

Community Association Letter



Highland Park Community Association
3716 2nd St. NW
Calgary, AB
T2K 0Y4
Tel: (403)276-6969

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Coleen Auld
Planning and Development
City of Calgary
800 Macleod Trail SE
P.O. Box 2100, Station M, IMC #8108
Calgary, AB T2P 2M5

RE: LOC2018-0171 202 32 Avenue NE

Ms. Auld:

The Highland Park Community Association is appreciative of being circulated on LOC2018-0171 regarding the proposed land use re-designation for 202 32 Avenue NE from R-C2 to R-CG. We understand that a Development Permit application has been filed concurrently (DP2018-3573) for a 4-unit rowhouse. This would be a permitted use should the land use for the parcel be re-designated as R-CG.

The location of this development site is a residential street on the periphery of the community. The street is used as a connector between Edmonton Trail and Centre Street, and farther west to 4 Street NW. As such, it acts as a local arterial road. The site has excellent access to public transit, primarily via routes #3 on Centre Street and #4/5 on Edmonton Trail. In addition, there is considerable pedestrian traffic by students going to and from Georges P. Vanier School, which is located just east of Edmonton Trail on 32 Avenue. The development of a rowhouse housing structure should offer family units at prices that are more affordable than larger detached and semi-detached housing units within the area.

In general, this location is where the Community would like to see increased housing density, although we have concerns. Housing density along 32 Avenue NE has already increased considerably, due to the replacement of old housing stock with new semi-detached dwellings. In turn, this has led to an increase in the number of parked vehicles along the avenue. Both sides of the roadway have parked vehicles at all hours of the day, to the extent that it is frequently difficult for two cars meeting each other to get by safely, and without squeezing over closer to the parked vehicles. However, this does act as a traffic calming measure. We note also that the proposed design provides one garage

Community Association Letter

space per unit, for a total of four vehicles. If any of the units have multiple vehicles – which is very common -- or have over-large vehicles, they will have to park on-street, thus potentially exacerbating the parking and road congestion in the area.

If you have any questions, please do not hesitate to contact me at development@hpc.ca or development@highlandparkcommunity.ca or on my cell at 403-390-7705.

Thank you.

D. Jeanne Kimber
Director & (Acting) Secretary and
Planning and Development Committee