

## Community Association Letter



Highland Park Community Association  
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Community Planning | Planning & Development  
The City of Calgary

**RE: LOC2019-0130 4205 and 4207 2 St NW**

The Highland Park Community Association understands the rationale for a land use redesignation from R-C2 to R-CG, in order to accommodate two semi-detached homes on lots which are marginally narrower than required for R-C2. We also understand that the Development Permits for these semi-detached dwellings were submitted earlier this year and are being considered concurrently with the LOC application. We have been assured that the intention of the developer remains the construction of two semi-detached dwellings.

This address is mid-block within Highland Park. The surrounding dwellings are single family bungalows – some with basement suites – and new infill semi-detached homes, as is apparent from the drawings and photographs provided by the applicant in their submissions. It is noted that the lots are particularly deep and slope off significantly towards the rear. Considering that the density of these parcels is already doubling (from 2 housing units to 4), then we recommend that the land use be changed to R-CGex. An R-CG designation enables a maximum of 8 dwelling units on these 2 lots. The change to R-CGex would prohibit the potential development of secondary or backyard / garage suites, and restrict the density increase to a manageable and acceptable limit in context with the surrounding properties and streetscape.

The applicant's architect and representative has communicated with the community association at various times, and regrettably, we were unable to meet for a direct face-to-face discussion. However, we appreciated the communications and the explanation provided regarding the necessity for a land use change.

If you have any questions, please do not hesitate to contact me at [development@highlandparkcommunity.ca](mailto:development@highlandparkcommunity.ca) or on my cell at 403-390-7705.

Thank you.

A handwritten signature in blue ink that reads 'D. Jeanne Kimber'.

D. Jeanne Kimber  
On Behalf of the Highland Park Community Association