

Community Association Response

April 29, 2021

RE: LOC2020-0187 - 4024 2 St NW

In general, the Highland Park Community Association is supportive of R-CG land use designation along a major roadway such as 40th Avenue. We have already given our support to the parcel for a land use change at 204 40 Ave NW as well as to a recent one at 4025 2 St. NW (just across 2nd Street).

I note that there is no DP application on file yet for this property. I do have some concerns based on the scant description provided with this LOC application. Balconies -- are they intended for the front or the rear of the building? We would strongly object to any balconies that overlook adjacent properties. Are the units intended to be suited? The proposed structure across 2nd Street at #4025 does propose basement secondary suites, and two such buildings in close proximity might overwhelm both 40th Avenue NW and 2nd Street with parked cars that cannot be accommodated in the garage units that will be provided. 2nd Street NW is already considerably redeveloped with semi-detached houses.

I am not aware if the applicant advertised their intentions for this site with nearby neighbours. By way of contrast, the applicant for an R-CG land use change at 4025 2nd St NW delivered door hangers advertising a website for neighbours as far away as 1st Street to learn more about their proposal. The applicant for #4025 also provided preliminary drawings to help visualize the look of their project. If we were to be given a choice of having only 1 of the 2 applications, we would select the one at #4025 because of their preliminary engagement efforts.

Furthermore, because of an ongoing SDAB appeal concerning parking relaxations at another rowhouse project within Highland Park, I urge the Development Authority to NOT grant any parking relaxations. If the site can only accommodate 4 parking spaces, then either there should be no secondary suites OR the suites need to be less than the maximum area size allowed for a relaxation and provide for alternative mobility storage. Proposed Amendment B21 to the *Guidebook for Great Communities* (soon to be the *Guide for Local Area Plans*) acknowledges that personal vehicles are a reality for Calgarians and can't just be wished away. Just because someone lives in a small suite or lives close to transit does not mean that they won't own a vehicle and will bicycle everywhere. The number of vehicles parked on street is a concerning issue for many residents within Highland Park.

Thank you.

D. Jeanne Kimber
President, Highland Park Community Association