



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Niko
Last name [required]	Heir
How do you wish to attend?	Remotely
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required] (if you	Council
Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select "November 18")	Oct 8, 2024
<b>What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a>.) (if you are providing input on service plans and budget adjustments, please write "budget" below.)</b>	
[required] - max 75 characters	Land Use Designation - Highland Park LOC2023-0259 3820 and 3824 Centre A St



**Public Submission**

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

Comments on Land Use Change 3820 3824 Centre A St NE\_LOC2023-0259\_Niko Heir.pdf

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Kindly refer to the attached slide deck. I look forward to sharing my comments and observations with Council for consideration on Oct 08, 2024. Thank you for the opportunity.

re: Land Use Designation - Highland Park LOC2023-0259 3820 and 3824 Centre A St

Comments on  
Land Use Change  
3820 and 3824 CENTRE A ST NE  
LOC2023-0259  
M-C1

**N. Heir, P.Eng.**

**October 8, 2024**

# Niko Heir, P.Eng.

- A Professional Engineer in Canada's Energy Sector for over 12+ years.
  - Part of my responsibilities as Lead Engineer of the Short-Range Mining Planning team at Suncor's Fort Hills Oilsands Mine is designing and monitoring the mine haul road network to ensure safe and productive operations.
  - Considering grade, line of sight, intersection geometry, traffic volume, stopping distance requirements, etc.
  - The observation I share today are informed from these experiences.
- Active Real Estate Investor in Calgary
  - Provide homes for 7 Calgarian families.
  - Successfully completed 3 secondary suite legalizations to increase availability of safe and affordable housing.



# Observed Adverse Conditions of Centre A St NE

While I believe the community of Highland Park is a great candidate for densification, I believe Centre A St is not a responsible candidate for apartment-style multifamily development. Two primary adverse conditions contribute to this assessment:

- Single access street (aka “dead end” street)
- Lack of alley access to the proposed lots

**The cumulation of these conditions have created severely challenging vehicle access, *at current density.***

# Single Access to Centre A Street

- The south end of Centre A St terminates at a dead-end. There is not an established access to 36 Ave NE or 1 St NE.
- Both inbound and outbound traffic must funnel through the 38 Ave NE/Centre A St intersection, forcing many vehicles to navigate parked cars and pedestrians in order to turn around.
- To further complicate matters, 38 Ave NE is steeply graded from Centre St to 1 St NE. During winter conditions, this section of road becomes hazardous as vehicles lose control.



All access must flow through 38<sup>th</sup> Ave to reach Centre A St NE

Proposed Land Use Change

“Dead end”  
No access to 36 Ave NE or 1 St NE



Steep grade of 38 Ave NE







38 Ave NE (West side)

Centre A St NE

38 Ave NE (East side)



# Lack of Alley Access

- Lots situated on the east side of Centre A St NE, including 3820 and 3824, do not have alley access.
- This further compounds the traffic density as all vehicles associated with these lots have no other option other than to use Centre A St NE.
- The result is a high level of traffic/congestion on Centre A St NE.





# Recommendations for Consideration

As you can see, the current combination of adverse conditions result in very challenging driving conditions on Centre A NE, *at current density levels*.

By approving the proposed Land Use change, the volume of construction traffic and sustained residential traffic will increase substantially. As noted, every construction vehicle and resident must funnel through the 38 Ave NE/Centre A St intersection. To this end, I offer these closing comments for consideration:

## **Commission a Traffic Study of Centre A St NE**

- To understand the impacts a step-change in density (as proposed by this Land Use change), I believe it prudent to have a traffic study commissioned to study the existing conditions and the impact of increasing density on Centre A St NE with regards to safe vehicle access.
  - Special consideration should be placed on the ability of emergency personnel to navigate this congestion and effectively respond to an event on Centre A St NE.

## **Complete the south connection of Centre A St to 36 Ave NE or 1<sup>st</sup> St NE**

- This would provide a critical secondary access to Centre A St, greatly reducing the congestion.

# Recommendations for Consideration

## Alternative Lots for affordable Multifamily Development

- Highland Park is a great neighbourhood for densification. There are several other lots, prime for multifamily development, that benefit from much better access infrastructure. Most are currently vacant lots contributing next to nothing to the tax base and housing supply.
  - 4007 Centre St N
  - 3917 Centre St N
  - 3824/3828 Centre St N
  - 3708/3704 Centre St N
  - 3623 Centre St N
  - 3304 Centre St N

**Given the high number of other lots prime for multifamily development, why “force a square peg into a round hole” by significantly increasing density on Centre A St NE, given the current traffic challenges?**





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First name [required]	Philip
Last name [required]	Mehrdad

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] (if you	Council
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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)	Oct 8, 2024
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**What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)**

[required] - max 75 characters	Amend land use designation (zoning) located 3820, 3824 Centre A St N.E.
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Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Centre a parking issue.pdf

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This land redesignation not to be approved due to the following reasons.  
1.Sadly, Centre A street was known to be drug alley of Calgary. New constructions with help of neighbors has improved the neighborhood. This land redesignation and construction of high density and low income housing will reduce the property value and will increase crime in such a sensitive area.  
2.We have some serious parking issues along Centre A Street and this land redesignation will make parking in centre A st. much more complicated and increase a major traffic in Cul de Sac.  
3. Only less than 4 cars can park comfortably in front of those lands subject to redesignation. Parking will become a serious if this land redesignation is approved.

This land redesignation will create more issues with parking in our street and will make our neighborhood unsafe.

1. Sadly, Centre A street was known to be drug alley of Calgary. New constructions with help of neighbors has improved the neighborhood and building high density and low income housing will not be helpfully in any improvement.
2. We have some serious parking issues along Centre A Street and this land redesignation will make parking in centre A much more complicated.





