



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

April 26, 2018

Mr. Daniel S. Schwartz, Chief Executive Officer, Tim Hortons Canada
874 Sinclair Road
Oakville, Ontario L6K 2Y1

Dear Mr. Schwartz:

RE: Request for removal of the drive-through use from the proposed Tim Hortons development at 2439 Crowchild Trail SW ('Crowchild Corner' Plaza), Calgary Alberta

Please see below North Glenmore Park Community Association's concerns regarding the proposed Tim Hortons drive-through restaurant at the intersection of Crowchild Trail and 24th Avenue SW.

Tim Hortons applied on February 8, 2018 for a development permit (DP2018-0408) to build a Tim Hortons restaurant and drive-through in the community of North Glenmore Park (Calgary). From the onset of this application, and based on resident letters received to date, the Community Association and residents are strongly opposed to a restaurant that includes a drive-through. Hopewell Developments and Tim Hortons held a well attended information session at the North Glenmore Park Community Association facility on Saturday April 21, 2018. All who spoke were opposed to a drive-through at this location.

The North Glenmore Park Community Association formally requests the removal of the drive-through use from application DP2018-0408 for the following reasons:

Intent:

- Although this commercial location is zoned appropriately, the original intent of this community-serviced shopping centre was not founded in accommodating a drive-through. The proposed drive-through does not add value to the existing character of the community nor does it foster distinctiveness. It adds a vehicle-oriented use that segregates itself from the community and the other 'Crowchild Corner' tenants, contravening the walkable quality of our community.
- North Glenmore Park is an 'established area' as defined by the City of Calgary's Municipal Development Plan. By definition, these established areas have completed their growth. North Glenmore Park is not a new subdivision where supporting amenity developments are incorporated into plans and built from scratch. Our area was built in the 1950s and 1960s and as such, the community deserves prudent applications that acknowledge our historical constraints. While the North Glenmore Park Community Association fully supports and encourages the revitalization of 'Crowchild Corner', applicants need to recognize that certain use applications are not suitable for every location.
- North Glenmore Park is a pedestrian and cyclist focused community with newly implemented bike lanes and excellent connectivity to naturalized areas and pathway systems. A drive-through discourages our residents from walking to access. Many residents in our area have chosen to live in the area because it is walkable, with close proximity to pathways, playgrounds

and large wilderness areas. A drive-through does nothing to promote this highly valued quality of North Glenmore Park.

Traffic & Safety:

- The 'Crowchild Corner' plaza intersection would never be designed nor permitted by today's urban planning practices. At this location, a high-speed freeway (northbound Crowchild Trail) exits directly onto a residential road (eastbound onto 54th Avenue). This intersection exists only due to a grandfathered design dating back to our community's creation and can never be fully amended to address the incremental increase in traffic over the past six decades. In fact, there has been discussion with the City of Calgary over the years to outright close east-bound access onto 54th Avenue from Crowchild Trail because it is so poorly equipped to handle *existing* traffic. The North Glenmore Park Community Association cannot endorse any specific use that would encourage additional traffic through this already contentious intersection.
- Vehicular cut-through traffic in the community will also become an issue. Despite 'Crowchild Corner' being accessible from only one side of the freeway (north-bound Crowchild Trail), south-bound motorists will see that a drive-through is proximal. These vehicles will exit 50th Avenue, cut through the residential north end of the community to access, and then double back through the community to re-access southbound Crowchild Trail. Vehicles north of the proposed site will also cut through the area for the sole purpose of accessing a drive-through.
- In addition to creating unsafe vehicular congestion at this contentious intersection, a drive-through raises serious safety concerns about the numerous pedestrians who cross 54th Avenue to the 'Crowchild Corner' plaza. Significant foot traffic exists today with people accessing either side of the community, the three schools that exist in close proximity of 'Crowchild Corner' plaza, and a City of Calgary bus turnaround/stop across the street. This pedestrian traffic will increase substantially with the introduction of the Bus Rapid Transit (BRT) project and planned new pedestrian bridge.

Traffic Impact Assessment:

- The Traffic Impact Assessment currently underway will be understated since it will not incorporate the likely traffic congestion that will be generated by this proposed project and the planned (yet currently incomplete) infrastructure projects in the immediate area that will have a significant impact on traffic movement. The Glenmore Widening project, the Southwest BRT project (<http://www.calgary.ca/Transportation/TI/Pages/Transit-projects/SWBRT/SWBRT.aspx>) and construction of a new pedestrian bridge are all planned for an area within 150m of the proposed development. The projects are expected to be completed in the second and third quarters of 2019.

A second traffic impact assessment should be conducted once these projects are completed in order to incorporate live data into the study, since the planned projects will impact vehicular and pedestrian traffic.

Queuing Issues/Related Case Study (Tim Hortons drive-through located at 6 Richard Way SW Calgary:

- There are significant queuing issues and congestion at the Tim Hortons drive-through at 6 Richard Way SW, located less than 2 kilometres from the 'Crowchild Corner' site. The Richard Way Tim Hortons is located within a newly built shopping plaza and has far more circulation space within the complex to accommodate vehicular traffic than at the 'Crowchild Corner' site.

Despite this fact, the Richard Way location incurs constant queuing issues. While inconvenient, there is no true safety concern. However, when juxtaposed with the constraints of the 'Crowchild Corner' site, concerns are easily identified. The question is: If queuing is an issue when there is adequate space, what is the outcome when there is a lack of space?

- A very poor outcome will result from the anticipated 'normal' queuing combined with an abrupt, antiquated exit off a freeway, vehicular overflow onto busy roadways, substantial increase to entries/exits at a single driveway, and increased pedestrian movement.

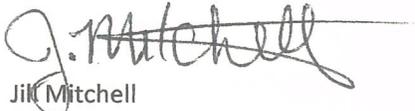
Concerns Related to a 24-hour Operation:

- The proposed 24-hour operation is not supported by the North Glenmore Park Community Association, regardless of whether the location includes a drive-through or is a stand-alone restaurant. 'Crowchild Corner' is a small community mall imbedded in a residential area. It is not a large complex located blocks away from residents, as in the case of the closest Tim Hortons at 6 Richard Way SW. A 24-hour operation is inappropriate for this location, and detrimental to our residents. It would affect our property values, cause increased pollution and garbage issues, and affect the safety we all deserve in this established community.

I encourage you to view the 'Crowchild Corner' site in person to appreciate the context of our neighborhood and the issues that would arise from the addition of a drive-through at this location.

Thank you for taking the time to consider our community's concerns.

Sincerely,



Jill Mitchell

President, North Glenmore Park Community Association

cc:

Councillor Jeromy Farkas, Ward 11, Calgary

Councillor Evan Wooley, Ward 8, Calgary

Mr. Adam Sheahan, File Manager, City of Calgary Centre West Planning and Implementation Team

Mr Kevin Psheniski, CEO, Hopewell Developments

Mr Murray Degirolamo, President, Hopewell Developments

Jennifer Ring McClure, Chair, North Glenmore Park Community Association Planning & Area Redevelopment Committee