

Community Association Response



Highland Park Community Association
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January 26, 2021

Manish Singh
Planning and Development
City of Calgary
By email to: Manish.Singh@calgary.ca, cpag.circ@calgary.ca

RE: LOC2020-0196 103 43 Ave NE and 4316 Centre St NE

Please accept our apologies for not submitting our response by the requested due date.

We find a land use change to MU-1 to be acceptable for these two adjacent parcels. Both are located along a portion of Centre Street North that is within the Transit Station Area transition zone as shown on the draft North Hill Communities Local Area Plan (NHC LAP). In addition, Map 3 of the NHC LAP shows this section of Centre Street to be categorized according to Urban Form Category (UFC) "Neighbourhood Flex". This UFC is described in the proposed *Guidebook for Great Communities* as being "...characterized by a range of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities and light industrial uses on the ground floor." MU-1 is also the approved land use designation for the west side of Centre Street immediately opposite these two parcels.

We have some concerns about what is actually being envisioned for this site, particularly because that vision has not been shared with the community yet. The second paragraph of the Applicant's Submission letter states "...they plan to build a commercial space for future commercial development along Centre Street N." It is only farther down in the letter that the applicant refers to residential uses. Because there is no Development Permit application, we are unable to judge the suitability of what they hope to construct on the site. We would be concerned if the building(s) they have in mind contain many residential and commercial units, with parking off the back alley. This could negatively impact neighbours living directly to the east on the other side of the back alley due to traffic and noise. Neighbours living on the north side of 43 Avenue NE facing the avenue would be looking at a side wall of any new building constructed on the site, since those buildings would necessarily face Centre St.

We hope that the applicant will contact the Highland Park Community Association as soon as

possible, to share their vision for the site and receive whatever constructive feedback we can offer.

If you have any questions, please do not hesitate to contact me at president@highlandparkcommunity.ca or on my cell at 403-390-7705.

Thank you.

Yours truly,



D. Jeanne Kimber
President, Highland Park Community Association

Cc: Development Director, Highland Park Community Association