

## Community Association Letter



Highland Park Community Association  
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Planning and Development  
City of Calgary  
Attn: Jordan Furness, File Manager

RE: LOC2020-0076 3404 3 St NW

Thank you for the opportunity to comment on the proposed land use change from R-C2 to R-CG at 3404 3 Street NW.

We note that the parcel is approximately 19.21 m (63 ft) wide, which is greater than the normal parcel width in Highland Park. As such, we agree that it is suitable for several residential housing units on the site, and a designation of R-CG would seem to be appropriate.

We understand that we are not being asked to comment upon any proposed structure. However, the Site Plan provided with the LOC application appears to have several inconsistencies with respect to the R-CG designation. In particular:

- Sect. 287 (i) of the Land Use Bylaw IP2007 states that a rowhouse building “contains three or more Dwelling Units, located side by side...”
- Sect. 547.14 (1)(c) states that each unit must have direct access to private amenity space that “is not located in the building setback area between the front property line and a line parallel to the front property line measured at the closest building setback from the front property line”

With respect to the first point raised, the Site Plan shows 4 units, all with front entryways facing the street but the units are not side by side – except for the narrow entrance areas for Units 3 and 4. The units, in fact, are oriented front to back, and to call the building a “rowhouse” seems to be stretching the rules. With respect to the second point raised, Units 1 and 2 would have private amenity space only at the front of the building, in the area that is not allowed for private amenity space as per Sect. 547.14 (1)(c)

We note that no land use change would be required for a semi-detached with secondary or

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backyard suites. Secondary or Backyard suites would also have the advantage of providing a more affordable housing option. Therefore, we ask the City and the applicant to further consider the most appropriate land use and building design for this parcel.

Although the Community Association has no fundamental objection to a land use change to R-CG, we also wish to convey the opinions of community residents who have expressed concerns about the impacts of densification to on-street parking. Despite the City's long-term goals of encouraging transit ridership and reducing individual vehicular traffic, the fact remains that many households have multiple vehicles and all these extra vehicles end up on the street. There are also many people who are reluctant to park their vehicles in the alleyway garages simply because it is harder to detect break-and-enter activities.

We would appreciate receiving updates on the status of this LOC application as it progresses through the review and approval process, and we look forward to the opportunity of commenting on the future Development Permit application.

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

Thank you.



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