



Public Submission

CC 968 (R2024-05)

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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] Wayne

Last name [required] McNeil

How do you wish to attend? In-person

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] Council

Date of meeting [required] Dec 3, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters PublicHearing-LandUseRedesignation-CliffBungalow-LOC2024-0041-BYLAW301D2024

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



## Public Submission

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ATTACHMENT\_01\_FILENAME

Land-Use-Redesignation-Cliff Bungalow-LOC2024-0041-Presentation to Council - Dec.3rd-2024.pdf

ATTACHMENT\_02\_FILENAME

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

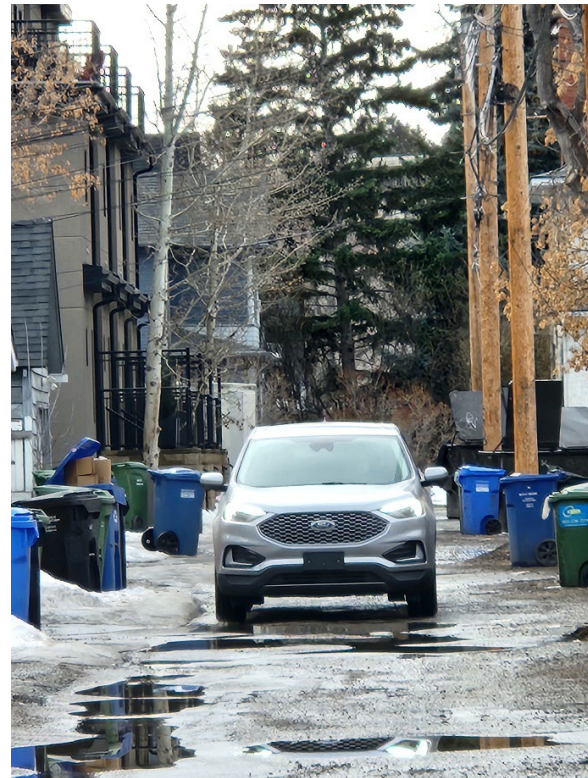
My name is Wayne McNeil. I am here representing the 9 town house owners/residents of Mission Crossing located at 21<sup>st</sup> Ave and 5<sup>th</sup> ST SW, Calgary. Given the City’s documented priority to “improve safety” as a key consideration for redevelopment (per various published Area Plans), **we are opposed to the application to amend the Land Use Designation adjacent to our properties.** [CLIFF BUNGALOW , LOC2024-0041, BYLAW 301D2024]



**Back-lane pictures (between 21<sup>st</sup> Ave SW and 20<sup>th</sup> Ave SW and running east from 5<sup>th</sup> St SW to 4<sup>th</sup> St SW)**



Very narrow single lane (looking east to 4<sup>th</sup> ST SW). Note tightness of buildings at exit creating “blind spot” entry to 4<sup>th</sup> ST SW. Hydro poles, garbage bins, etc. create tight access route. **Picture #1**



Very narrow single lane (looking west to 5<sup>th</sup> ST SW)  
**Picture #2**



Looking across 5<sup>th</sup> ST SW to lane from west side of 5<sup>th</sup> St SW (Royal Avenue intersection). Note busy traffic (typical) and cross walk. **Picture #3**



Cross walk on 5 ST SW looking west from back lane. Note that busy 2-way traffic, cross walk, sidewalk, unmarked cycle lane (used in good weather) and staggered intersection (Royal Ave SW and back lane) all converge at this exit point. **Picture #4**

### Redesignation - BACK-LANE TRAFFIC Concerns

1. Mission Crossing Residents are not opposed to development (currently zoned for +/-34 units) but we want to bring our concerns regarding safety and risk regarding this proposed Redesignation to the attention of Council.
2. Back-lane specifics;
  - It is a single lane and does not allow for 2-way traffic due to garbage bins, hydro poles, etc. (**Pic # 2**)
  - The 5<sup>th</sup> ST exit from the back lane spills out onto;
    - a) 2-way traffic on 5<sup>th</sup> ST SW (**Pic #3 & #4**)
    - b) a bike lane which becomes marked north of 17<sup>th</sup> Ave SW
    - c) a crosswalk (used by many pedestrians including students going to/from Western Canada High School) (**Pic #4**)
    - d) an off-set road across 5<sup>th</sup> ST. (Royal Ave) (**Pic #4**)
  - The 4<sup>th</sup> ST exit from the back lane is VERY dangerous as both sides obstruct the turning sight lines for drivers (**Pic #1**)
3. The current traffic situation is very dangerous and with the incremental vehicles being proposed in the Redesignated area (60 parking stalls) it will roughly double traffic in the back lane, exiting onto 5th ST.
4. In anticipation of potential traffic safety issues at the intersections of Royal Ave/the back-lane and 5<sup>th</sup> ST, a **“Transportation Impact Statement”** was ordered through Bunt & Associates;
  - a. It was completed under ideal conditions on March 12<sup>th</sup>, 2024
  - b. There was limited snow on the ground. Typically snow has a very negative and dangerous impact on the back lane for 4-5 months of the year.
  - c. There were limited numbers of pedestrians given the time of year.
  - d. There were limited numbers of bicycles/scooters given the time of year.

5. The Traffic Impact Statement indicated that there was an average of 2.38 collisions per year over the last 8 years at the Royal Ave/5<sup>th</sup> Street intersection. By doubling vehicle traffic exiting the back lane, the potential for vehicle and/or pedestrian accidents will increase. What is the threshold for this new reality and who accepts that responsibility? The Developer, the City?
  
6. A co-resident and I met with our Ward 8 Councillor (on-site Sept. 24, 2024). We highlighted our concerns regarding the back-lane and already high volumes of pedestrian, cycling and vehicle traffic at the Royal Ave and 5<sup>th</sup> ST intersection (including students and parents accessing Western Canada High School, just 2 blocks away). We left that meeting feeling that the proposed Land Use Redesignation would ultimately be approved.
  
7. Mission Crossing residents oppose a Land Use Redesignation that will clearly reduce safety for current and future residents. This Redesignation seems to conflict with City Planning priorities to *improve* safety. We strongly suggest that other Councillors visit the site to observe our concerns for themselves. We also propose that a full **Transportation Impact Assessment** (a much more detailed study) be completed once the condo development project at 1901 5<sup>th</sup> ST SW is completed and occupied.

On behalf of Mission Crossing owners and residents, thank you for listening and thank you for your service to the City.