

Community Association Letters

March 09, 2019

Highland Park Community Association – Community Comments re: LOC2018-0235

The Highland Park Community Association supports the Wing Kei Society's long-term plans to provide additional care facilities strategically placed along a major transportation corridor (Centre Street).

We also support a land use directly at the northeast corner of Centre Street and 40th Ave NE that includes a mix of housing, commercial and retail uses. This corner is directly across from the future Green Line station, and as such should take full advantage of the TOD and mobility advantages this site provides. Suitable commercial offerings will enhance the community, and we look forward to working with the applicant to enable vibrant, engaging and walkable services.

We note from the Applicant's Submission, as well as what we learned at a meeting held several months ago with a Wing Kei Society representative, that a range of care levels is expected to be provided along with supportive commercial services such as office and retail. It is also noted that there will be provision for market rentals, and that the whole project is targeted to a broad demographic. Highland Park is an inclusive community, and we welcome development that supports these values.

Although the 40th Avenue Green Line station is not a formal TOD station, density around the station is logical. However the proposed building heights exceed those described in planning initiatives for the Green Line and Main Streets. Main Streets contemplates "low scale" development, in the range of 3 to 6 stories, as recently described at the North Hills Trade Show. A land use redesignation of MU-2f5.0h40.0 could lead to the building of a 10 storey structure on the highest point of land in the development site. Further along 41st Avenue NE, the proposed M-H2f4.5h38.0 would only be slightly shorter in building height. We agree that MU-2 and M-H2 are appropriate land usages for these parcels, but we would look to see buildings that are less tall and less dominating of the immediate area, consistent with the on-going planning initiatives.

The impact on site lines is to be reviewed as per the MDP, as well as shadowing impacts, on adjacent parcels.

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With the potential size and capacity of the future buildings, access becomes crucial. The applicant has made reference to on-site access and parking matters during the construction phases. They also have made clear the need to engage with Transportation about locating an interior road to connect through from the current 41st

Avenue NE cul-de-sac. As the applicant has noted, Centre Street will most likely only be able to serve as a right-in and right-out access route. We hope and trust when plans are submitted for the actual development that the City will thoroughly examine and consider the needs of traffic, pedestrian movements, and the integration of the future Green Line LRT in the immediate area.

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THORNCLIFFE GREENVIEW COMMUNITY ASSOCIATION

5600 Centre Street N
Calgary, Alberta T2K 0T3

Administration Office: (403) 274-6840 Facsimile: (403) 275-7310 Email: admin@tgccalgary.com

To Giyan Brenkman & all others concerned,
RE: LOC2018-0235

Please accept this letter as full and unreserved support by the
Thorncliffe/Greenview Community Association for LOC2018-0235.

Needless to say the intersection of Centre Street North and 40th Avenue is of considerable planning importance in its current state. With Centre Street being recognized as a "Main Street" and the possible addition of an LRT line and station proximal to this site, the significance only increases exponentially. It is therefore reassuring that even at this early stage the applicant has applied appropriate rigour to consider the TOD potential of the site's position and its topographical challenges. It is our understanding that the applicant has been very receptive to the planning department's input to make this development more compatible to the future considerations of the intersection. Furthermore it has certainly been our experience that the applicant has to date been very receptive and forthright with its engagement at a community level.

Potential designs that have been shared with us demonstrate creative and thoughtful consideration of adding to the public realm and amenity space for future residents of the development. There appears to be a sophistication of staging and arrangement even at this early and primitive design point. Admittedly there will be some hurdles of design and development, but most if not all can be resolved at the point of DP.

As a community association we often focus (perhaps incorrectly) beyond the site specifics to the history of the developer/applicant. Admittedly it is perhaps more intuitive than analytical. It is widely accepted that Wing Kei has a proven track record of societal service to the clients and families they serve. They are also no stranger to this area having built a facility in the Greenview Industrial Park.

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What is notable from our perspective is not the work they do within their organization (however commendable that may be), but the level of integration they have done and continue to do outside their organization. In the case of the current Greenview operation it has been twofold. Firstly from the quality of design and construction of a building integrating into a tremendously challenging site, and secondly to their commitment and involvement of the community far beyond their immediate borders.

Apart from current proposal before council, this historical dedication to quality in all regards of their operation gives us reassurance of the quality of the development ahead.

Sincerely;

A handwritten signature in black ink, appearing to read 'MQ', with a long horizontal stroke extending to the right.

Marvin Quashnick
TGCA