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PBP COMMUNITY

Environmental Concerns

- Proximity to the Glenmore Reservoir and parklands puts critical ecosystems at risk.
- Preliminary Natural Site Assessment (PNSA) is insufficient to safeguard these sensitive areas.
- Fails to align with City policies like:
 - x Municipal Development Plan (MDP)
 - x Natural Area Management Plan
 - x Biodiversity Strategic Plan
 - x Wetland Conservation Plan.

Safety Concerns

- Increased traffic exacerbates bottlenecks and safety risks.
- Lack of emergency access and evacuation planning.
- Heightened danger for seniors, pedestrians and cyclists in an already constrained community.

Transparency Issues

- No competitive process for berm land allocation; bypassed public tender.
- Flawed public engagement process controlled by the developer:
- Input opportunities poorly timed during holidays.
- Limited community involvement and dialogue.

Lack of an Area Redevelopment Plan (ARP)

- No cohesive vision to guide development like Glenmore Landing.
- Cumulative impacts on traffic, safety, and infrastructure.
- Consideration of JCC and TAZA developments
- Blanket rezoning undermines tailored community input and accountability.

Conclusion

- We are not against development, but it must be inclusive, thoughtful, and responsible.
- We urge you to reconsider this redevelopment for:
 - ✓ The protection of Calgary's environment.
 - ✓ The safety and well-being of our community.
 - ✓ The integrity of Calgary's urban planning principles and legacy.