



January 24th, 2025

To: The Honourable Danielle Smith, Premier of The Province of Alberta
The Honourable Devin Dreesen, Minister of Transportation and Economic Corridors

Cc: Her Worship, Jyoti Gondek, Mayor of Calgary

From: NAIOP Calgary, BOMA Calgary, Calgary Construction Association & Calgary Downtown Association

Re: Green Line

NAIOP Calgary, BOMA Calgary, Calgary Construction Association (CCA) and Calgary Downtown Association (CDA) are membership-based organizations representing much of the real estate and businesses in Calgary's Downtown and Beltline as well as commercial and industrial properties throughout the city.

Our respective organizations have reviewed the information that has been publicly released regarding the Green Line and engaged with our members on the substance of the *Alternative Alignments* Assessment report from AECOM. Based on the report delivered to the community, we are not seeing any new information, data and/or financial details that would negate the previously identified challenges with an elevated alignment in the Beltline and the downtown core.

As such, the risks and financial impacts have not been mitigated in the recent report. We feel it would be reckless to support the proposed elevated solution in the beltline and downtown based on the concerns as follows.

- The impact on adjacent properties
 - assessment and market values
 - property taxes (City budgets)
 - ongoing recovery from the Covid pandemic
 - loss of tenants
 - business interruption and associated losses
 - connectivity to the Green Line
 - sound proofing
 - vibration
 - site lines
 - shadowing
 - building safety
- The overall public realm experience
- Impacts on the retail experience at grade
- Retail space investments currently made by retailers and building owners would be negated

- Overall financial costs to build what is proposed is not clearly articulated. Impossible to make an informed decision
- Costs associated with connections to the new design as tabled
- Impacts to the +15 system.
- Potential legal actions
- Downtown accessibility with lane reductions and overall vehicle access is greatly reduced including emergency vehicle access
- Termination at 7th Ave / 2nd St. This leaves the Eau Claire area stranded and not leveraging the progress and sunk costs to date.

Transit development is paramount to the vision and values of the City of Calgary, the Province of Alberta and the Federal government. This being said, Transit development is critical and key in ensuring Downtown Calgary continues on its economic growth and remains competitive in a national context making Calgary a great place to live, work, play, learn and shop. It needs to be built in a manner that addresses the overall economic growth of the beltline and downtown with little to no impact on businesses, buildings, property value and access needs of a multimodal core.

Our organizations support the building of the Green Line from Shepard (or as far south as funding will provide) to the planned Grand Central Station, leveraging sunk costs to date. However, that support is conditional on an understanding between the City, Province and Federal governments that the beltline and downtown are revisited with a detailed review and commitment to finding an acceptable alignment with input from all stakeholders. The resulting analysis would include future funding requirements.

We would request the opportunity to work with the Provincial Government and the Minister's office in developing a more effective solution for the beltline and downtown which fulfills the needs of all stakeholders and the City of Calgary.

We must build a transportation solution that can work today and for generations in the future.

Our organizations and our membership remain committed to being a part of a transportation solution that addresses the complexity of issues in our community and being a partner and collaborator in bringing a solution to fruition.

Yours Sincerely,

On behalf of, NAIOP



Guy Huntingford
Director of
Strategic Initiatives
NAIOP Calgary

On behalf of, BOMA



Lloyd Suchet
Executive Director
BOMA Calgary

On behalf of, CDA



Mark Garner
Executive Director
Calgary Downtown
Association

On behalf of, CCA



Bill Black
President & CEO
Calgary Construction
Association