



EXPLANATORY MEMO COUNCIL MEETING FOLLOW-UP

20130-20150 53 Avenue & 20139-20153 52 Avenue Development Permit 05-24 Zoning Bylaw Amendment Bylaw No. 3293

Information Requested at Council Meeting

The purpose of this memo is to provide clarification on questions raised at the November 18, 2024 Council meeting regarding the proposed redevelopment of 20130-20150 53 Avenue & 20139-20153 52 Avenue.

1. Transportation impacts.

As required for all development applications, a Transportation Impact Assessment (TIA) must be completed and the key traffic-related concerns addressed before the application can be brought to Council for consideration of final approval. The TIA is currently in progress for this project, and preliminary results are now available based on technical analysis conducted to date. As part of the TIA, the intersections of 52 Avenue/201A Street and 53 Avenue/201A Street have been assessed under both opening day and projected future traffic conditions in 2036. The findings indicate that both intersections will continue to operate at an acceptable level of service in both the opening year and the 2036 horizon year under their current configuration.

For the 53 Avenue and 201A Street intersection, a traffic signal warrant analysis was also conducted, which showed that installation of a traffic signal is not warranted even under the 2036 future traffic conditions.