

Community Association Letter

Highland Park Community Association
August 28, 2019

RE: LOC2019-0115 4111 1 Street NE

The Highland Park Community Association supports the land use re-designation of this parcel to M-H1. This land use is suitable for a location that is very close to the future 40th Avenue Green Line station, and which is already a major bus transit node. Moreover, the proposed M-H1 development conforms to the usage envisioned by the North Hill Communities Local Growth Planning working group. That group, in which Highland Park Community Association is represented, sees that parcel as supporting primarily residential land use of up to 12 stories

[See <https://www.calgary.ca/layouts/cocis/DirectDownload.aspx?target=http%3a%2f%2fcalgary.ca%2fengage%2fDocuments%2fNorth%2520Hill%2520Local%2520Growth%2fSession%25205%2fNorth%2520Hill%2520Session%25204%2520Results%2520Map.pdf&noredirect=1&sf=1> for a map showing the results of the working group's session 4].

Higher residential density developments are viewed as offering a greater choice in housing options, and supportive of more and improved local services. This land use also allows for limited support commercial multi-residential uses e.g. child care, convenience store. All of this, in turn, can lead to a more vibrant and revitalized community. It is also noted that M-H1 land use on this parcel would complement the proposed land usage across the road on 40th / 41st Avenue [See LOC2018-0235]. The Wing Kei Society's land use application will be going to Council on September 9, 2019. It also has the support of the Highland Park Community Association.

The developer has been proactive in meeting with the community association to outline their intentions for the site and they will also be holding an Open House at the community centre on September 10, 2019. We appreciate their reaching out to us prior to filing their application for a land use change and indicating at the same time their willingness to consider some of the questions we raised at our first meeting. We look forward to seeing what type of structure they propose to construct, and of having the opportunity to provide feedback. Questions concerning site design, traffic flow etc. will necessarily be dealt with at the Development Permit stage, but we anticipate having a preliminary look at the Open House.