

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]