

Oakridge Community Association Response

Oakridge Community Association (OCA) response to LOC2023-0130

The Oakridge Community Association (OCA) was asked to submit any comments on the most recent LOC2023-0130 'Land Use Redesignation' by Friday 20 September in recent email communication with Melanie Horkan, City Senior Planner. Several current OCA Board members were able to review the supporting documentation on this proposed Glenmore Landing (GL) development on Friday 14 September. In particular, we were interested in the Traffic Impact Assessment (TIA) report. This document was only recently available for review at City Hall Property Research Center with no permission to obtain a copy for further study or even to photocopy key tables, graphs or summaries. This lack of transparency remains a concern to us and our residents.

The OCA had its Annual General Meeting (AGM) and Board meeting on Monday 16 September at which there was much discussion on this GL proposal and other proposed developments and their impact on our local infrastructure, especially our roads. It was noted that the Floor Area Ratio (FAR) for this development is much higher than other developments in Oakridge and neighboring communities in District 32. Despite encouragement from residents and local communities, we have no Local Area Plan (LAP) to guide developments in our neighborhood.

The TIA does include traffic estimates for the impact of the Jewish Center Calgary (JCC) expansion and the Taza Development west of Oakridge which is appropriate considering the long-term nature of the Glenmore Landing Redevelopment. We note the use of Transport Oriented Development (TOD) numbers and other assumptions that may not be totally appropriate for the Rapid Bus Transport (BRT) and relatively expensive apartments.

We note the proposed road improvements documented in the TIA at the 14 St and 16 St intersections with 90 Avenue. These capacity improvements are needed ahead of the increased demand to avoid major congestion during the 15 year proposed GL construction period.

The OCA Board discussed and voted in favour on the following motion, assuming the development is approved by the City and proceeds with RioCan's investment.

"The City accept and have implemented the road improvements documented in the final TIA report at the developer's expense AND ensure that the timing of the road improvements are implemented ahead of any building construction on the GL site."

The emphasized timing condition is based on prior experience of the impact of trying to add capacity after site construction starts. Once building starts and demand approaches and exceeds capacity, its impact on local and some City residents can be very significant.

We request Calgary City Administration to include this OCA position in the report to the Calgary Planning Commission (CPC).

OCA response to LOC2023-0130 on 16th Sept 2024