

Transparency Issues

Palliser Bayview Pumphill Community Associations presentation for
Public Hearing

December 3, 2024

NOTICE OF MOTION
CC 661 (0209-15)

NM2015 February 9

RE: GLENMORE LANDING AND ADJACENT CITY OWNED LANDS
COUNCILLOR PINCOTT

WHEREAS on 2014 January 31, Council approved C2014-0081: Transit Corridor Funding and Prioritization, which included the detail design and construction of the Southwest Transitway with the time line for detail design to be 2015 - 2016;

AND WHEREAS the functional plan for the Southwest Transitway identified a station in the area of 14 Street SW north of 90 Avenue SW, adjacent to the Glenmore Landing Shopping Centre;

AND WHEREAS The City desires comprehensive transit-oriented development in proximity to transit stations;

AND WHEREAS the owner of Glenmore Landing Shopping Centre intends to proceed with redevelopment to intensify and broaden the uses to include residential;

AND WHEREAS The City owns lands to the south and east sides of the shopping centre comprised of approximately 5.48 acres, however, development potential is impacted by limited access through the adjoining shopping centre lands;

NOW THEREFORE BE IT RESOLVED that Administration be directed to:

- a. work collaboratively with the owner of the Glenmore Landing Shopping Centre through the Transforming Planning "Explore" process to develop a comprehensive plan for redevelopment that takes into account the future Southwest Transitway, Municipal Development Plan and Calgary Transportation Plan policy guidance, and the adjoining City owned lands; and
- b. work directly with the Glenmore Landing Shopping Centre owner to explore the disposition of surplus City owned lands to be included in the overall comprehensive redevelopment, including opportunities for the provision of non-market housing within the future development and report back to Council through the Land and Asset Strategy Committee for approval of any resulting terms and conditions of sale.


Signature of Member(s) of Council

The 2015 Notice of Motion

Brian Pincott's 2015 Notice of Motion directed administration to work with RioCan on the redevelopment and disposition of 'surplus lands'

- Misdirecting Council: The berms are not 'surplus lands' but on tile as parklands in perpetuity
- Gives RioCan an exclusive deal on public lands. Why did these lands never go to public tender?
- Administration is now pursuing a 'non-statutory' agreement with RioCan. This agreement is non binding and RioCan can sell these properties immediately.

The NOM did get one thing right, access is limited!

“AND WHEREAS The City owns lands to the south and east sides of the shopping centre comprised of approximately 5.48 acres, however, **development potential is impacted by limited access through the adjoining shopping centre lands;**”

Why an Exclusive Deal for RioCan?

RioCan representatives say that they are paying 'market value' for the berms but **how is value being accessed?** Based on 2015 or present day land values? Based on parklands that need to be landscaped in perpetuity or prime real estate zoned for high-rises up to 30 stories?

We don't know, **terms of the public land sale haven't been disclosed.**

As recently as November, RioCan has stated that **they are halting new builds on mixed-use residential.**

According to CEO Jonathan Gitlin, RioCan is seeking to **"add value to its existing land through up-zoning"**

The slowdown in spending does come as RioCan doesn't plan to start any new construction in the near term, Mr. Gitlin said on an earnings call.

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.

RioCan says staff cut of almost 10% reflects push for efficiency

IAN BICKIS

RioCan Real Estate Investment Trust says it cut almost 10 per cent of its staff in October in a restructuring push for greater efficiency as the company also holds back on new construction.

The company said the cuts, amounting to about 50 employees, will mean about \$9-million in restructuring charges and should translate to about \$8-million in annualized cash savings.

The job cuts come as RioCan and others scale back residential construction plans, but chief executive Jonathan Gitlin said Tuesday that the cuts weren't in reaction to the real estate market or economic conditions.

"The restructuring that RioCan went through was really just a result of the changing business environment ... and our broader cost-saving strategy, which includes a bunch of things like construction spending slowdown."

The slowdown in spending does come as RioCan doesn't plan to start any new construction in the near term, Mr. Gitlin said on an earnings call.

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.

The same high construction costs that have helped push RioCan to pull back on build plans have, however, helped its retail leasing segment that makes up the bulk of its business.

"You don't see a lot of retail being constructed," Mr. Gitlin said.

"You haven't seen that over the last decade, and I really don't think those conditions will change very much going forward, simply because the cost to construct is very high and the rent that you'd need to justify building new retail is far higher than what is currently market."

RioCan reported a record-breaking 97.8-per-cent occupancy rate in the quarter, including retail committed occupancy of 98.6 per cent. The increase in occupancy came after it leased out the last of the 10 locations that Bad Boy Furniture and Rooms + Spaces had left vacant.

RioCan's residential rental business had a 98.3-per-cent occupancy rate in the quarter.

The federal government's plans to significantly reduce immigration targets shouldn't affect RioCan's residential rental business, Mr. Gitlin said.

"It does cast a bit of a pall over the entire residential space or the multi-res space," he said.

"But (...) 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."

The company reported a net income of \$66.9-million in the third quarter, up from a loss of \$73.5-million last year, as it saw a \$189-million boost from a favourable change in the fair value of investment properties.

Revenue totalled \$286.3-million, up from \$272.4-million dur-



A visitor explores the Hasbro Game Park last month at the in Rochester, N.Y. This year's honorees were voted on by a

My Little Pony franch of Fame alongside Pl

CAROLYN THOMPSON ROCHESTER, N.Y.

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My Little Pony finally made it to the winner's circle. After years as an also-ran, the pastel-coloured ponies were enshrined in the National Toy Hall of Fame on Tuesday, along with Transformers action figures and the Phase 10 card game.

"The honorees rose to the top in voting by a panel of experts and the public from among 12 finalists. This year's field included: the party game Apples to Apples, balloons, Choose Your Own Adventure gamebooks, Hess Toy Trucks, Pokemon Trading Card Game, remote-controlled vehicles, Sequence, the stick horse and the trampoline."

These are three very deserving toys that showcase the wide range of how people play," Christopher Bensch, vice-president for collections and chief curator, said in a statement. "But for My Little Pony in particular, this year is extra validating. The beloved toy was a finalist seven times before finally crossing the finish line!"

Hasbro's mini-horses, distinguishable by different "cutie marks" on their haunches, were introduced in the 1980s and

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Deep Sky announces sa

JEFFREY JONES
ESG AND SUSTAINABLE FINANCE REPORTER


Carbon-removal startup Deep Sky Corp. said on Wednesday it has sold the first carbon credits from its Alberta demonstration centre to Royal Bank of Canada and Microsoft Corp. in a deal aimed at supporting its strategy to test several direct-air-capture technologies.

Deep Sky said the transaction covers the capture of 10,000 tonnes of carbon dioxide from the atmosphere over 10 years. Under the deal, RBC and Microsoft have the option to buy an additional one-million tonnes from Deep Sky's future commercial projects, the company said in a statement.

It did not provide a dollar figure for the

The Public Notice

- The Public Notice never mentioned Glenmore Landing, it didn't include a description of Lands involved or mention transaction with RioCan
- the City frequently advertises on Youtube and Spotify Platforms yet the Public Notice was practically hidden in only the print edition of Calgary Herald

Calgary 

Public Notice

Notice is given by The City of Calgary, pursuant to Section 70 of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M. 26*, as amended, that it intends to dispose of a portion of public park, recreation or exhibition grounds which lands are part of lands legally described as: PLAN 8311942; BLOCK 4, EXCEPTING THEREOUT ALL MINES AND MINERALS and; PLAN 8311942; BLOCK 3, EXCEPTING THEREOUT ALL MINES AND MINERALS, Municipally known as 8945 14 ST SW and 1630 90 AVE SW.

Any person wishing to review any public documents may attend at the address below by first contacting realestateinquiries@calgary.ca to make an appointment.

800 Macleod Trail SE
Calgary, AB T2G 2M3

Any person wishing to submit a letter, petition or other communication concerning this matter may do so in printed, typewritten or legibly written form only. Only those submissions received no later than **October 23, 2023** will be accepted and provided to Council for consideration.

Submissions sent by mail must be addressed to:

The City of Calgary
Floor 3, Administration Building
323 - 7 Ave SE
Calgary, Alberta T2P 2M5
Attention: Real Estate & Development Services-Sales

Submissions sent by email must be sent to: realestateinquiries@calgary.ca



Engagement Sessions: The **Developer Controlled all aspects of the engagement process.** Here is the invite to the first Open House, posted 8 days before the event. Note how small the font for “redevelopment of Glenmore Landing” is.

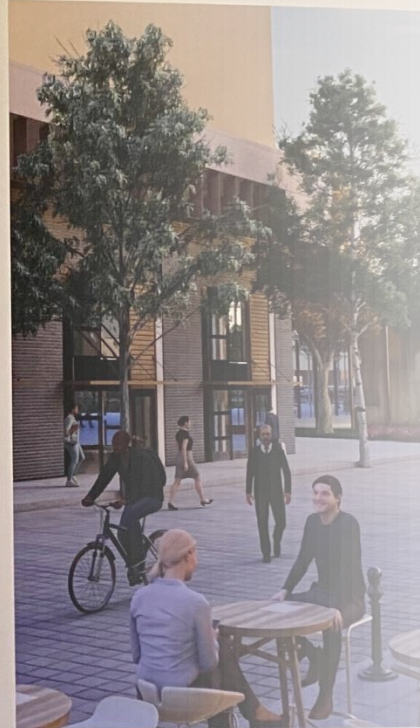
Welcome!

Welcome to the Glenmore Landing Redevelopment Information Session!

We invite you to read the posters around the room and ask any questions you may have to a member of our team.

Feel free to provide any additional input using a comment card. Please leave comment cards in the provided drop-box at the end of the posters.

GLENMORE LANDING REDEVELOPMENT INFORMATION SESSION



RioCan hosts Engagement at Heritage Park

- At the RioCan's information sessions, citizens were forced to endure an 'alarming level' of security with wrist bands that were repeatedly checked and many guards at the entrance and inside the event.
- Citizens had 45 minutes to read, consider and comment before being promptly escorted out of the side door.
- On both the storyboards and in conversations with Urban Systems or City Administration answers were not forthcoming.
- The City had out-going file manager Brendyn Seymour attend the event. He could not answer questions because he was no longer the file manager.
- When asked, neither RioCan nor City representatives could tell us where citizen feedback was going following the session.

RIO CAN



Here is a picture from one of RioCan's "sold out" engagement sessions at Heritage Park

Then Engagement Sessions went on-line

- Because of overwhelming demand, RioCan/Urban Systems then put the information sessions on-line
- RioCan/Urban Systems had complete control over the entire presentation, asking and answering questions pre-screened questions themselves.
- On-line engagement sessions were conducted after the deadline for citizen feedback.
- This is another example of the developer controlling the planning process.



Glenmore Landing

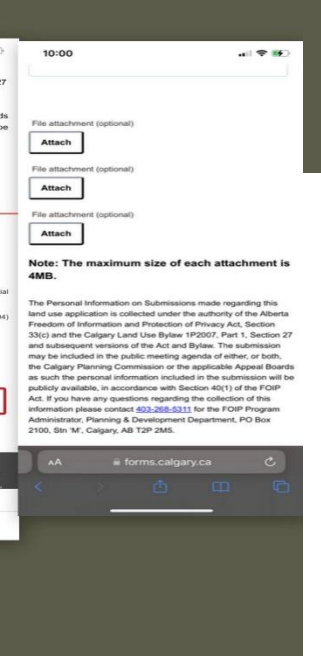
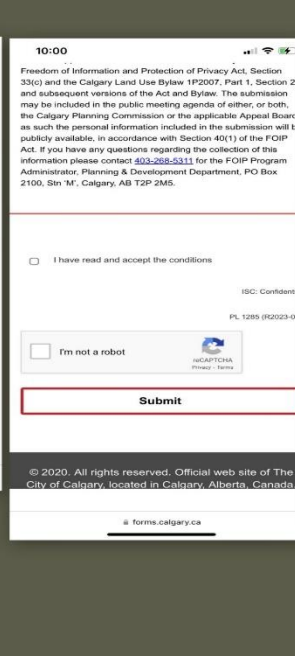
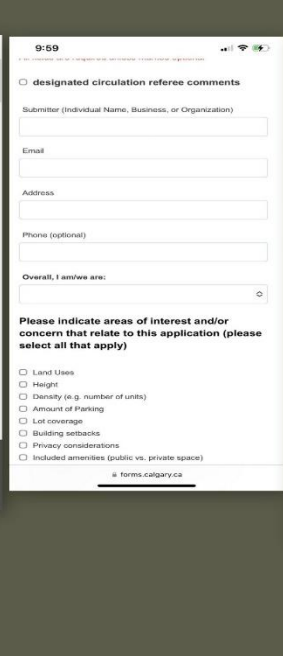
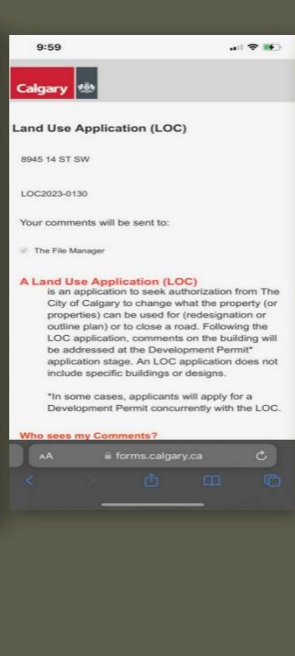
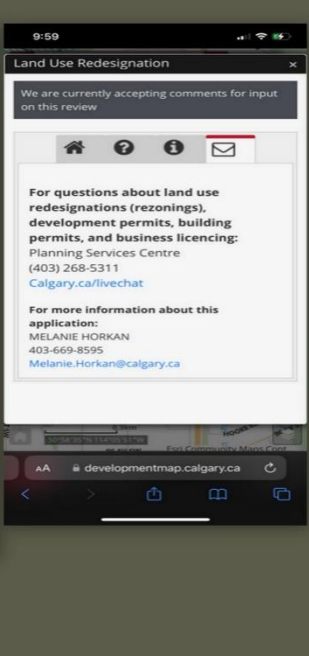
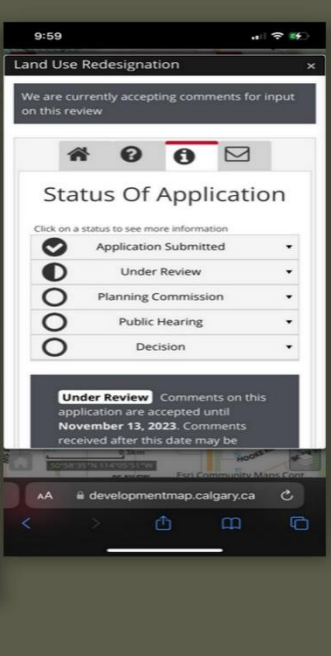
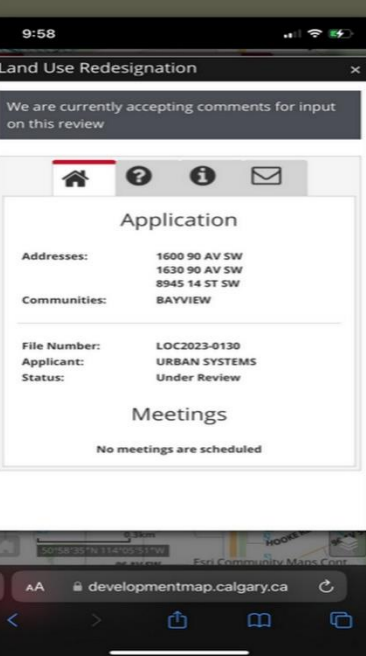
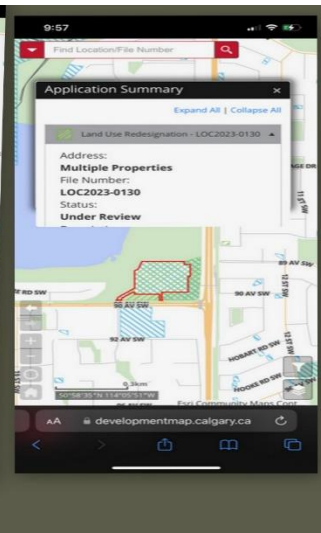
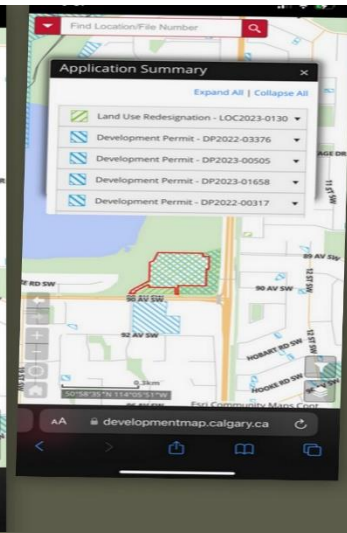
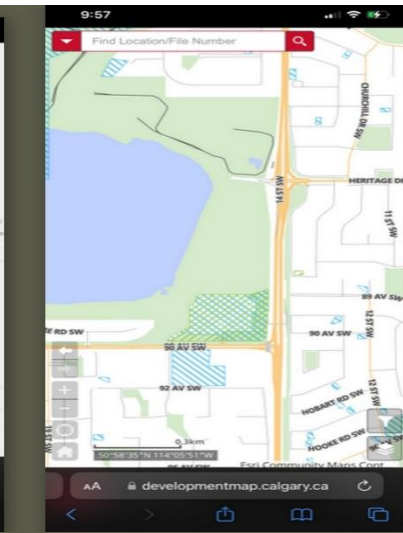
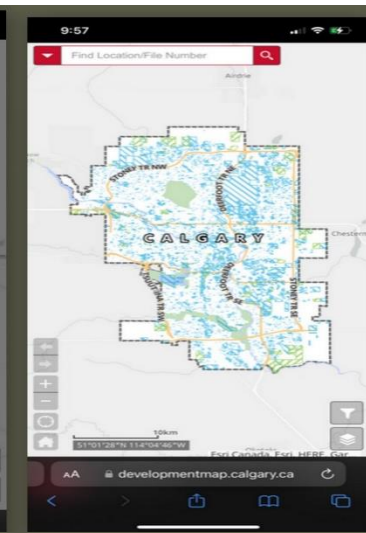
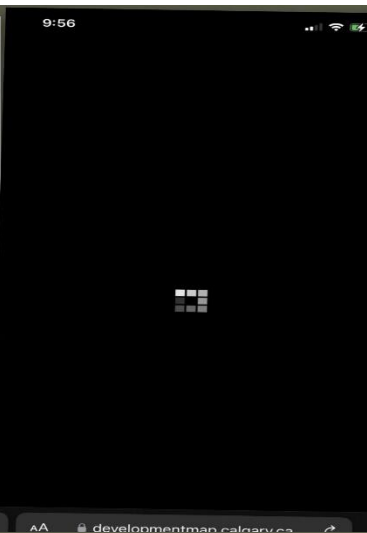
What We Heard Report - December 2023



Where was the “What We Heard” Report

- Attached to the CPC meeting agenda was the “What We Heard” report provided by RioCan based on feedback from the October 2023 engagement sessions.
- This report was generated December 2023, but never provided to stakeholders as response to their engagement.
- This report does not provide any answers to the many legitimate concerns of community members.

And here is what citizens had to endure to provide feedback: Before the November 2023 Council Meeting on Land Use Redesignation it was **prohibitively tedious and glitchy to submit concerns through Development Map portal** yet that was the only way to ensure citizens comments were part of the package presented to council. These screen shots show the 15 steps it took to submit one response.



Petitions?

- We asked City Administration repeatedly, but there is no clarity on petitions or acceptable formats for petitions, these are time intensive efforts, and citizens never know if they are just wasting their time as the acceptance of petitions seems to be entirely based on some kind of 'mood' of council



But we stayed the course and worked hard to get the word out!

- Before the January 10th meeting at City Hall, 2,698 responses from the public were sent to City hall. **2,692 were opposed to this development, 6 were in favour.**
- Yet our Ward councillor voted in favour of the redevelopment and continues sound as if she is representing the developer and not her constituents. Why?
- **Based on our review of public documents the Ward 11 Councillor has met 14 times with RioCan regarding this redevelopment. She has met once with our Community Association and that was in 2023.**



How do you want to spend your holidays?

- Despite repeated requests to be kept 'in the loop' for all information regarding this project, **CAs and citizens never seem to be informed until the last second.** Because we can't help but notice the pattern here, we started to keep track:
- **Notice given December 26** for January 10 meeting of council regarding Land Use Redesignation
- **Notice given June 24 (last day of school & during stampede)** for July 21 response to Updated Circulation package increasing project densification by 265%.
- **After reaching out 4 times in 3 months** to file manager Melanie Horkane requesting an update, **notice was given one week in advance** of the November CPC meeting. Urban Systems then notified us of a change in the application which now focuses only on the sale and redesignation of the parklands. **The planning commission never saw the Circulation Package we commented on, we commented on the complete development with 15 towers.**
- **Impact on Community Input**
- This last-minute change means that the responses from the community, which were based on the initial proposal, are no longer relevant to the application under consideration. The CAs' responses, which were carefully researched, discussed, and approved, now appear to address a proposal that has been altered without sufficient notice. **We believe that this sudden switch disproportionately benefits the developer, rendering the community's input less impactful and leaving several significant issues unaddressed.**



Palliser Bayview Pumphill Community Association (PBPCA)
2323 Palliser Drive S.W. Calgary, Alberta T2V 3S4 • Phone: 403-281-1908

June 7, 2024
The City of Calgary AB
Community Planning – South

Attn: Melanie Horkan

Sent by email: Melanie.Horkan@calgary.ca

Re: LOC2023-0130

Glenmore Landing 1630 90 Ave SW/ 8945 14 St SW

We at the PBP CA ask for an update on the planning process and time-lines for the Glenmore Landing Land Use application.

We are able to hold a special board meeting before our summer recess and extend our invitation to you and your entire team to meet with us. The Board has several questions regarding, transportation, parks and environmental impacts, infrastructure capacities and required upgrades.

As summer vacations will impact both City and board member availability, we thought it would be advisable to schedule this meeting before the end of June, to discuss these important issues. Please provide us with some dates would work for your team.

We recognize that there is judicial review proceeding that was started within the applicable short time limit, but we don't believe that it should interfere with the sharing of information regarding the outstanding planning issues and City time-lines, as these are standard matters shared with Community Association and residents.

Our residents have been asking the PBP CA questions and we seek your assistance in helping us answer them and to clarify the issues.

Sincerely

Sushma Mahajan
Civic Director PBPCA
Palliser Bayview Pumphill Community Association

CC: Courtney Penner Councillor Ward 11
David Duckworth City Manager

In Conclusion, a summary of our Transparency Concerns

- We continue to question the validity of the 2015 Notice of Motion, which gives an exclusive deal to RioCan, public land never went to Public Tender
- The Public Notice never mentioned Glenmore Landing, it didn't include a description of Lands involved or mention transaction with RioCan
- the City frequently advertises on Youtube and Spotify Platforms yet the Public Notice was practically hidden in only the print edition of Calgary Herald
- The Developer controlled all aspects of the engagement process.
- Community Associations are asked to comment on the redevelopment but denied key project information (TIA, Environment & hydro geological studies)
- No clarity on order of process or advanced notice of when council will meet and discuss development
- No clarity on petitions or acceptable formats for petitions