

Necessity of an ARP/LAP Before Glenmore Landing Redevelopment

Addressing Growth Potential,
Infrastructure Constraints, and
Community Needs

Presented to City Council

Objective

- Highlight the necessity of completing an Area Redevelopment Plan (ARP) or Local Area Plan (LAP).
- Scope:
- North-South: Glenmore Reservoir to Fish Creek Provincial Park.
- East-West: 14th Street SW to TsuuT'ina Lands.
- Address community concerns about infrastructure, roadways, and fair cost distribution.

An illustration of a city skyline with various skyscrapers in the background. In the middle ground, there are several residential buildings with gabled roofs and balconies. In the foreground, the backs of two people are visible: a man with grey hair wearing a blue jacket, and a woman with blonde hair wearing a red jacket. The scene is set against a light blue sky with some clouds.

Background

- PBP CA and adjacent communities have requested an ARP/LAP since 2015.

Need for the City to:

- Understand constraints of current road and infrastructure networks.
- Identify required upgrades and their costs.
- Determine fair cost-sharing mechanisms.

Local Area Planning



Key Questions for RioCan's TIA

Has the TIA addressed:

- TsuuT'ina Taza development with 10,000 projected residents?
- Roadway, water, and sewage infrastructure impacts?
- JCC redevelopment directly across the street?

Trip Assumptions:

- How many trips are anticipated from their development?
- What metrics were used to determine this?
- Have combined impacts from TsuuT'ina, JCC, and RioCan developments been considered?

Importance of an ARP/LAP

- Provides a comprehensive framework for:
 - ✓ Land use and zoning.
 - ✓ Infrastructure planning.
 - ✓ Community and stakeholder engagement.
- Addresses cumulative pressures from:
 - ✓ Blanket rezoning.
 - ✓ Glenmore Landing, TsuuT'ina and JCC developments.
 - ✓ Local infrastructure capacity.

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. At the CPC meeting, RioCan representatives claimed that TsuuT'ina and JCC development plans also posed no problem.
- 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?

PBP and surrounding communities lack the guiding instrument for coordinated development

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.



Risks of Proceeding Without an ARP/LAP

- **Uncoordinated Development:**

Risks piecemeal projects with conflicting impacts.

- **Insufficient Infrastructure:**

Overwhelmed roadways and utilities. These create expensive and avoidable emergencies.

- **Missed Opportunities:**

Failure to align with long-term city goals.

- **Community Frustration:**

Lack of transparency and holistic planning.

Call to Action

Develop and prioritize an ARP/LAP for the area before considering redevelopment.

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

- An ARP/LAP 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?

Conclusion

- PBP and other adjacent communities have requested that City Administration pursue an ARP/LAP since 2015 to understand the growth potential of the land between 14th ST SW and TsuuT'ina lands and from Glenmore Reservoir to Fish Creek Provincial park.
- We have asked for it, it is needed, so that the City can understand the constraints of the current road network and infrastructure and what upgrades will be required at what cost and who pays at what fair share.