

Highland Park Community Association Letter



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

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Community Planning | Planning & Development
The City of Calgary

RE: LOC2019-0099 3827 Centre A Street NE

The Highland Park Community Association supports the application to change the land use on this parcel from R-C2 to M-CG. The surrounding area has been redeveloping over the past few years, and the scale of the proposed 4-plex will be approximately the same as any semi-detached or multi-family units nearby. This location is well within TOD for the future Green Line LRT station at 40th Avenue and Centre Street North. Moreover, the results of the North Hill Planning Group's Session 4 workshop indicate that this street is envisioned as multi-storey multi-residential.

The applicant's architect, Trent Letwiniuk, met with members of the Planning & Development Committee recently to show and discuss their concept for the site. We appreciate the courtesy shown to the Association, especially the fact that the applicant had delayed proceeding to the Calgary Planning Commission (CPC) with their application until after they had met with us. We understand that the units will have approximately 1240 sq. ft of living space with 3 bedrooms each. These units will fulfill a need for close-in family housing that is more affordable than the usual semi-detached infill development.

Several questions and concerns were raised by the Association, which were discussed at this meeting. We understand that these are more likely to be dealt with at the Development Permit stage, however, it may be advantageous to consider these at the earlier stage:

- Stormwater management – concerns were expressed by committee members regarding the potential issue of stormwater management on a parcel with significantly greater building lot coverage as well as concrete walkways. Mr. Letwiniuk explained that multi-residential structures of greater than 3 units require some form of onsite management, such as underground tanks to hold water from the downspouts, etc. In addition to onsite stormwater containment systems, we hope that the City will encourage developers of multi-residential buildings to consider utilizing other supplemental options available for managing stormwater. Examples include permeable pavers, non-concrete surfaces, planting more trees and the re-use of rainwater. Mr. Letwiniuk mentioned that a bylaw change enables a developer to plant trees on city land and then the city will adopt them into their inventory. Although a landscaping plan was not provided, we encourage the developer and the city to plant trees back of the sidewalk on city owned land. This will also help maximize the usable amenity space provided for each unit if the requisite number of trees is planted out front on the city land.

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- Building position on the parcel – committee members noticed on the site plan that the rear units of the buildings have less amenity space than the street-facing units. Unit #3, in particular has amenity space that is only 2.45 m deep. The site plan shows the front setback as 3.46 m from the property line. The distance from the property line to the sidewalk is an even greater distance. We realize that the Land Use Bylaw sets limits on the front setbacks for M-CG properties. However, once the contextual front setback is known, we hope that it will be discovered that the building could be placed farther ahead a bit closer to the front property line. We believe this would help equalize the amount of amenity space provided to each unit. A secondary benefit would be to reduce the length of the stairway leading from the sidewalk to the front of the building. Some form of terracing might be considered that could help make the front amenity space more usable.
- The matter of 12 black, blue and green carts was also discussed at the meeting. We were informed that the garage units would be deep enough to store the carts when they are not out in the alley for pickup

We look forward to seeing the actual plans when they are submitted with the Development Permit application. If you have any questions, please do not hesitate to contact me at development@highlandparkcommunity.ca or on my cell at 403-390-7705.

Thank you.



D. Jeanne Kimber

On Behalf of the Highland Park Community Association