2024
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in total opposition to this proposal. It will have adverse effects on our drinking water and create severe traffic congestion in an already busy neighborhood. We need to retain as much of the natural environment in this beautiful area as possible. The walkways are well used and enjoyed by many Calgarians. Additional population in the numbers proposed will ruin this, not to mention negative effects on wildlife and pollution if Calgary's drinking water supply. Thus is the wrong place for such a massive housing development.



Public Submission

CC 968 (R2024-05)

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First name [required] **Glenn & Joan**

Last name [required] **Schultz**

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] **Dec 3, 2024**

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

[required] - max 75 characters **Rio Can Development.on 14'th Street SW**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are writing to express our concerns about the Rio Can Development Project adjacent to our Glenmore Reservoir. This is a project that will have a significant effect upon life in this area of our city.

- The city is obliged to supply water, sewer, electrical services. What upgrading is required? Is Rio Can prepared to cover the cost of upgrading these services?
- The traffic congestion that will be created by providing access to 14th Street.
- The environmental impact of this development on Glenmore reservoir.
- Projects of this height and size are best located adjacent to our LRT stations.

We are concerned property owners and are opposed to this development.



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First name [required]	Karen
Last name [required]	Croft

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]	Nov 27, 2024

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

[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly oppose of the Redesignation of the Glenmore Landing site that RioCan has been given. I have lived in the neighbourhood of Haysboro since 1997 on Hillgrove Dr. Glenmore Landing and reservoir area have been increasingly popular to not only residents of the surrounding communities but others in the city meet to walk the reservoir and enjoy the beauty that the area affords us. With the proposed redevelopment it will put a serious strain on the surrounding communities. It appears the process of the purchase of the land along with the approval of the amount of density that is in the plan was not processed in the normal channels that where to have been taken. Current studies of the infrastructure, fire and ambulance services, fish and wildlife have not been studied properly. The current infrastructure of Haysboro ie, sewer, water, electricity are over 65 years and I have seen the HVAC sewer truck in my ally regularly 4-5 times per year. How will the current aging pipes with the increase in the number of toilets flushing, showers running, dishwashers, washing machines etc manage not to rupture? The electricity is already stretched with the demand for the Rocky View Hospital in close proximity to the proposed new development. Not to mention all the electric vehicle plug-ins that will be included on the structure. Currently the schools in the neighbourhood are the catchbasin for the SW & SE communities as there are not enough schools in those areas. The traffic in and out of Haysboro is an immense struggle at times already. This will only increase as it appears there is a proposed new school for 400 students on the SW corner of 14th ST 90th Ave. The proposed changes to the traffic for the development will only strain the area with the aging population that walk to the current Glenmore landing which is their life-line to a healthy life. They currently have all the services they find within walking distance. It appears no thought has been given to that age group! The reservoir is one of our sources of water for both humans and wildlife. As I understand it there have not been adequate studies to show this development. I do not feel the city has been fully transparent in the process as to how RioCan has managed to purchase the land! Has the regular process been followed on all aspects of the redevelopment? I strongly oppose the redevelopment in its current state. There must be further studies to fully understand the impact it will have.



Public Submission

CC 968 (R2024-05)

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First name [required]	joyce
Last name [required]	scully
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Glenmore Landing Development
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2023-0130 Glenmore Landing.docx

ATTACHMENT_02_FILENAME

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

As a Haysboro resident, please vote NOT to this development

Planning Matters for LOC2023-0130, Glenmore Landing

General Information I have obtained as related to this development:

- Estimated 8000 residents upon completion of project based on 2.2 people per unit
- There are no further vehicle exits planned from the site, than the current one at 16th Street
- No mention of infrastructure upgrades
- There is lack of transparency on this project, i.e. what was the sale price of the land sold by the City to Rio Can. Why does this development carry a flexible designation? Where is the environmental impact study, the noise study, the traffic study?
- No renderings were provided

I am asking you to **vote no** to this development based on the issues noted below.

Environmental

- As a user of Glenmore reservoir pathways, the walking/bike lane will be moved closer to 90th Avenue, where safety may be an issue due to nearby vehicular traffic
- With massive more people using the walking/bike paths, there will be no enjoyment of quiet solitude. I live in Haysboro and use this area as a mental health solution.
- There will be several more dogs littering the area, and during rain and snow melt there will be animal waste runoff into the reservoir. As we learned this summer, this body of water is essential for safe drinking water for the entire city population.
- Migrating birds are disoriented by tall buildings and suffer strife. This area is the home to several species that may not survive the construction phase
- These towers will shade Haysboro, and those with solar panels will see them become less functional. With less sunlight, it will cost more to heat our residences. Our vegetation will be affected by having less sunlight. Shading also causes black ice, and it is estimated the pedestrian bridge over 14th Street will be affected from the period of November to March
- This fifteen (15) acre parcel of land is estimated to accommodate 8000 people which is equal to the Banff population which is on a much bigger foot print. East Village is on a parcel of over 29 acres, and less than half of 8000 people reside there.
- Traffic
 - No traffic review has been completed
 - How will 8000 residents behind one traffic light exit this development without affecting the current city designated hot spot of 90th Avenue and 14th Street SW
 - There are physical constrains in this area
 - How will emergency vehicles be affected
 - How will noise affect the surrounding area, especially during construction phase which is estimated to be greater than 10 years, and up to 15 years
 - There are three (3) seniors homes in this area, have you considered the slower moving residents crossing into the area that use the current services
 - Where will construction workers park during construction phase

- Emergency Management
 - Has the City planned for further fire resources? These are tall towers that require different rigs/equipment. Response will be required from the three (3) halls in the vicinity, leaving the rest of the area short on resources
 - Have the roadways within the development allowed for the clearance of these oversized rigs
 - In case of evacuation, the current roadways will be inadequate

- Infrastructure
 - Water for this development will be routed through Haysboro. There is no information about upgrading the pipes
 - Sewage/waste will be also routed through Haysboro. Many of the pipes in this area are as old as the subdivision. No information has been provided.
 - Electricity is already at a premium. We do not have enough electrical current for each Haysboro resident to have an electrical charger for their car.
 - Upgrades will be required, and who will pay for these major expenses

- Social
 - The proposed small number of non-market housing units will not alleviate the current or future housing issues
 - This development has been labelled as luxury condominiums, therefore the rental price for the area 1 tower units will be priced based on the value the remaining units. There will be no deal for renters.

Joyce Scully



Public Submission

CC 968 (R2024-05)

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First name [required] **Ruth**

Last name [required] **Diaz**

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] **Nov 26, 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 Reservoir development**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I opposed the development of the land.
The proposed development will have a huge ecological impact on Calgary's bird biodiversity and water systems. Both very important for Calgary and the surrounding area specially at this time when climate change is an issue.
We do not need more buildings. We need more intact green land and nature ecosystems...



Public Submission

CC 968 (R2024-05)

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First name [required] Lorraine

Last name [required] Collett

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

A complete overload of the infrastructure. This has not been looked at fully and all the decisions have been rushed.



Public Submission

CC 968 (R2024-05)

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First name [required] Alfred

Last name [required] Arndt

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to express my great disappointment in the fact that our city would even contemplate redesignating the lands around the Glenmore Landing site so that aggressive development can take place on this location. High density put here will most certainly put our drinking water in jeopardy, something we should be going out of our way to protect. Density of this scale does not belong in this sensitive area for many reasons and I do not appreciate having to use my hard earned money to have to support a project that will ultimately harm our water and gravely affect my neighbourhood, not to mention change the landscape at the beautiful reservoir, for the worse. Please rethink this land use redesignation and save this area. We really do not need another downtown! Thank you.



Public Submission

CC 968 (R2024-05)

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First name [required] **Barbara**

Last name [required] **Dauter**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to the Glenmore Landing Redevelopment. Parks are extremely important for the environment and to enhance life for city residents as well as flora and fauna. It is wrong for the City to be selling off parkland for development. There are further concerns with the traffic that will increase dramatically with the influx of thousands of residents. 14th Street is already overloaded, and has only 4 lanes. The recent BRT corridor the City built at a cost to taxpayers of over \$70,000,00 for about 2 kilometers of dedicated bus lane, to save perhaps 10 minutes on bus commute time, has cut off the 14th Street access to the Glenmore Landing. Has a traffic study been done? This area is not on the LRT line, so will not be well served by transit. Access to the LRT is poor outside of rush hours. The majority of the new residents will be driving personal vehicles, and the traffic is going to be horrendous, and seriously hurt the lifestyles of residents in the current neighbourhoods of the area. Infrastructure such as roads, water, sewer and power are all currently inadequate and will require massive upgrading, right next to the crucial public water supply of the Glenmore Reservoir. This development will devastate this largely natural area, and needs to be canceled.



Public Submission

CC 968 (R2024-05)

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First name [required] **Jaclyn**

Last name [required] **Safran**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2024-05)

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First name [required] **Madeleine**

Last name [required] **Joly**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **Please write LOC2023-0130 Land Use Redesignation Bylaw 302D202**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition to this development, and wanting to keep out parks as they are!



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Elizabeth

Last name [required] Bourque

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition to the sale of the parkland at Glenmore Landing for 6 condo towers from Riocan.

Concerns:

Environmental damage to the area, loss of ground water, shadowing, bird deaths into the buildings at night

Years of construction noise

Traffic congestion

Construction parking - will it end up on the streets in Haysboro right by the overpass?

This project is absolutely ridiculous for the amount of densification they are proposing on just under 16 acres of land. It supersedes any other area in Calgary and that includes downtown and the East Village.



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Robert

Last name [required] Tanner

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] Dec 23, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm against this proposal.



Public Submission

CC 968 (R2024-05)

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First name [required]

Pam

Last name [required]

Schultz

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]

Dec 3, 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 Redevelopment, LOC2023-0130/Bylaw 302D2024

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Below are concerns that should be considered regarding the Glenmore Landing redevelopment project.

- Traffic congestion and pedestrian safety at the entrances and intersections on 14th St. and 90th Ave.
- Strains on Calgary's Glenmore Reservoir and existing sewer lines as construction, 6 levels of underground parking, and thousands of people living in a tight space could result in prolonged stress to everyone, like we experienced from infrastructure failures this past summer,
- Environmental Impact on Reservoir Parklands and wildlife
- Long construction timelines, noise, and disruption
- Further overburdening of roads and infrastructure in our communities, schools and other facilities. as developments with Taza, JCC and Blanket Rezoning increase risks of overwhelming our parks, traffic, water and sewer systems
- The lack of an Area Redevelopment Plan (ARP) to guide development in our community
- The entire development as planned could hold approximately 8,000 residents and employees. That would be like having the population of Banff in this development.
- The electrical, EMS, and Fire stations will be strained.
- The pharmacy services the 3 senior resident homes. Their meds are delivered to them weekly. The pharmacy will be gone once phase 1 begins.
- Construction is estimated to be 15 to 20 years. The health and environment risk related to prolong noise pollution can lead to various health issues (cardiovascular/ stress and anxiety/wildlife disruption).
- Visitor street parking is all ready a challenge on 16 street to visit seniors at the Renoir.



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First name [required] Rozane

Last name [required] Wentzel

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Glenmore Landing Redevelopment

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Council,

I am writing to express my strong opposition to the proposed redevelopment project at Glenmore Landing. As a concerned resident in the area, I believe that this development is not in the best interest of the local community and will have numerous negative impacts.

I would like to raise the following concerns:

1. **Impact on Local Infrastructure:** The development will put a lot more additional strain on roads, traffic, healthcare facilities, and sewer lines which are more than 50 years old already. I believe the current infrastructure is not equipped to handle the increased demand that will result from the proposed development.

2. **Environmental Concerns:** I am worried that the redevelopment will negatively affect the local environment such as loss of green space, pollution, disruption to local wildlife, increased traffic emissions, and shadowing from the large .

3. **Social and Community Impact:** I am concerned that this redevelopment will negatively impact our community cohesion and displacement of long-term residents.

4. **Increased Traffic and Parking Issues:** The proposed project will cause a significant increase in traffic, which will worsen congestion in an area already struggling with limited parking and traffic flow.

5. **Planning Inconsistencies:** As concerned members of the surrounding communities we have reached out to Rio Can on numerous occasions asking for full transparency and have been turned down every time.

I believe that the council should carefully reconsider this proposal in light of these concerns, and explore alternative options that would better align with the needs and interests of the existing community.

Thank you for considering my views on this important matter. I trust that you will take the community's concerns into account before proceeding further with this redevelopment proposal.

Yours sincerely,

Rozane Wentzel
Haysboro Community Member



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First name [required]	Doris
Last name [required]	Yaskiw

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]	Dec 3, 2024

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

[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against the development for the following reasons.

- Sewer problems, because the existing system has not been upgraded a head of time.
- Loss of trees , birds and wild life.
- And the most important WATER supply shortage. Calgary must protect the reservoir after what happened this summer 2024 with the main feed it is imperative for our to stop this project. 8000 new habitants 200 km from our source of clean water is not acceptable.



Public Submission

CC 968 (R2024-05)

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First name [required]	Greg
Last name [required]	Yaskiw
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

There has been no thought into how this project is going to effect existing infrastructures. Sewer, water lines in Haysboro are 60 years old . Electrical systems, ground water . Surface runoff will increase. The environmental impact on our most precious thing; The Glenmore Reservoir .This will start a change that the city will not be able to reverse.



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First name [required] Daniel

Last name [required] Gray

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] Dec 3, 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 redevelopment

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2024-05)

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First name [required] Stacey

Last name [required] Vine

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] Dec 3, 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 Redevelopment

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2024-05)

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First name [required] Marnie

Last name [required] Cardell

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] Dec 3, 2024

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

[required] - max 75 characters LO2023-0130

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This entire process for Glenmore Landing and Rio Can has not been transparent. How can you sell parks land to a developer? How can this proceed without a transparent environmental study including wildlife habitat? Where will waste water be routed? Through Haysboro my home community with aging infrastructure? Where is infrastructure support ie fire stations coming from? Electrical routing from the Rockyview Hospital and no cost to the developer? This building density is not only visual pollution but shadow studies are incomplete. Not opposed to development but now Rio Can and council is allowing more density? Traffic and parking are huge concerns, there seems to be NO listening of council to the public they serve, only servitude to the developer. Affordable housing this will not be, a mere 10% of inventory to be rental? Rio Can executive stand that they are not in the affordable housing market? Look further into light industrial development closer to the LRT and MacLeod Trail. The entire busing solution along 14th Street has been disappointing and a mutli-million dollar mile that taxpayers continue to pay for along 14th Street. Start over city council, you are NOT listening to your constituents, no one bought into these neighbourhoods thinking they would have these high density developments plopped onto an area smaller than most towns in Alberta and with more projected residents than the communities surrounding it. Where do 2-2 - 2.6 residents per unit go to school, park their cars, and impact the area of our water supply - show us the FACTS, not just the non-produced notes of the developer and what appears to be laziness of council to learn or care. So disappointing and how do we as citizens of Calgary protect ourselves from council taking us in the direction of bad planning?



Public Submission

CC 968 (R2024-05)

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First name [required]	Sherri
Last name [required]	Blyth
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]	Nov 26, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Redevelopment of parklands of Glenmore Landing
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am not in favour of the redevelopment at Glenmore Landing as proposed. I'm disgusted that the city would be selling parklands to a developers.



Public Submission

CC 968 (R2024-05)

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First name [required]

Myla

Last name [required]

Hodgins

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]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We need Council to understand that residents deeply care about our Reservoir Park, this impacts not only the surrounding communities, but anyone who cares about the City's drinking water, pollution, infrastructure issues, the environment, and of course, how the City is selling parkland for development.



Public Submission

CC 968 (R2024-05)

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

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First name [required]	Kathy
Last name [required]	Tulloch
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]	Dec 3, 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 redevelopment
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to voice my strong opposition to the proposed Glenmore Landing Redevelopment Plan

I request that Calgary City Councillors -vote against/deny RioCan's application for a Change in Land Use for the redevelopment of Glenmore Landing including residential towers and an 'intensified' commercial development.This proposal is flawed on many fronts including failure to consider the surrounding communities

My concerns:-this development would directly impact me as a structure this high would directly block sunlight from my home causing my garden to fail and remove the option of solar panels

-safety issues for pedestrians / cyclists and vehicles, lack of infrastructure including utilities and services such as fire, Police EMS- compromise to the Glenmore Reservoir park area(wildlife) -parking concerns- already we have seen people parking in front of our driveway and blocking our access to our cars/ garage from those attending Heritage Park this would only worsen with a large scale development in the area especially with the low number of parking planned- concern over the water supply and possible contamination on the Glenmore Reservoir-The original Notice of Motion made by Brian Pincott in 2015 refers to these Parklands as "surplus lands", this is both legally incorrect and misleading to the councillors These lands were deemed parklands which was required by the City as a condition of its approval for development of the Glenmore Landing Shopping Centre. 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 nor should they be re-zoned. -2015 Notice of Motion also presents also an 'exclusive' deal for RioCan. These parklands never went out for public tender even though there were competing offers. My councillor has met a number of times with Rio-Can but has failed to respond to constituents concerns (letters, calls or meetings) Please keep in mind that the population density will 5x higher than East Village and population higher than the towns of Drumheller, Drayton Valley and many more in AB.



Public Submission

CC 968 (R2024-05)

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First name [required]

Last name [required]

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This issue has not been properly ran by the community. The scope of the project has changed significantly since the last community engagement. Our counsellor has not been taking calls or responding to concerns from the community on this manner. The constituents of the ward have not had a voice. There are major concerns, especially with infrastructure. For example, only having one entrance and exit point at an already busy and major intersection. What are the plans to accommodate for this increase in thousands of commuters? What parking has been allotted? There already aren't enough community facilities in the area to service the current population. What plans are there to increase that? I am strongly opposed to this without further investigation, answers and community involvement.



Public Submission

CC 968 (R2024-05)

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First name [required]	Mark
Last name [required]	Lipton
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]	Dec 3, 2924
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130, Glenmore Landing Redevelopment
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Glenmore Landing Council submission Nov 2024.docx

ATTACHMENT_02_FILENAME

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

Glenmore Landing Redevelopment, LOC2023-0130

I am writing to council in opposition to the above redevelopment. I believe that the process with which this has been put forth, has been non informative, behind closed doors and smacks of preferential treatment to the developer.

How is that land designation of “parklands” surrounding Glenmore Landing, gets “redesignated” to SURPLUS lands and subsequently placed up for sale – and not put up for tender – sold to ONE purchaser – the one that wants to develop these lands ??? Was someone on council or administration given special consideration by this developer ???

The City of Calgary engaged communities in Local Area Planning, yet where was this done for this area ? This is a redevelopment that will impact many communities and it seems the community engagement has been seriously lacking. The area councilor has met with the developer THIRTEEN times, while only ONCE with local community associations.

This development will impact so many aspects of what has created wonderful living areas, including : wildlife, traffic, environmental, and not to mention possible contamination of drinking water – the main function of Glenmore Reservoir.

Calgary has been fortunate to be in a location that allowed for TWO rivers to be able to provide sources of water for use. In John Gilpin’s book “The Elbow, A river in the life of the City”, the history of the Elbow river and the Glenmore dam and reservoir are discussed. Interesting that there was a proposed “outflow” of the reservoir that followed a course that had water flowing east through what is now Haysboro, down to Fish Creek and subsequently into the Bow river ! This obviously was not done, however the embankment between Heritage Park and Glenmore Landing shopping center prevents this !! And this was done BEFORE the enhancements to the Glenmore Dam to allow greater storage capacity !!

What impact will digging down to build foundations and parking structures for the proposed buildings have on this embankment and ground water ? Where are the studies to show what may/may not happen ?? There are homes in Haysboro that have sump pumps, because of water flow from underground. Will these homes be affected ?? Look at the pumping station that was constructed for the BRT underpass . . .

Contamination of the reservoir was considered once the Glenmore Dam was completed. As such, the Glenmore reservoir was closed to the public. It is with this in mind, that ANY development near or close to the reservoir should have exceptional scrutiny !! Whether it be from long term

pollution/contamination, or during construction of any development, this must be highly considered – where is the report on this ??

Speaking of water, what about waste water and storm water ? This development would see HUGE increase in both of these, flowing east, connecting to existing infrastructure in Haysboro. Where is the study to show that these aging infrastructure can handle the increases ? And if any upgrades need to be done, will the developer pay for those ?? Why should tax payers pay for something that is required because of someone else's development ??

What about the electrical infrastructure ?? Where is the study to show the impact that this development will have on the electrical infrastructure that is in place today ? And again, will the developer be paying for needed upgrades to existing infrastructure ???

Traffic in and out of existing Glenmore Landing and along 14th street & 90th Ave are strained during rush hour. As there is really only ONE main entrance/exit to Glenmore Landing today (90th ave & 16th street), the impact of this development will only make things worse !

The area has several buildings that house elderly that utilize existing services at Glenmore Landing. Many are able to walk there, slowly. How will they be accommodated with the increased traffic ? Where will they be forced to go during construction, for the services that they are close to right now in Glenmore Landing ?

How are Fire, EMS and police supposed to handle an emergency with a development of this magnitude ?? We have seen already, how a fire in a high density area, has had fire department only able to get so many piece of equipment to the location, and then have to be coming in from other side (further away) of the area. And what about the actual pieces of equipment needed to look after high rise fires ? Will the developer pay for the additional equipment, personal, etc to ensure this development has correct response time ?

The proposed development will have such tall structures, that shadowing will create issues on 14th street – possible black ice during winter months ! Not to mention shadows around the communities, Bayview, Haysboro, Chinook Park/Kelvin Grove.

Regards,

Mark Lipton, C.E.T.



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First name [required] Claudia

Last name [required] Casasbuenas

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] Nov 26, 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 redevelopment

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a happy resident of Haysboro very concerned with the fact that despite the community efforts to stop the planned redevelopment of the Glenmore Landing area, this project has not consider the infrastructure which is old, sewer system and electrical that service the existing area now will need to take 8000+ more residents (population of Banff in few blocks), and no planning or justification for consideration. The impact in traffic that is already a hot spot, the impact on our water in the reservoir with projected 800+ dogs peeing and pooing and contaminating the grounds, filtering into the water. Etc. On behalf on my family and myself. I kindly ask for full revision of this phase 1 project that brings no solution to city living but tons of issues to the area and the City overall. This is an arbitration of citizen rights and governance responsibility.



Public Submission

CC 968 (R2024-05)

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First name [required] David

Last name [required] Zebak

How do you wish to attend?

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

Date of meeting [required] Dec 3, 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 land development

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This land has been mischaracterized as surplus. It is park land and alsway has been. Lands of this type should never be sold for development despite the clear cozy relationship between certain councilors and the proponent.



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First name [required] Lauren

Last name [required] Bell

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The purpose of The City of Calgary is to make life better every day. To this I add my appreciation for your time as representatives of Calgary residents, particularly today the voices and letters from residents living in the communities that will be impacted from decisions made about land use, our Reservoir Park, and how the Glenmore Land- ing redevelopment plan and Parkland sale impacts not only the surrounding communi- ties, but anyone who cares about the City's drinking water, pollution, infrastructure issues, the environment, and of course, how the City is selling parkland for develop- ment. As a resident of many of these communities for 70 years... I know the quality of life enjoyed by the residents, the communities and families. I've watched the entrusted stewardship for the parks, wildlife, environment and reservoir -remain protected pre- cious resources for decades. Please consider the impact the sale of Parkland will have when it becomes a component of a land assembly and revised commercial site. The revision proposed will compromise transportation routes, impact water infrastruc- ture, the environment and animal life and cast shadows on neighboring communities. Please take time to visit the area. Don't make decisions and judgements without fair and reasoned evaluation. Thank you for representing all of us... not just some of us. Lauren Bell



Public Submission

CC 968 (R2024-05)

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First name [required] Douglas

Last name [required] Farries

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 / Glenmore Landing

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

- This development proposal will have the population of numerous small towns in Alberta in a little over 5 acres of space (Banff, Drumheller, Edson or Innisfail for example)
- A serious lack of comprehensive studies done or disclosure regarding water contamination (our drinking water in steps away, wastewater from thousands of residents in one location flowing towards Haysboro, with 60 year old pipes), traffic impact (2 entrances, 1 exit, plus JCC development adding additional volume), environmental impact (wildlife corridor to Glenmore Reservoir parkland), winter shadowing (leading to black ice on 14th street as well as pedestrian overpass and large portions of Haysboro), BRT low usage.
- This would be an acceptable proposal if it was 6-8 storeys residential/commercial/office development, using the current Glenmore Landing footprint, respecting the above listed concerns. For example, the Kingsland Crossing project, University District, the Opus Build on corner of Southland & Elbow Drives. All of these projects are about 6 storeys and fit into the community both in density and scale.
- A project of this magnitude belongs on Macleod Trail next to a C-Train station, not in an established residential area, near our City's drinking water source, and recreational, natural parkland enjoyed and accessed by all City residents.
- Three senior living facilities off 90th avenue, pedestrians accessing Glenmore Landing, will be at risk of vehicular injuries or death.
- There is no guarantee or binding agreement that RioCan will not just develop these towers and then sell and walk away from the completely unacceptable vision they are proposing.
- The high density towers as proposed is highly unacceptable. This is an annex of Downtown being placed in a wholly unacceptable location.
- As a Calgary taxpayers, we will be footing the bill for all water, traffic, sewage, electrical, fire, upgrades/additions in the surrounding areas for this RioCan project, who will pay nothing.



Public Submission

CC 968 (R2024-05)

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First name [required] Linda

Last name [required] Barron

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130Land Use Redesignation Bylaw 302D2024 Glenmore Landing

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Traffic will be a huge issue, city infrastructure plans have no been independently verified.



Public Submission

CC 968 (R2024-05)

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First name [required] Anna

Last name [required] Kaufman

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Members of Calgary City Council,

I am writing to strongly oppose the proposed rezoning and redevelopment of the green spaces surrounding Glenmore Landing. This process has been deeply flawed, lacking transparency and meaningful engagement with the residents who will be most impacted by these changes.

It is deeply concerning that RioCan appears to be driving the agenda, while the voices of residents are being disregarded. The lack of proper consultation is not only disheartening but also unacceptable in a process that will significantly alter the character and livability of this community.

Key concerns include:

Lack of Transparency: The process has been shrouded in ambiguity, with residents left feeling sidelined. Decisions seem to have been predetermined, rendering public consultations meaningless.

Absence of Critical Studies: There has been no traffic impact study, environmental study, or consideration of the potential effects on the Glenmore Reservoir—a critical source of drinking water for our city. These omissions highlight the reckless nature of this proposal.

Failure to Address Concerns: Despite strong and vocal opposition from the community, the concerns raised have been blatantly ignored. Councilor Kourtney Penner's approach has further divided residents rather than addressing the legitimate worries of those opposed to this redevelopment.

Approving this redevelopment would be not only irresponsible but also a clear indication that decisions were made well before the voting process began. This undermines the democratic principles on which public governance should be based.

The green spaces around Glenmore Landing are invaluable to the community and the broader city. They represent more than just land; they are part of Calgary's identity, ecosystem, and quality of life. Sacrificing them without proper accountability and due diligence is a betrayal of the trust residents place in their elected officials.

I urge you to prioritize the concerns of the people you serve over the interests of developers. Reject this proposal and demonstrate your commitment to transparent, responsible, and community-centered governance.

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



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Rick

Last name [required] Halhead

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Mayor Gondek called a Climate Emergency in Calgary, just days after being elected, which was not part of her mayoralty platform, thus it is clearly her number one priority for Calgary. It was subsequently approved by the Mayor and Council.
Proposing to redesignate the Glenmore Landing Parkland for development is 100% in opposition to the Mayor and Council approval of the Climate Emergency. To attain anything close to meeting the goals of the Mayor's Climate Emergency, the City of Calgary needs more parkland, not less. Calling this existing Parkland surplus, redesignating it for development is wrong at this location.
Please vote against the proposed Land Use Redesignation Bylaw of the Parkland at Glenmore Landing and keep this land as a Park.



Public Submission

CC 968 (R2024-05)

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First name [required] **Marlene**

Last name [required] **Major**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm against this proposal.



Public Submission

CC 968 (R2024-05)

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First name [required] Cindy

Last name [required] Slack

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition to the proposed development in Glenmore Landing. This development impacts not only the surrounding communities, but anyone who cares about the City's drinking water, pollution, infrastructure issues, the environment, and of course, how the City is selling parkland for development.



Public Submission

CC 968 (R2024-05)

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First name [required]	Doug
Last name [required]	McNeill
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a participant in our Heritage LAP, as a past Board Member of a community association, as willing participant in making our City a great community to live in and as an activity participant in the information open houses offered on this project, I find myself very disappointed with the lack of transparency and good governance involving this project. I took the opportunity to review the documents that could not be made public, and came away from that 1 1/2 hour review of the reports on environmental, traffic, parking and infrastructure with more no less questions concerning moving ahead and approving this project. The lack of transparency on the lands, park lands, which were mis-referenced as unutilized lands in the review process and subsequent decisions to sell move ahead to sell to the developer. The level of density proposed is curious and unwarranted in a sensitive environmental area which includes 3 significant sensitive areas and our drinking water as identified in the Cities reports that are on file. Please take the time to review these reports and stand back before making the decision on this project that will fundamentally forever change one of the most important areas in the City.



Public Submission

CC 968 (R2024-05)

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First name [required]	Joan
Last name [required]	Keating
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Completely against this proposal. Multiple obvious traffic, environmental, and quality of life issues with this project at this location.



Public Submission

CC 968 (R2024-05)

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First name [required] **RANDY**

Last name [required] **LANGILLE**

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

Date of meeting [required] **Dec 3, 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 redevelopment by RioCan**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a longtime member of the Haysboro community I am against the project as I believe the environmental impact on the area will be devastating. There is also the impact to infrastructure including sewer, water, and especially the road system.



Public Submission

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First name [required]	B
Last name [required]	PITTER
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 PROPOSED GLENMORE LANDING LAND USE AND DESIGN FRAMEWORK
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2023-0130 Proposal.pdf

ATTACHMENT_02_FILENAME

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

Attached please find a summary pertaining to the subject agenda item LOC2023-0130. It is my belief that the Glenmore Landing Development is not appropriate as presented by RioCan. There are a significant number of concerns which should be examined. The project in my opinion is too large for the area and the location should be very seriously questioned due to its proximity to our major drinking water source. In addition there are many points that together make the project a mistake for Glenmore Landing.

PROJECT COMMENTS

Date: November 26, 2024

To: The City of Calgary

From: B. Pitter

Subject: LOC2023-0130
PROPOSED GLENMORE LANDING LAND USE AND DESIGN FRAMEWORK

Position: OPPOSED to APPLICATION

Here are a few additional concerns for your file based on materials reviewed, recent meetings and discussions with neighbors in the area.

The right of a business to expand in a residential area needs to be balanced with the quiet enjoyment of those that share the community surrounding it. Opportunities for the greater City can only be part of the decision process for such a significant change of use in the area currently referred to as Glenmore Landing. Dealing with this kind of growth should not be rushed at the rate we are seeing here and with more residential properties nearby.

The City of Calgary has embarked on a plan to increase density in a variety of ways which may be very valid; however, the amount of density proposed by the Glenmore Landing project is too large for the area and does not offer consideration for existing culture and way of life. Albertans have traditionally avoided being packed into the tight spaces with close compact interactions as seen in other cities around the world. To the extent of the proposal, this is a concept primarily reserved for the core. We also like our green spaces as promised in past planning. With that said, there are still many real concerns that go above and beyond these intangible issues.

Environmental

Birds: The area around and including the Glenmore Landing, similar to the Weaselhead side of the Reservoir, have long been known as a major gathering spot for birds. The eBird site notes over 266 observed bird species in and around the Glenmore Reservoir area. What studies have been submitted to guarantee the protection of these birds due to increased pollution, increased human interaction, changing wind patterns (due to large buildings), increased noise, habitat disruption and degradation? Has there been a study regarding the effect of communication towers regularly seen on these building projects? The adjacent City land to the North and West will be affected regardless of how "gentle" the expansion process. The area including the existing Landing has both resident and transitional bird species.

Wildlife: Adjacent to the proposed development is a significant amount of wildlife, beyond just birds. Increasing the area activity so significantly will affect the wildlife. Is there a study specifically addressing this issue? All around the lowland and wet area are amazing interactions with wildlife. Why should this be treated any different than the aforementioned Weaselhead?

LOC2023-0130PROPOSED GLENMORE LANDING LAND USE AND DESIGN FRAMEWORK

Park Overuse: The extended public park space will be overrun by significant new users, further disrupting wildlife surrounding the reservoir trail. The project will introduce a town size footprint into a small area of roughly 14 acres.

Land Sale: On the lands the City of Calgary is releasing to the developer, there are estimated to be over 50 planted trees and 5 acres of grass which will be removed. This is a terrible look for a City that **professes** to support **environmental stewardship** and that went so far as to declare a climate change emergency. Trees and Grasses absorb a large amount of the carbon dioxide targeted by carbon concerns. Once the 5 acres of green space is given, up where does the City find replacement park land? The park space, moved from parkland zoning to surplus then to private (no-bid) sale is a fresh new precedent for the area that will reduce green space with future administration "pet" projects involving public land. What protections exist for the park north of the proposal to remain secure, when a future plan is presented?

Pollution: No reasonable person can believe that there will be no pollution impact from the Glenmore Landing project. Lately, microplastics have now been questioned related to human health and we are very good at distributing plastic. General refuse, subject to wind effects is another simple non-intentional issue. How can pollutants be fully controlled with 1868 to 3205 units and possibly up to a maximum of 8000 residents (should the full plan be approved and enacted using 2.5 persons per unit)? No monitoring or fines can manage the increased footprint, even at a third of the development size. Keep in mind developers are already looking across 14th street to increase density. It all adds up.

Saturation Area: The reservoir does not stop at the visible beach of the reservoir; it extends outward into the development and park area. This means that pet deposits, leaking or overflowing garbage, and other high traffic contaminants, can and likely will seep into **the drinking water** provided to us by the reservoir. The reason there are restriction on swimming, certain watercrafts and contaminants from other water bodies is to manage contact with our drinking source. What studies have been prepared to address these daily living issues, let alone the larger construction contamination concerns?

Fire Hazard: There have been a number of fires in new high-density areas, something nobody wishes to ever see. The human issues are important but there are other casualties. How would the damage be contained as it pertains to the water source and resident wildlife, not to mention the locking down of two major roads. Is there an environmental fire impact study?

Infrastructure

Water: The contamination risk has already been legitimately highlighted by others; however, this past summer the city faced a rather embarrassing supply issue. Has there been an overall study to confirm that the current infrastructure can handle such a significant expansion with all the other projects on the go? Any damage done to the reservoir during construction or after will not be mitigated by a lawsuit. Once the damage is done reversal could be extremely difficult.

Power/Heat: Who will pay for the upgrades to the electrical supply side? Will the buildings be heated with gas or electric and are the loads fully understood? How many more EV stations will be added to service the electric car community? Again, air pollution is a concern during building and after residents

occupy the area. Relating to utilities, rate payers will potentially be stuck with the cost of upgrading electrical feeds currently shared with the Hospital and Haysboro community, so I am told.

Transportation: Not every person works downtown or can easily use transit. This is a resource City with thousands of people travelling outside the city limits every day. Promising better bus service and assuming all these new residents will not drive is unreasonable. The grid lock potential and even emergency evacuation of 4600 to 8000 people from Glenmore Landing onto 90th Avenue then 14 Street is significant.

Parking: For the many communities that support the Glenmore Landing retailers and services, there are periods when the current parking is not adequate. It seems naive to believe that a half parking spot per unit with financially capable residents is valid. Where do the 998 people employed by the service and retail companies park? Will the neighboring community patrons be traded off for the new residents as customers? It does not appear that enough realistic parking has been considered. Two-hour patron parking is a simplistic solution to real life realities.

Aging systems: How will the addition of a major project at Glenmore Landing, surrounded by homes still using clay pipes, not be a major concern? If all of the higher density projects go ahead the whole area may end up as one big sewage and drainage project sponsored by the City. Will the City indemnify homeowners for inexplicable backups or ruptured pipes?

Strain public services: Fire and Ambulance services will be strained, if there is a major emergency at the Landing. The three stations that would be required to respond would leave major portions of the southwest area without appropriate service response. More cost. This is a direct affect to preexisting residents. Density creates stress and potentially more 311 type calls, over any number of frustrations. Is there a model for any of these issues?

Comments on Scott Strasser's August 28, 2024 article (Calgary Herald):

"The area's councilor, Kourtney Penner, confirmed that what RioCan submitted to the city in the spring is different from what circulated previously. However, she noted the intensification is because the city, as the development authority, requires an outline plan to show the maximum long-term development potential of a site." [Scott Strasser article]

- This is a ridiculous comment because a maximum long-term plan is ultimately the plan, even if it is reduced initially.
- The area residents have no reason to believe that a major developer will not maximize its opportunities. They are in business and the shareholders demand a maximum return.
- Notwithstanding, the project was and is still inappropriate. It should not have been pushed this far starting with the transit road.
- The project is a major change of use and living style for the area.

She [Kourtney Penner] claimed a lot of "misinformation" has come from the public about what RioCan's plans are. "There's sort of an onus on all parties to come to the table with an open-minded curiosity of asking questions," she said. "It's been tricky for the proponent to willingly want to come to the table and engage with them, not knowing if they're going to be met with good faith."

- The above comments are another questionable response provided in Scott Strasser's article. First and foremost, Ms. Penner is OUR elected voice and should be pushing the developer for every answer down to the smallest concern. That information should then be pushed down to the resident level.
- I went to the meeting at Heritage Park and was surprised at how tightly managed and clinical the structure. I stood with a civil engineer who had great questions that were answered in a very unsatisfactory manner. People were "guided" around in a way that avoided any group discussion in my opinion, something we could never get away with in the energy sector. The most meaningful meeting was outside their open house on a miserable day, where people stood around and talked for a long time despite the weather, frustrated and not even close to satisfied. I may have missed them, but the City did not seem to be present or have their own booth to field direct comments.
- Comments were made that the engagement meetings filled up quickly; however, the meeting at Heritage Park had room for twice the number. I was on a waiting list but was never called as a last-minute drop-in, instead I used a friend's pass that could not attend. There was room.

Location

The RioCan proposal is simply too large and intrusive for the area, now or in ten years. There are better areas closer to main transit (LRT) and retail corridors. The park lands taken should be returned to Calgary's inventory, recognizing that no matter what the zoning, those lands were being used as green space with expensive trees maintained to their current maturity. This portion alone is not in line with Calgary's "Green" agenda.

Engagement

There should be a lot of information available to every community surrounding the area on an ongoing basis. This is a very important public issue because it changes the essence of the area in a major way. The lack of easy engagement and regular updates plus a shortage of supporting studies is and should drive community suspicions. Two outdated articles on the City website (Glenmore Landing proposed sale: Summary of past & current events last update in 2023 and Glenmore landing proposed redevelopment last updated in June 2024) and an independent reporter is not adequate on the part of our elected officials. This view has been echoed by individuals in other communities.

Not exhaustive

There are numerous other concerns; many covered by others. Construction, for example, tends to be very intrusive. There are three senior citizen facilities across the street. There are children that use nearby facilities. There will be noise. Construction personnel, service vehicles and other equipment will come and go as the plan moves through its phases. Traffic will be restricted. Safety is a whole discussion unto itself. This is a super-sized project for the area and should have been defined in the greatest detail. RioCan, a large public entity, wishes to create a novel project; therefore, in this case they needed to publicly prove their assertions or step back. They have not proven their case and should step back.

At the community meeting on November 25th, there was only one person (no name, no address and no contact information) that was unconcerned. In total, there were 71 individuals attending despite the

last-minute meeting change from Tuesday the 26th to Monday the 25th. Everyone in my community circles that have reviewed the whole plan seems clearly opposed.

My comments are based on my individual observation enhanced somewhat by the continued frustration voiced by others I know in my community and from adjacent areas affected. Change is not the issue; my wife and I have lived in the area for over 32 years. In addition, my in-laws moved to the area in 1965. The quality of life in this area is well known and the residents deserve to be respected and strongly considered. The issue is too much project and so far, too little concern for the resident viewpoint. Hopefully the latter will change.

This is HOME, not a temporary dwelling space.

Thank you
Bob Pitter



Public Submission

CC 968 (R2024-05)

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First name [required] **Janet**

Last name [required] **Drummond**

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] **Nov 26, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2024-05)

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First name [required]	Kevin
Last name [required]	Taylor
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]	Dec 3, 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 Redevelopment LOC2023-0130
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Council Letter November 26-2024.pdf

ATTACHMENT_02_FILENAME

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

November 26, 2024

Subject: Opposition To Glenmore Landing Comprehensive Redevelopment LOC2023-0130.

Good morning, Everyone,

I am not a lawyer nor am I an expert on commercial development, but I bring nine years of experience in multi-family development in Calgary. From my time in the industry and 15 years volunteering on community associations, I have seen how thoughtful planning can transform communities for the better.

However, the massive Glenmore Landing redevelopment outside of Calgary's core is not an example of responsible development. Instead, it feels more like a short-sighted pursuit of profit at the expense of livability, sustainability, and infrastructure readiness. It disregards the long-term interests of the community, and the process surrounding its approval has been confusing and chaotic.

This project highlights a troubling trend in Calgary of not listening to its citizens.

For those familiar with, Abbott and Costello classic comedy sketch *"Who's on first. What's on second?"* that humor lies in escalating misunderstandings. Similarly, the efforts to approve this redevelopment seem to lack clear answers or coherent planning. Here are just a few examples of the inconsistencies and concerns:

Lack of true community engagement from our Ward 11 councillor. Our Ward 11 councillor has met with RioCan over 13 times in the last 3 years but has only met with our community association once.

- **Contradictory statements about affordable housing**, at an IPC public meeting on January 10, 2024, RioCan's lawyer stated that the main purpose of the "acquisition is to primarily to create a broad redevelopment for the purpose of non-market housing."
- However, RioCan's Senior VP of Development stated that the company is not in the Affordable Housing business but understands the need.
- Meanwhile, RioCan and Calgary Real estate and development team have been working on an affordable housing agreement with RioCan for over two years with little transparency or clarity on status or revenue generation.
- **Transit-oriented development and parking concerns** The **City** of Calgary emphasized the importance of supporting the expensive and low ridership of the yellow max BRT line as part of this redevelopment. Yet, the first

proposed condo being built will be the farthest away from the BRT station, contradicting this goal.

- The City of Calgary asked Bunt & Associates for a parking strategy for the site including surface parking restrictions of 2–3-hour parking to discourage long-term parking. This study was meant to be presented before Calgary Planning Commission (CPC) meeting last month, but it was not shared or presented at CPC. There is no clarity on whether the study is even complete yet.
- **Focusing on high-density towers over community concerns,** The current proposal prioritizes developing green space into 20 – to – 29 storey towers without addressing the future redevelopment of the existing Glenmore Landing shopping centre. The last outline plan had a total of 15 towers to be built on this site.

Adding to these concerns, RioCan’s own public statements undermine the viability of this project. In October 2024, CEO Jonathan Gitlin announced the company was laying off 10% of its workforce and halting new construction projects, Gitlin was quoted as saying “While the company has halted new builds, it continues to work to add value to it’s existing land through up-zoning, We’ve halted the start of new construction, and we don’t intend to commence physical construction on mixed use properties anytime soon”. If RioCan has no immediate plans for physical construction, why is this sale of parkland redevelopment being pushed forward now?

I am truly confused as the City of Calgary is still pitching the Glenmore Landing land use and design Framework at November 7, 2024 Calgary Planning Commission meeting for a Comprehensive Redevelopment of the entire site.

This is the fourth iteration of the land use application for LOC2023-0130. The pattern of introducing significant changes during times when community associations, schools and families are on break – such as summer – creates the impression that the process is designed to wear down public opposition rather than address it meaningfully.

When you have this much opposition to a project, I truly believe that the COC’s goal is to wear its citizens down until they give up.

A Call for Action

Given the unresolved issues and overwhelming opposition, I urge council to take the following actions:

1. **Halt the Land Sale:** No sale of greenspace or development should proceed until the main Glenmore Landing Shopping Centre is redeveloped.
2. **Restart the Process:** Begin a fresh, transparent consultation process with the community once the shopping centre redevelopment is underway.

This project has the potential to contribute positively to Calgary's growth and environmental impacts, but only if it prioritizes the community's needs and follows a thoughtful, collaborative approach with responsible development.

Thank you for your time and consideration.

Sincerely,

Kevin Taylor

A solid black rectangular redaction box covering the signature area.



Public Submission

CC 968 (R2024-05)

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First name [required]	Rob
Last name [required]	Nieuwesteeg
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0130 Land Use Redesignation Bylaw 302D2024
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Enough. It's clear a large majority of the citizens oppose this matter. Time to follow the wishes of your constituents.



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First name [required] Janneta

Last name [required] Zelezkina

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Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters Refer to LOC2023-0130 Glenmore Landing Development

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



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CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I moved to Haysboro in 2010 intentionally to be close to the water and the park. As a healthcare professional, I work under a lots of stress. To maintain my mental and physical well-being, I walk or bike around Glenmore reservoir, spend quality time in the park, enjoy the scenery and the wildlife. This is my healing, this gives me strength, positivity and energy to work the next day and provide care to Albertans. I feel scared, intimidated and angry because the City wants to take it away from me and others. Using the authority, forcefully, despite Haysboro and other communities residents, the City is planning to build "The Shang Chi" city, kill peace and create chaos in the peaceful heart of Southwest Calgary.

Town of Drumheller with population a little under 8000 people spans over 26.7 acres of land. The new Glenmore landing development will have the same population of 8000 people squeezed into 15 acres of land. It crates a lots of the following problems and hazards:

1. Traffic (infrastructure can not accommodate so many people, even with the proposed changes)
2. In the case of Emergency/Fire in the neighborhood, existing Firestations and Ambulances are not able to cover the area
3. If there is a bomb threat, Not having ability, infrastructure to evacuate properly so many people
4. In case medical emergencies, Paramedics, ER not having ability to accept patients. Rockyview hospital overloaded
5. Hazard of shortage of proper drinking water, exhausted pipes.
6. Hazard of overloading and breaking old sewage system, which runs under Haysboro
7. Waste removal, pets/ dogs waste going to the ground
8. More cars driving, air pollution
9. Noise pollution, especially with construction and afterwards
10. Hazard of increased water pollution in reservoir and overloading existing pathways systems with increased pedestrians, bikes and animals

PLEASE, do not EXHAUST or KILL our current infrastructures and systems that already experience problems. Please, take this project somewhere else, new territory, bigger land that can accommodate such a huge dense population in every way. It is like fitting or wearing a size 8 dress on a size 12 woman. You can do some alterations to make it work, expand the dress a little bit. But when a woman starts to breath, move and dance in that dress, eventually the dress starts to rip apart, the seams would not be able to withstand the motion and open up. And all that work and effort to make it work would be wasted.



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First name [required] Sandra

Last name [required] Berner

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Glenmore Landing Land Use /Redevelopment

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am vehemently opposed to the proposed development by Riocan at Glenmore Land-
ing. The scope of the project is obscene. The density and sheer number of people and
vehicles in the area jeopardizes our infrastructure (including water & sewer pipes!),
environment and drinking water. You say otherwise but there is not sufficient transpar-
ency, sharing of information or planning. Why are we tearing up parkland and over-
crowding natural areas (overflow of ppl on pathways and through Weaselhead) when
you've declared a "climate emergency"?!? We desperately need to be preserving these
areas for mental and physical health - not to mention the wildlife through this corridor.
This would become the most densely populated few hectares in the city with unfathom-
able traffic. No these luxury condo owners won't all be riding the bus. This would not
be an area where seniors could enjoy all that they invested in the city and their neigh-
bourhood. The secrecy, changes, additions, scale (greed!) and location beside park-
land, woods, pathways and drinking water are disgusting and heartbreaking. No I'm not
anti progress or against development - but I am for long-term, in-depth PLANNING,
collaboration with surrounding communities, VISION for a healthy, manageable neigh-
bourhood, and for integrity. This project does not support a Calgary that cares about
quality of life for its citizens. Do the current counsellors care? Is this enormous project
genuinely necessary and will it make the area a better place to live?
I think not.



Public Submission

CC 968 (R2024-05)

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First name [required] Annelise

Last name [required] Freeman

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against this proposal. It will cause undue stress on existing infrastructure.



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First name [required] Allen

Last name [required] Magwood

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

Date of meeting [required] Nov 26, 2024

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

[required] - max 75 characters LOC 2023-0/30

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My concern with regarding the proposed development 90 Ave and 14 St SW, centers around the response protocols used by the Calgary Fire Department (CFD) when responding to any event (other than medical) in a High Rise structure. In order to accommodate the number of Apparatus required to be on scene at the above mentioned complex's, Apparatus would have be dispatched from the following Stations, 11, 14, 24 and 26 which would lead to a hole in coverage from 22x to 42 Ave and from Blackfoot Trail to the South ring road. This lack of available Fire trucks poses a real threat to the citizens in these communities. I am strongly opposed to this develoment. Thank you.



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First name [required] sherry

Last name [required] Dow

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

Date of meeting [required] Nov 26, 2024

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[required] - max 75 characters LOC2023-0130

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Regarding the Land Use Redesignation Bylaw concerning Glenmore Landing, I am vehemently opposed to the proposed building of the towers at Glenmore, which will add the population of the town of Banff, to that small footprint. It's ridiculous to consider.
The very important reservoir and ecosystem would be drastically affected.
The congestion created in building in an old established area would be unbelievable.
The proposed volume of this project just does not fit in this Heritage Area.



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First name [required] Don

Last name [required] Dow

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

Date of meeting [required] Nov 26, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation for Glenmore Landing

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Too much congestion in a beautiful part of our great city.



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First name [required] Irene

Last name [required] Thill

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I have significant concerns about this development plan. Most significant of myriad problems with this development is the risk to a major source of Calgary's water supply. Such a dense development on the shores of Glenmore Reservoir is a disaster waiting to happen.

Increasing the number of people who share this vulnerable environment along with the inevitable increase in dogs roaming the shores of our drinking water can only put the reservoir in jeopardy. After so many months of water challenges in this city and the huge role Glenmore reservoir played in keeping the city supplied with safe, clean water, it is beyond comprehension why we might consider a huge development at this location

Further serious problems with this development plan include the immense traffic problems, access for emergency services, safety of seniors who use the intersection at 90th Avenue and 16th street to access Glenmore landing, further increased development at the Jewish Community Centre that will increase traffic and safety issues, shadowing of the community of Haysboro and the pedestrian overpass, putting a wildlife corridor in jeopardy,



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First name [required]

Mike

Last name [required]

Teierle

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Council

Date of meeting [required]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are strongly opposed to this development. We are particularly concerned with the size and height of the buildings. We would appreciate that the height of these buildings be reduced. Not only will they stick out and up far beyond any other building in the SW and be an eyesore to the horizon, but having skyscrapers towering over residential houses is extremely uncomfortable. Knowing that thousands of units have a view of your yard and house is not okay. Privacy is extremely important and not being able to fully enjoy the privacy in our yards and backyard is a huge violation. An increase in crime is also a primary concern with the increase in population these towers will bring. We already have issues with criminal activity, now that will be further increased. The pathways are already extremely crowded and will be unbearable with thousands more competing for its use. Not only that but the health of our water is so critical and the pressures adding thousands of people to the area will have on the water system is a huge environmental concern for our city! I don't understand how this is being ignored. The development report is obviously biased and in favour of the developer. I really hope that the size and environmental impact is considered again in this decision. Please consider reducing the size and heights of the buildings!



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Amanda

Last name [required] Hill

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

Date of meeting [required] Dec 3, 2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Glenmore Landing Part 1.docx

ATTACHMENT_02_FILENAME Glenmore Landing Part 2.docx

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

-My mother was a resident of both the Chateau Renoir and AgeCare Glenmore. We able to take her for walks around the Glenmore Reservoir during the last years of her life. The traffic light on 90 Ave and 16 St were dodgy to cross then, with the increase of projected traffic would create very real safety concern for the seniors residing on the south side of 90 Ave.

-No reported wildlife studies.

- The unsustainable parking chaos that will ensue when people park in Haysboro to access RioCan's development. Or while working on the construction. No plan for vehicle parking that is reasonable.

-Ability for internet/electrical to handle a large volume of people in a small area.



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

ATTACHMENT_01_FILENAME

Glenmore Landing URBAN Density Condo proposal .docx

ATTACHMENT_02_FILENAME

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

DO NOT APPROVE.

Please see my attachment. This should not proceed. Extremely HIGH DENSITY URBAN project concept, more than Downtown Calgary. Maybe allow 5-6 small 5 floor Walkup Apartment/Condos on existing Strip Mall. NO 15 -30 Floors and 6 to 15 buildings.

An URBAN Center concept is criminal, especially on the shore of 40% of our drinking water.

We do not need that many HIGH END condos. Which will be 98% of the development.

Regarding the Glenmore High Value Condo/Apartment redevelopment proposal, In my opinion:

Rio Can the developer has made it very clear, they are a high end developer. CEO Jonathan Gitlin (Roycan/BNN-Bloomberg) was quoted recently saying the cutback in immigration won't affect them. "The federal government's plans to significantly reduce immigration targets shouldn't affect RioCan's residential rental business, said Gitlin, because the policy change shouldn't typically be affected the type of tenants it's attracting. "It does cast a bit of a pall over the entire residential space or the multi-res space," said Gitlin. "But I think again, the types of units that we were curating, and the type of experience we were curating wasn't significantly geared toward the same people who would be impacted by that legislation."

- 1) Will NOT be Affordable Housing, less than 2% of this site will be discounted. Monthly costs will be substantially higher than affordable. Will not be building 3 Bedroom units for families.
- 2) RioCan recently cut Staff by 10%, is that why no information? Are the RioCan staff members making commitments going to be there to see them honoured?
- 3) RioCAN has also stated they expect to derive substantial profits from "upzoning". BNN Bloomberg, CEO Gitlin: "While the company has halted new builds, it continues to work to add value to its existing land through up-zoning and other efforts" he said. What is the City of Calgary doing ensure appropriate activities if Upzoning allowed. Block any future sale @ higher zoning!
- 4) The city parkland around the property @ 14th S.T and 90th AVE is a welcome and important GREEN space. Should never be sold. If it has been sold, Claw it back. Was it sold as High Density Property or simply Park? IF park, it definitely needs to stay that way. GREEN space includes a valuable Walkway/Bikeway that is used extensively.
- 5) My understanding is that 5+ floor "Podiums", will be built immediately next to 90th Ave. That will be a 6 Floor WALL!
- 6) Extremely poor Access for Vehicles and pedestrians. How 8000 people get in and out?
- 7) As a Minimum the Developer must immediately build a two Flyover connection to 14 Street. Like 170th Street @ West Edmonton MALL. Flow will likely be similar.
- 8) Many pedestrians are seniors out of nearby residences
- 9) Extremely poor access. Only way in and out is off of 90th AVE using ther 2 existing access points. Those Access points are already overwhelmed with the Shopping Center traffic on many days.
- 10) Traffic and parking on-site will be a disaster, even after the buiuld-out is complete.
- 11) TOTALLY violates the Heritage Communities LAP. Which is immediately east across 14th Street. Goal is to have MAJOR developments located near the LRT. This absolutely does not fit that Model.
- 12) Initial Plans only show the 6 HUGE buildings around the perimeter of their existing site. Where are the rest of the plans?
- 13) Why are they starting with the Parkland? Have them start with their existing site and discuss the Parkland in 20 years. And then only a few Walk ups. No HIGH Rises.
- 14) Construction Mess for 25 years.
- 15) 8000 people will use a lot of Water, Electricity, and create substantial sanitary Waste.
- 16) What is the plan to upgrade all the utilities? Haysboro to the east (downhill) was built in the 50's. The pipes are OLD and were never intended for the flow that this URBAN center will create. Is RioCan going to complete or pay for the upgrades? In Advance
- 17) Where does the Surface water go?
- 18) 8000 people will bring many pets. How will the city manage the debris from 3200 dogs around Glenmore Reservoir. I see many Dog bites.
- 19) Where is the Transit plan? 14th Street BRT is there but not highly used.
- 20) This Extreme High Density project should be built on the Stampede Grounds not here.

In Summary:

Poor Planning, Lack of information, TIA, Bio, Utilities, Traffic, Extremely HIGH URBAN density.



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First name [required]

Ross

Last name [required]

Keating

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Council

Date of meeting [required]

Dec 3, 2024

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[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The proposed ReoCan Glenmore Landing development is far too aggressive, too large, for the site and will strain the existing Infrastructure, including roads, parking, water, and sewer.



Public Submission

CC 968 (R2024-05)

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First name [required]	Alan
Last name [required]	Boras
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Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly opposed to the planned redevelopment of Glenmore Landing, as it is vaguely outlined by the developer and the City of Calgary. I urge Calgary city council to reject this conversion of two narrow grass boulevards into lots for the construction, over 15-25 years, of six high-rise condo and apartment skyscrapers that will result in jamming more than 2,000 new residents into an already intensely congested shopping and service strip mall. As has been publicly outlined by the developer, this is the first phase of a massive Glenmore Landing redevelopment that would see more than 8,000 new residents on this small corner along the shoreline of Calgary's largest source of drinking water.

I favour responsible, sustainable development that evolves naturally, in line with population. Calgary's population is growing modestly, at 1.09 percent from 2016 to 2021, as per city reports. This development is explosive construction that is not supported by the underlying and natural population growth. I strongly oppose hyper densification construction that is well beyond the carrying capacity of the landscape and utility infrastructure. This proposal would certainly overwhelm the human and natural environment and the physical services infrastructure capacity, such as roads, water, sewage and emergency services.

For perspective, the world's highest population density city is Macau, Asia's gambling mecca, with a population of 21,158 per square kilometre. The Glenmore Landing six-tower development will take the population density to 44,807 per square kilometre, which is across the entire 5.7 hectares (14 acres or 0.057 square kilometres), not just the tiny boulevard grasslands in this proposed change. This first phase of the Glenmore Landing conversion of a boulevard into six high skyscrapers results in a population density of more than twice that of Macau. By any measure, this is absurd. Do not approve this. You may think this is a developer's or densification dream, but it is a community residents' nightmare.

Remember, if you approve this, Calgarians who live near Glenmore Landing will remember. We will vote you out on October 20, 2025. We will work to make sure the rest of Calgary knows and understands what you are attempting to do to Calgary, because if you can carpet bomb a small boulevard with 25-storey towers here, you will do it in their neighborhoods too. We will tell them.



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First name [required]	Julia
Last name [required]	Wowkodaw
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]	Dec 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public hearing
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Glenmore landing proposal.docx

ATTACHMENT_02_FILENAME

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

Calgary City Council
November 26, 2024

I am opposed to the Glenmore landing redevelopment for many reasons. The following are my main issues.

ENVIRONMENTAL CONCERNS.

Instead of honouring the hard-fought vision that the City implemented for the parklands around Glenmore Landing, this proposal would see green space and trees eliminated and replaced with a massive amount of concrete that will emit a huge amount of CO2 and cause irreversible negative effects to the natural environment. This is a migratory area for birds and the proposed towers would have a devastating effect on our birds.

In a city where City Council has declared that we are in a climate emergency, it is unbelievable that the City would even consider eliminating green space and trees that assist with climate change so as to replace such features with massive concrete towers. Parks are important for all Calgarians. The movement to create parks around Glenmore Reservoir started in the 1950's. Parks surround the reservoir. The parklands adjacent to Glenmore Landing form part of this vision. The vision was and is correct. The parks in this city are used by all Calgarians. The elimination of parkland in a city where green space and trees have been noted to be a critical part of the city's environment is simply unacceptable.

PARKLAND IS CRITICAL.

The City's hard-fought establishment of these lands as park for the benefit of all Calgarians needs to be respected and preserved. The parklands and reservoir enhance the aesthetics of the area. They connect to and provide access to adjacent parklands to the west and to the north of Glenmore Landing and the bike path system and Glenmore Reservoir. They provide green space and valuable trees which enhance the aesthetics of the area and also consume CO2. The huge impact of these towers will be a major detriment to one of our most important green spaces.

A citizen of Palliser,
Julia Wowkodaw



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First name [required] Nathan

Last name [required] Hashman

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Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters Regarding LOC2023-0130

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I oppose this development completely. The scale and impact on the adjacent communities, traffic and very sensitive environment are not being discussed or considered.



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Last name [required]

Wowkodaw

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Public hearing

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

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A citizen of Palliser,
Oleh Wowkodaw



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First name [required]	Lisa
Last name [required]	Poole
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Date of meeting [required]	Dec 3, 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 Redesignation LOC 2023-0130
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and City Councillors,

Please do not approve the proposed Glenmore Landing development until the environmental impact has been thoroughly analyzed by a credible third party. There is low confidence in the quality of work of the City of Calgary.

The potential contamination of an important natural area and critical source of Calgary's potable water is not worth the risk. The repercussions of overdevelopment of this area will impact Calgarians across the city.

This development should be scaled down to something more suitable for the site conditions and the quality of life of the residents in the surrounding communities.

The Calgary reservoir is important for all Calgarians. We are counting on city council to make a decision that considers the best long-term interest of the entire city.

Sincerely,
Lisa Poole



Public Submission

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First name [required]	Paul
Last name [required]	Mason
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]	Nov 26, 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 Redevelopment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The proposed development of Glenmore Landing is an abomination. 15 towers in that locale is obscene overdevelopment and will forever change the nature and quality of the area. Given that the Glenmore reservoir is an essential water infrastructure for the city of Calgary, the addition of tens of thousands residents to a small corner of that reservoir would be a social, environmental, and quality of life disaster for the site itself, all of the surrounding communities and southwest Calgary.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Marina

Last name [required] Ortman

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] Dec 3, 2024

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

[required] - max 75 characters Redevelopment of Glenmore Landing Parklands

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Selling public parkland to a private developer without a public hearing is wrong. Selling public parkland, especially the one that is highly used, is wrong. Please stop using "affordable housing" as a reason, because everyone knows it is not going to be affordable, especially with that view. Please think of the mental and physical health of your citizens. You have the power to make this right. Please oppose the land use redesignation. The developer will find another place to build. DO not sell this land. Further to that, the proposed 9 high-rise towers and the forecasted 3000+ residents and workers will have serious impacts on Glenmore Reservoir Parklands and surrounding communities. Increased traffic flow from this redevelopment will cause unsafe emergency access and exit conditions due to traffic congestion; only 1 way out of Glenmore landing traveling both east and west. Please listen to your people. This is who you work for. Not a selected few. Stop that redevelopment.



Public Submission

CC 968 (R2024-05)

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First name [required] **Carolyn**

Last name [required] **Brooke**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 Land Use Redesignation Bylaw 302D2024**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am very opposed to this development as it is proposed. Calgary is in need of more housing, but the scope of this project is out of touch with the capacity of the infrastructure and the character of the community to support.

Glenmore Landing is currently a difficult place to access due to there being two entrances and a single exit. Adding the number of housing units and people as proposed by RioCan will be dangerous, frustrating and will cause significant disruption to the residents of Palliser, Bayview, Pumphill, Oakridge as well as the users of South Glenmore Park.

There are three senior's residences on the south side of 90th Avenue. These people are already at risk getting in and out of Glenmore Landing, and when nearly 8,000 more people, and their vehicles, are added to the area, the risk will increase significantly.

There is a school already approved on the Jewish Federation lands on the southwest corner of 90th Avenue and 14th Street. This will add to the traffic in and out of the area, as well as increase the safety concerns in and around Glenmore Landing.

Homes in Haysboro and Bayview will experience significant shadowing in their yards if this overdevelopment is allowed to proceed. This will impact the quality of life for these families.

Neither the developer nor The City have shared an environmental impact assessment but I am very much opposed to a large car park being build underground so close to Calgary's primary source of drinking water. I don't feel confident that our water supply can remain safe during the construction and the potential for contamination with vehicles parked so close.

I'm still very opposed to parklands being sold for development. This is a slippery slope, and as The Supreme Court of Canada decided we need to be protecting our existing park space. The City of Calgary declared a climate emergency and it is counter-intuitive to be selling park space for commercial gain.

This project is not appropriate for this location. Calgary needs more housing, but this project is too large for the land available. Until all the brownfields are developed, The City should not be developing park space.

Thank you for listening to Calgarians.



Public Submission

CC 968 (R2024-05)

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First name [required] Eva

Last name [required] Borbely

How do you wish to attend?

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

Date of meeting [required] Dec 3, 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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Terrible idea. So much to do here: restaurans, safeway,lab, dentist, bank, cof-feshop...how long it will take to build a very expensive living. It will not be affordable. The trafic will be disaster. Build it somewhere else. There so many empty places.



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First name [required] J

Last name [required] Miller

How do you wish to attend?

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

Date of meeting [required] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are strongly opposed to this development. We are particularly concerned with the size and height of the buildings. We would appreciate that the height of these buildings be reduced. Not only will they stick out and up far beyond any other building in the SW and be an eyesore to the horizon, but having skyscrapers towering over residential houses is extremely uncomfortable. Knowing that thousands of units have a view of your yard and house is not okay. Privacy is extremely important and not being able to fully enjoy the privacy in our yards and backyard is a huge violation. An increase in crime is also a primary concern with the increase in population these towers will bring. We already have issues with criminal activity, there is concern it will increase with more people. The pathways are already extremely crowded and will be unbearable with thousands more competing for use. Not only that but the health of our water is so critical and the pressures adding thousands of people to the area will have on the water system is a huge environmental concern for our city! I don't understand how this is being ignored. The development report is obviously biased and in favour of the developer. I really hope that the size and environmental impact is considered again in this decision. Please consider reducing the size and heights of the buildings!



Public Submission

CC 968 (R2024-05)

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First name [required]

Elise

Last name [required]

Broeke

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]

Dec 3, 2024

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

[required] - max 75 characters

LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required]	Stuart
Last name [required]	Schultz

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]	Dec 3, 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 Redevelopment, rezoning and sale of public lands
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Screenshot_20241126-081425.png

ATTACHMENT_02_FILENAME

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

- Traffic congestion and pedestrian safety at the entrances and intersections on 14th St. and 90th Ave.

- Strains on Calgary's Glenmore Reservoir and existing sewer lines as construction, 6 levels of underground parking, and thousands of people living in a tight space could result in prolonged stress to everyone, like we experienced from infrastructure failures this past summer,

- Environmental Impact on Reservoir Parklands and wildlife

- Long construction timelines, noise, and disruption

- Further overburdening of roads and infrastructure in our communities, schools and other facilities. as developments with Taza, JCC and Blanket Rezoning increase risks of overwhelming our parks, traffic, water and sewer systems

- The lack of an Area Redevelopment Plan (ARP) to guide development in our community



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First name [required] **Brigitte**

Last name [required] **Carroll**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130, Glenmore Landing**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Having attended some meetings regarding this proposed development, I am now confidently opposed to this development for the following reasons. Several professionally trained people in the fields of electricians, firefighting, emergency services, home builders and those knowledgeable about our water supplies (drinking and sewage) have spoken of many potential problem bound to occur. The fact is that our infrastructure is old and we are unprepared for what this development (quite possibly Calgary's highest density area). As well please consider the three senior centers at a crucial intersection, the traffic implications, the shadowing implications of such ridiculously high towers, the 15-20 years of putting up with this massive development and what that does to the mental health of our citizens. To date, there seemingly is NO regards to the implications these areas have on the surrounding communities, especially Haysboro.



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First name [required] **David**

Last name [required] **Penfold**

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] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130 - Glenmore Landing Redevelopment**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a resident of Haysboro across from the newly constructed pedestrian overpass I have to following concerns with this redevelopment:

1. The 25 year construction plan is far too long for an already existing community that has gone through BRT development, 14th street right of way replacement. As well as several other redevelopments and rezoning in the area (JCC and Taza). Parking for all those construction workers over this time will force them to park in surrounding communities. I would prefer not to turn our beautiful neighbourhood into a parking lot for the next third of my life. Would you want to live next to a construction site for 25 years?
2. Adding 8,000 residents and workers to an already busy intersection without any review or changes of existing infrastructure seems irresponsible. As we've seen with the recent water restrictions and water feeder system breaking down. Aging infrastructure needs maintenance and replacement adding more use to the aging infrastructure will only further depreciate this already old infrastructure. A full environmental and infrastructure analysis should be included in any planed development.
3. One of the reasons this was proposed was to increase ridership on the BRT, however the market value of these units will be quite high meaning owners of these units will likely own vehicles and not use transit for daily needs. A cross study on income levels and transit usage would be helpful to alleviate this concern.
4. Many if not all of the concerns that have been raised in the public sphere could be alleviated by limiting the hight of the towers to under 6 stories.

I live in this area and love living here I would hate to see my living standard degraded. walking along the water has been an important part of my mental health recovery, taking that away for 25 years due to the construction noise and disruption feels like a step in the wrong direction for everyone's enjoyment of our green space.



Public Submission

CC 968 (R2024-05)

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First name [required]	Sarah
Last name [required]	Harvey
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]	Dec 3, 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 Redevelopment, rezoning and sale of public lands)
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Opposed to the rezoning and redevelopment of Glenmore landing, I have lived in this area for 20 years and also work in the mall. This will cause a lot of issues especially with congestion and there is simply not enough space. The land is not close to the c-train and will cause even more parking issues than there already are in the landing. Thanks for your time.



Public Submission

CC 968 (R2024-05)

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First name [required] **Dallas**

Last name [required] **Thill**

How do you wish to attend?

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

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **LOC2023-0130**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Before my time others foresaw the need and secured land surrounding the lake and had it deemed parkland reserve for the citizens. For me the Protection of Parkland surrounding the Glenmore Reservoir commenced 52 years ago when we moved to our purchased home in the community of Haysboro. Shortly after settling in Haysboro an initiative asking for pledges to purchase the land on the east edge generically boarding 90 Avenue SW, 14 Street SW and Heritage Drive South West. "We pledged funds." In response the city negotiated land acquisition and the current commercial development.

Redevelopment of this site and sale of some surrounding city park land puts:

- a critical city water supply in jeopardy – 2024 water crisis brought this to the forefront of Calgary citizens
- Long term projected development is the size of a medium Alberta Town (Banff, Ponoka, ...) and larger than the existing city community of Haysboro.
- Inclusion of such a large population in this location stresses:
 - o Traffic
 - o Water supply
 - o Fire services
 - o EMS services
 - o Electrical demand
 - o Surrounding neighbourhoods
 - o

Choose another location for this type of development.

Keep the parkland areas and provide some amenities for the surrounding Calgary citizens -benches, signs city park.



Public Submission

CC 968 (R2024-05)

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.

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.

First name [required] Rick

Last name [required] Miller

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] Dec 3, 2024

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

[required] - max 75 characters LOC2023-0130 Land Use Redesignation Bylaw 302D2024

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Screenshot_20241126_114854_OneDrive.jpg

ATTACHMENT_02_FILENAME

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

Please read the Attached a screenshot of my previous submittal regarding the environmental impact this large development could have on the bird population.

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

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

CPC2024-1067

Attachment 15

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
- make any approval of this application conditional upon completion of an environmental assessment and mandatory bird friendly design and materials for future buildings.

I am very concerned about the impact the sale of this land and the resulting development would have on the open space and parkland around Glenmore Reservoir and on the large number of birds living in and migrating through the area. Every year tens of thousands of waterfowl and shorebirds rely on the habitat provided by the large Glenmore Reservoir and the extensive, adjacent shoreline and mudflats. Many songbirds also inhabit the adjacent forest and grasslands and migrate through the area. Some of the birds migrating through this area are rare and endangered species that should be protected as much as possible. In Canada, window collisions kill 16-42 million birds a year and is the top sources of human-caused bird deaths. The proposed sale and redesignation of lands on this site would allow buildings with enormous areas of exterior glass and other building materials that would create a serious mortality risk to birds.

There are effective ways to reduce/minimize bird collisions with buildings. This includes bird safe glass and building materials and restrictions on interior and exterior lighting at night. I respectfully request that any approval of this application be made conditional upon completion of an environmental assessment and mandatory bird friendly design and materials for future buildings. This would be the environmentally friendly and responsible thing for the City of Calgary to do.

Thank you for the opportunity for feedback on the above-mentioned matter and for taking my comments into consideration in your decision.

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.

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First name [required]	Gerry
Last name [required]	McAllister
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]	Nov 26, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)	
[required] - max 75 characters	Waste of time - decision was made 10 years ago.
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Glenmore Landing 'redevelopment' was planned and defacto approved back in 2014 (or earlier) when RioCan and certain city officials cooked their 'deal' to sell the land necessary to build this monstrosity. So lucrative was the prize, the city pushed the SWBRT on citizens despite overwhelming opposition. Why then am I bothering to respond? This administration and most of Council are as crooked as a dog's hind leg. It will do what's good (lucrative) for them and forget the people they are sworn to serve.shame on the lot of you, you are systematically destroying the most beautiful part of our City. Grow some morals and deny this obvious money grab!



Public Submission

CC 968 (R2024-05)

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.

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

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First name [required] Richard

Last name [required] Harrison

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?

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

Date of meeting [required] Dec 3, 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 Land Use Redesignation

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Complete Submission Package.pdf

ATTACHMENT_02_FILENAME

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

WILSON LAYCRAFT

Barristers & Solicitors

Richard E. Harrison*
Direct Line: 403 441-2257
Email: rharrison@wilcraft.com

Paralegal: **Amy Mitchell**
Direct Line: 403 441-2257
Email: amitchell@wilcraft.com

November 26, 2024

Our File Number: 4218-002

The City of Calgary
Council
800 Macleod Trail SE
Calgary, AB T2G 5E6

Via Email

Dear Sirs and Madams:

Re: Glenmore Landing Redesignation
CPC2024-1067
December 3, 2024 Public Hearing

I am counsel for Palliser-Bayview – Pumhill Community Association. This correspondence supports my submissions on behalf of my client at the December 3, 2024 public hearing.

My client raises four concerns with respect to the Glenmore Landing Land Use Redesignation application advanced by Urban Systems Ltd.:

1. Need for a Biophysical Impact Assessment;
2. Failure to Consult;
3. Failure to produce records necessary to contest this application; and
4. Decision to Redesignate is premature given my client's Certificate of *Lis Pendens*.

Each is considered below.

Biophysical Impact Assessment

Enclosed is a report from AAR Environmental Services. The report reviewed the Preliminary Natural Site Assessment produced by Urban Systems. My client highlights the following from the report:

- The preliminary natural site assessment failed to account for the full buildout of Urban Systems' planned project;
- The preliminary natural site assessment missed site contamination; and
- Presence of species at risk within close proximity to the project site.

Each element provides a sound basis for a full biophysical impact assessment of the project site, which was not completed in this instance.

Suite 650, 211 – 11th Avenue S.W., Calgary, Alberta T2R 0C6
Telephone: (403) 290-1601 Facsimile: (403) 290.0828

* An Association of Independent Law Practices

Consultation

I reviewed the Applicant Outreach Summary prepared Urban Systems. The extent of consultation with my client and all other community associations was summarized by Urban Systems as follows:

A total of two (2) public Information Sessions were held to provide information to community members about the proposed redevelopment.

Attachment 8

The first information session was held more than 1 year ago, on October 25, 2023 at Heritage Park. As noted in the consultation summary: “The in-person session reached registration capacity, with four hundred and fifty (450) reservations...”. Because of the capacity, participants were limited to 45 minutes at Heritage Park and were directed to leave after their 45 minute consultation was over.

Only one other information session was held, a virtual session on November 14, 2023, again more than one year ago. During that virtual session, Urban Systems selecting questions to answer. Many of my client’s members report that their questions remained unanswered.

This is an insufficient level of consultation. My client’s members continue to have many important questions about this project, its scope and the future phases.

Consultation is also important in this case because of the level of opposition to the project:

Administration received 23 responses in support, nine responses of neutrality and 428 responses in opposition to the proposed development from the public. Furthermore, a petition with 64 signatures in opposition to the proposed development has been received.

Attachment 1

The Court of Appeal of Alberta in *Thomas v Edmonton (City)* outlined why consultation is important:

[40] This conclusion is also supported in light of the compelling public policy justifications for community consultation. Community consultations exist for a reason. Process matters. Why? Because a fair process is the basis for public confidence in the legitimacy of all democratic processes, including those relating to planning and development of land.

[41] Amongst other things, having an applicant consult the community where the applicant wants a variance in its favour provides a development authority (and a subdivision and development appeal board) with information needed to determine whether non-compliance with a bylaw development standard requirement would in fact interfere with the “neighbouring parcels of land” or the “amenities of the neighbourhood”. It may sometimes be difficult to answer the question posed in s 640(6) or s 687(3)(d) without a community consultation. At the very least, obtaining the concerns of affected members of the community helps a decision-maker determine whether a variance should be granted. It therefore makes little sense to waive a step that would help determine whether a proposed development’s non-compliance should be waived in the first place. The democratic objectives of the Zoning Bylaw should not be undermined. And yet, that is precisely what would happen if the SDAB’s authority extended to waiving the due process requirement of community consultation.

Consultation is an important step in the redesignation process. Failure to adequately consult with members of the community leads to two concerns. First, it prevents members of the community from adequately understanding a project. This in turn prevents project opponents from fully understanding the case they need to meet. Second, failure to consult prevents the proponent from understanding the community's concerns, precluding an opportunity to address those concerns.

In its consultation summary, Urban Systems noted:

Follow-up reach out and discussions were held with previously engaged stakeholders to update them on the status of the application, and to make their organization aware of future engagement opportunities. In total, we reached out to four (4) institutional stakeholders offering each a 1:1 meeting with project team members. The institutional stakeholders who were contacted are outlined below:

- Paperny Family Jewish Community Centre (JCC) (Calgary Jewish Federation)
- House of Jacob Mikveh Israel
- Alberta Health Services (Rockyview General Hospital)
- Heritage Park

While my client is happy to see that these stakeholders were consulted, they are unsure why Urban Systems failed to provide them with the same level of attention. Three community associations wrote letters to the Calgary Planning Commission outlining concerns with the consultation process. For example, my client wrote:

No true Public Engagement The only engagement sessions conducted for this project have been an Open House and "information sessions" held by the representatives for the developer, not true consultation. All comments went directly to the developer without response.

Attachment 9

Haysboro Community Association wrote:

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.

Attachment 10

CKE Community Association wrote:

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 .

Attachment 11

These letters outline the two concerns that arise once a proponent fails to adequately consult. First, each community association sets out their ignorance to how this project is expected to proceed. Second, each community association believes it could have contributed ideas to make this development more palatable to its members.

Failure to Produce Records

The City of Calgary failed to produce records to my client that would allow it to respond to the proposal advanced by Urban Systems.

My client and other community associations requested access to records to understand the case they need to meet. The City's response, dated August 13, 2024, is repeated below:

I would like to invite yourself and board members to attend City Hall to view the Transportation Impact Analysis (TIA), Sanitary Servicing Report, Water Network Plan and Preliminary Natural Site Assessment documents, which have been submitted for the outline plan and land use amendment application at Glenmore Landing.

These documents are copyrighted material. Without the consent of the copyright owners, the City cannot release these documents to you, nor provide hard copies. The applicants have been asked, but have declined, to allow the reports to be copied until a decision has been made on the outline plan and land use amendment application (LOC2023-0130).

...

We can offer an alternative, however. The City's Property Research Centre on the 3rd floor of City Hall can set up a meeting when members of the Haysboro CA can come in and view (but not copy in any way) the 4 reports (Transportation Impact Analysis, Sanitary Servicing Report, Water Network Plan and Preliminary Natural Site Assessment). The best time to do this will be between 8.30-11 and 1-3.30pm. If you would like to take up that option, please advise what timeslot you would like? The documents will then be available for you to view.

Refusing to release records because of copyright is unacceptable. My client has a right to procedural fairness, which fair process is denied if they cannot understand the case they need to meet. The proposed compromise would prevent my client from providing the records to any experts they retain or to legal counsel.

The Supreme Court of Canada repeatedly affirmed the right to information that would be material to understanding the case an opponent needs to meet: *Charkaoui v. Canada (Citizenship and Immigration)*, 2008 SCC 38; *Canada (Citizenship and Immigration) v. Harkat*, 2014 SCC 37; and *Mission Institution v. Khela*, 2014 SCC 24.

Planning Law provides the following guidance:

Of course, procedural rules made [by the City] must not be inconsistent with...any common law principles."

Planning Law, at 7-5

[Municipalities] must...adhere to what are commonly referred to as the "principles of natural justice".

Planning Law, at 7-7

It is unthinkable that, in a trial, a court of law would receive evidence from one of the litigants outside of the courtroom or, if in the courtroom, in the absence of the other party. Each side is entitled to know what is before the court, and to correct or contradict any relevant materials that might be prejudicial to a position. As a general rule, the same right attaches to parties before a quasi-judicial body and, where that right is transgressed, the resulting decision will be set aside by the courts as a denial of fair process.

Planning Law, at 7-20

Planning Law cites: *Francoeur v. Edmonton (City)* (1980) where the opponents were not aware of, and not given an opportunity to speak to, the material introduced at the final meeting; and *Karamania v. Richmond (Township)*, where council was privy to but did not disclose the developer's rezoning application and supporting documents. The rezoning bylaw was quashed on the grounds that the opponents never had the opportunity to know of the material or respond to it.

Denying my client unfettered access to records is illegitimate and fails to accord an appropriate level of procedural fairness. Further, the reason offered (copyright) is erroneous. This is a quasi-judicial hearing in which Council will decide between two opposing viewpoints. There are no copyrighted concerns, and, if there are, The City of Calgary should refuse to progress the application until such time as Urban Systems waives any copyright concerns.

The records my client seeks are the following:

- Application filed in support of the redesignation;
- Planning studies;
- Entire project phases and expected completion dates for each phase;
- Parking study;
- Transportation Impact Assessment;
- Sanitary Servicing Report;
- Water Network Plan; and
- Preliminary Natural Site Assessment documents;

My client seeks this information so that it may conduct its own analyses. Thus far, the information it has prevents any experts retained from commenting in response.

Importantly is that this information appears to have been relied upon by the Calgary Planning Commission and Administration in recommending the project. For example:

A Transportation Impact Assessment (TIA) was completed during the review of this application. Assessment of the proposed redevelopment of Glenmore Landing was completed at multiple horizon years using traffic generation rates expected to occur at the site, as well as analysis using higher traffic generation rates to test the robustness of the road network. Due consideration of the future development of both the site to the south (Calgary Jewish Community Campus Corporation (JCC)) and to the west through the large Taza development, both of these areas were incorporated into the analysis. To support the increased density, several on-site and off-site improvements to the multi-modal transportation network will be provided. These improvements will include

enhancements of the 5A Network, the provision of a missing 5A Network link to connect to the pathway network surrounding the site, enhancements to the BRT transit station design, as well as safety and operational improvements for vehicular movements at the intersections of 90 Avenue SW at 14 Street SW and 90 Avenue at 16 Street SW. Details of these improvements can be found in the conditions of approval (Attachment 2). Further updates to the TIA are required with each development permit application for a new building.

Administration is supportive of the proposed application for redevelopment adjacent to a BRT station, while maintaining and improving upon the existing high-quality multi-modal transportation network surrounding the site.

...

A Phase I and II Environmental Site Assessment report was submitted and reviewed. The reports identified no impacts to the soils on site and any contamination was below the applicable guidelines.

A Preliminary Natural Site Assessment (PNSA) was prepared by the applicants for development on the proposed M-H3 District lands in accordance with the City of Calgary Biophysical Impact Assessment Framework. The PNSA is a desktop level assessment and identifies the current ecological characteristics of the proposed M-H3 District lands and identifies mitigation measures to minimize impacts to the environment associated with development. The PNSA was reviewed by a Parks Ecologist and approval has been granted.

...

A Sanitary Servicing Study was submitted and approved for the proposed maximum density for this application. Development on the proposed M-H3 District lands can be achieved with existing sanitary capacities, however development on the existing Glenmore Landing Shopping Centre will require upgrades to some adjacent sanitary mains or provide an additional connection to the sanitary network.

...

A water servicing network plan was submitted and approved for this application. Additional hydrants are shown to provide increased fire coverage, and a looped connection to 14 Street SW will be required.

Attachment 1

My client deserves the opportunity to challenge these studies and their conclusions. The City of Calgary's failure to release these documents breaches my client's entitlement to procedural fairness.

Certificate of *Lis Pendens*

My client registered a CLP on title to the property. The certificate of title was not included in the package of information, however it is enclosed to this letter.

My client claims an interest in this property because it is calling into question whether the properties were properly transferred by The City of Calgary: section 148(2) of the *Land Titles Act*. Redesignation is premature until that interest is adjudicated by the Court of King's Bench.

Conclusion

For the foregoing reasons, my client seeks an adjournment of the public hearing, currently scheduled to December 3, 2024. The adjournment is sought for three reasons:

November 26, 2024

1. To give time for proper consultation with members of my client's association;
2. To give my client access to and time to respond to information provided in support of this redesignation application; and
3. To resolve my client's claim that the property was transferred outside the city's authority in the *Municipal Government Act*.

Sincerely,

WILSON LAYCRAFT

per:

Richard E. Harrison
Barrister & Solicitor

Richard Harrison

From: rharrison@wilcraft.com
To: J Baldwin
Subject: RE: For your documentation on Glenmore Landing

On Tue, Aug 13, 2024 at 9:57 AM Horkan, Melanie <Melanie.Horkan@calgary.ca> wrote:

Good morning Andrew,

I would like to invite yourself and board members to attend City Hall to view the Transportation Impact Analysis (TIA), Sanitary Servicing Report, Water Network Plan and Preliminary Natural Site Assessment documents, which have been submitted for the outline plan and land use amendment application at Glenmore Landing.

These documents are copyrighted material. Without the consent of the copyright owners, the City cannot release these documents to you, nor provide hard copies. The applicants have been asked, but have declined, to allow the reports to be copied until a decision has been made on the outline plan and land use amendment application (LOC2023-0130).

The shadow studies are different in that they are part of the Design Framework document and can be found on the City website (link below), pages 33-36.

[Glenmore Landing Redevelopment Proposal \(calgary.ca\)](#)

We can offer an alternative, however. The City's Property Research Centre on the 3rd floor of City Hall can set up a meeting when members of the Haysboro CA can come in and view (but not copy in any way) the 4 reports (Transportation Impact Analysis, Sanitary Servicing Report, Water Network Plan and Preliminary Natural Site Assessment). The best time to do this will be between 8.30-11 and 1-3.30pm. If you would like to take up that option, please advise what timeslot you would like? The documents will then be available for you to view.

I look forward to hearing from you.

Melanie Horkan, BA (Hons), Dip TP, MRTPI
Senior Planner, South Team Community Planning
Planning & Development Services
C 403.669.8595 | melanie.horkan@calgary.ca

**** My office hours are Monday, Tuesday, Wednesday and Thursday 8.00am-2.45pm ****

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

We partner with you to build a great City through service, time, and quality.

**My work hours may differ from yours; please don't feel obligated to reply to this email outside of your normal work hours.*

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.



1929 – 10th Avenue S.W. Calgary, Alberta T3C 0K3

Phone: (403) 294-0488 Fax: (403) 266-7520

www.applieaquatic.com

MEMORANDUM

Date November 25, 2024 **AARES Project #** 24-166
To Palliser Bayview Pumphill Community Association
Address 2323 Palliser Dr SW, Calgary, AB T2V 3S4
From Dana Eliuk and Lisa Cahoon
Cc Palliser Bayview Pumphill Community Association
Re **AARES 24-166 PBP Glenmore Landing Environmental Review**

Introduction

AAR Environmental Services¹ was retained by Palliser Bayview Pumphill Community Association (PBPCA) to complete a review of the Preliminary Natural Site Assessment- LOC2023-0130 Final Report for planned development near Glenmore Landing (Urban Systems 2023). The Glenmore Landing Shopping Centre is in the City of Calgary adjacent to 14 Street and 90 Avenue SW, within 9-20-23-1 W5M. Four areas of land surrounding Glenmore Landing are being acquired by RioCan Management Inc. from the city of Calgary for proposed residential development. This development would include large-scale works, excavation, and new construction that alters the current land use including manicured green spaces.

Information Review

In 2023, Urban Systems Ltd. completed a Preliminary Natural Site Assessment (PNSA) for Glenmore Landing using the City of Calgary's *Biophysical Impact Assessment (BIA) Framework* (Calgary Parks 2010). This framework is a guiding document that determines the level of environmental review required for proposed projects before city approval. The assessments are needed to identify potential impacts and planned mitigations for project activities. There are three levels of review; Level 1 includes a PNSA; completing this initial review will inform whether a project requires additional review at higher levels including an Environmental Screening (Level 2) or a BIA (Level 3). Review of the PNSA and other planning documents supplied by the PBPCA revealed information supporting the need for a higher level of environmental review.

Construction Dates and Redevelopment Boundaries

An estimated completion date for construction was not provided in the Glenmore Landing PNSA report. The Glenmore Landing Design Framework discusses planned development of multiple high density residential housing units in three stages. The PNSA only discusses development in areas outside of Glenmore Landing Shopping Centre. Upon completion of these initial phases, additional developments are planned within the Glenmore Landing Shopping Centre (Urban Systems et al. 2024). The PNSA report included two figures of the proposed redevelopment footprint (Outline Plan Boundary) that encompasses the Glenmore Landing Shopping Centre and four adjacent areas of land being acquired by RioCan Management Inc. for redevelopment. The development within the Outline Plan Boundary is expected to take several decades to complete (Urban Systems et al. 2024).

¹ AARES is a division of Applied Aquatic Research Ltd.
ISC: Unrestricted



Biophysical Elements in the Surrounding Area

PNSA reports require information on (sensitive) biophysical features and valued ecosystem components (VEC) within and surrounding a project including the distances (in metres) of these features to the project edge. VECs are key elements of an ecosystem with high ecological, cultural, social, or economic value and which relate to the ecosystem's overall health. These VECs are typically identified to focus environmental assessments on features that matter most to stakeholders. The BIA framework states: "The distance threshold of 50 metres is employed for decision-making purposes in determining the need for further levels of environmental assessments" (Calgary Parks 2010). This information was reported in Table 3-1 in the Glenmore Landing PNSA report, however the distances of multiple biophysical elements in relation to the redevelopment were not discussed (Urban Systems 2023). These items are identified below and should be considered for evaluating the assessment level for this proposed redevelopment.

Environmentally Significant Areas: The area north and west of the redevelopment footprint are forest habitats that border a riparian area adjacent to the Glenmore Reservoir. Urban Systems described these areas as Municipal Reserves that would likely qualify as Environmentally Significant Areas (ESAs; Urban Systems 2023). A formal ESA assessment has not been completed for this land, however due to the uniqueness of the urban forests relative to the surrounding area, an ESA assessment may be required to accurately determine the significance of this land and to inform whether further environmental review is required. If these Municipal Reserves are assessed and confirmed to be ESAs, a Level 3 BIA would be required.

Wetlands: It was stated that no wetlands occur within the redevelopment site, however wetlands occurring within the surrounding land were not discussed in the Glenmore Landing PNSA report (Urban Systems 2023). AARES briefly reviewed aerial imagery of the site and completed a site reconnaissance on July 28th, 2024, to identify and photograph wetlands adjacent to the redevelopment. Multiple potential wetlands were identified within 100 m of the planned development boundary in the forested area north of the planned redevelopment boundary. At least one wetland identified as a shrubby swamp/marsh complex occurred within 100 m of the boundary and several other swamp and marsh wetlands occurred within 250 m. Based on the BIA framework, this may trigger level 2 environmental screening.

Known Contaminated Site: A known contaminated site was discussed in the Glenmore Landing PNSA report, but the proximity to the planned development was not reported. According to the BIA framework, when a known contaminated site is present outside an ESA, level 2 environmental screening should be considered (Urban Systems 2023).

Presence of listed species at risk or species of special status or habitat: As discussed in the Glenmore Landing PNSA report, multiple species of management concern (SOMC) have been reported within 2 km of the Project. Due to the quality and uniqueness of habitat north and west of the redevelopment footprint, there is potential for SOMC to occur within 30 m of the redevelopment boundary. According to the BIA framework, a Level 2 screening should be considered for environmental review. Additionally, species information shows the Glenmore Reservoir contains (or may contain) Bull Trout, which is a threatened species listed under the *Species at Risk Act (SARA, DFO 2002)*. Because the reservoir is fish bearing with potential SARA listed species, a level 2 environmental screening should be considered. As discussed in the PNSA, a Key Wildlife Biodiversity Zone (KWBZ) is located around the Glenmore Reservoir, approximately 100 m from the edge of the redevelopment boundary (AEP 2021; Urban Systems 2023). KWBZ are important wildlife zones as they can be considered key habitat for ungulates during winter and have higher potential for biodiversity. Considering this, it is possible there may be an increased ungulate presence and biodiversity adjacent to the Glenmore Reservoir which should be considered when determining the impact of the redevelopment on wildlife and wildlife habitat.

Potential Biophysical Impacts

Urban Systems discussed environmental elements and potential project impacts in Tables 4-1 and 5-1 of the Glenmore Landing PNSA report (Urban Systems 2023); however, considering the VECs identified surrounding the



redevelopment (within 50 m), the potential biophysical impacts should be evaluated. Additionally, the BIA framework highlights that the “description of interaction” should include how, when, and where an activity will generate interactions (Calgary Parks 2010). The Glenmore Landing PNSA report does not evaluate interactions to this level of detail. An environmental review could reveal potential adverse impacts that may require mitigation.

Summary

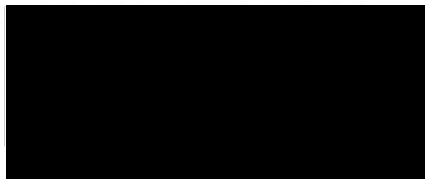
AARES recommends an Environmental Significance Assessment be completed for the Municipal Reserves north and west of the Project. Review of the PNSA report completed for Glenmore Landing revealed a lack of details on features beyond the development boundary, supporting the need to complete either a Level 2 Environmental Screening or a Level 3 BIA. These assessments would evaluate impacts, suggest mitigations to reduce effects, as well as consideration of cumulative effects of the redevelopment within a larger geographical area. As this redevelopment would include large-scale works, excavation, and new construction that alters the current use of the land, with potential effects on multiple environmental features in the surrounding areas, the City should require the developer to conduct a Level 3 BIA prior to receiving approval for the redevelopment.

Closure

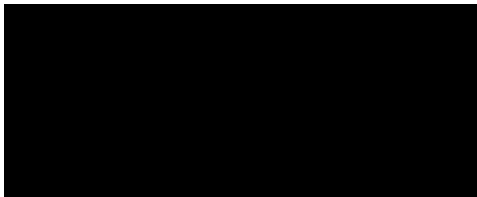
Please do not hesitate to contact us if you have any questions. We can be reached at (403) 294-0488, or by email at wbessie@aares.ca

Sincerely,

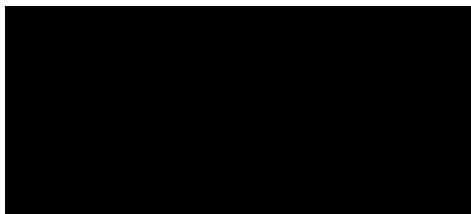
AAR Environmental Services



Dana Eliuk, B.Sc., BIT
Environmental Specialist



Lisa Cahoon, M.Sc., P.Biol
Vegetation/Wetlands Ecologist



Wayne Bessie, M.Sc., P.Biol.
*Senior Terrestrial Ecologist, Wetland Authenticator,
Project Manager*



References

- Alberta Environment and Parks (AEP). 2021. Wildlife Sensitivity Maps - Data Sets. *Updated April 28, 2016*. Accessed November 2024. Available at: <http://esrd.alberta.ca/forms-maps-services/maps/wildlife-sensitivity-maps/default.aspx>.
- Fisheries and Oceans Canada (DFO). 2002. *Aquatic Species at Risk Map*. Available at Fisheries and Oceans Canada: dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html.
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- Calgary Parks. 2010. Biophysical Impact Assessment Framework. Calgary, Alberta, Canada: The City of Calgary Parks. Accessed November 2024.
- Urban Systems Ltd. (Urban Systems). 2023. Glenmore Landing Preliminary Natural Site Assessment- LOC2023-0130. Accessed November 2024.
- Urban Systems; Norr Architecture; Eight One Eight Studio Ltd., and Bunt Engineering & Associates. 2024. Glenmore Landing Outline Plan /Design Framework Report (FILE: 2815.0065.02). Accessed November 2024.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0014 690 267	8311942;3	831 234 689 A .

LEGAL DESCRIPTION
 PLAN 8311942
 BLOCK 3
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 0.533 HECTARES (1.32 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;23;20;NE

MUNICIPALITY: CITY OF CALGARY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

831 234 689	29/12/1983			SEE INSTRUMENT

OWNERS
 THE CITY OF CALGARY.
 OF 323 - 7TH AVENUE S.E., CALGARY,
 ALBERTA T2G 0J1

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

241 256 473	01/10/2024	CERTIFICATE OF LIS PENDENS BY - PALLISER-BAYVIEW - PUMPHILL COMMUNITY ASSOCIATION. AGAINST - THE CITY OF CALAGRY.
241 300 113	20/11/2024	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CTDC #1 ALBERTA LTD. 2200, 2300 YONGE STREET BOX 2386 TORONTO ONTARIO M4P1E4

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

831 234 689 A .

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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AGENT - JONATHAN H RYDER

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 22 DAY OF NOVEMBER, 2024 AT 03:05 P.M.

ORDER NUMBER: 52233969

CUSTOMER FILE NUMBER: 4218-002



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0014 690 275 8311942;4 831 234 689 B .

LEGAL DESCRIPTION
 PLAN 8311942
 BLOCK 4
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 1.69 HECTARES (4.18 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;23;20;NE

MUNICIPALITY: CITY OF CALGARY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
831 234 689	29/12/1983			SEE INSTRUMENT

OWNERS
 THE CITY OF CALGARY.
 OF 323 - 7TH AVENUE S.E., CALGARY,
 ALBERTA T2G 0J1

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3094JU .	27/04/1967	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:4891JK
841 157 596	21/09/1984	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:8311943 "PORTION"
181 255 589	26/11/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:1811782

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

831 234 689 B .

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
241 256 473	01/10/2024	CERTIFICATE OF LIS PENDENS BY - PALLISER-BAYVIEW - PUMPHILL COMMUNITY ASSOCIATION. AGAINST - THE CITY OF CALAGRY.
241 300 113	20/11/2024	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CTDC #1 ALBERTA LTD. 2200, 2300 YONGE STREET BOX 2386 TORONTO ONTARIO M4P1E4 AGENT - JONATHAN H RYDER

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF
NOVEMBER, 2024 AT 03:05 P.M.

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).