

Community Association letter

August 23, 2019

The Highland Park Community Association finds that MU-1 would be an appropriate land use for this specific block of Centre Street North. The results from session 4 of the *North Hill Communities Local Growth Planning* working group indicated that this particular block should be primarily residential, with buildings up to 6 storeys. The blocks closer to the Centre Street and 40th Avenue intersection are seen as more suitable for including commercial uses. At the same time, we recognize that Centre Street is an urban Main Street. A land use redesignation to MU-1 would still allow for commercial activities, but would provide the developer greater flexibility to adjust to market conditions. We are not wholly averse to seeing commercial activities in a future development on this block as long as they are sensitive to the surrounding neighbourhood and have a realistic expectation of being economically viable. The community already has experience of a convenience store located on 40th Avenue near Centre Street that ceased operations. That commercial space is still vacant and does little to improve the community.

A reduction of the FAR from 6.0 to 4.0 supports less intensive redevelopment, which is more in keeping with the general surrounding environment. It is also noted that the parcels immediately to the west of the block are depicted by the *North Hill Communities* working group as unchanged from their current low density residential land use designation(s).

As a Community Association, we absolutely wish to see the revitalization of properties along the Centre Street north corridor, which enable a denser population and better support improved local services. We look forward to seeing details of the future proposed development"

A map of the working group's session 4 results can be found at [North Hill Communities Local Growth Planning](#)

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D. Jeanne Kimber
Sent on behalf of The Highland Park Community Association