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?**

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, 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?**

   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. 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]