

Community Association Response

Re: [EXT] 204 33 Avenue NE Land Use Re-Designation (LOC2020-0194)



Development Director <development@highlandparkcor

To [REDACTED] Kasparis, Dino

Cc Greg Miller; Jeanne Kimber; Kevin Ngo

Reply

Reply All

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6/9/2021

Matthew:

Thank you for your email. I see that we had received the circulation package for LOC2020-0194 with a comment period deadline of June 3. Our apologies for not spotting this in the email inbox sooner. I also see from the Development Map that the Land use change application is to go to the Calgary Planning Commission (date TBD).

In general, the community association has no objection to a land use change to R-CG at this location. We note that the parcel is a corner lot, which is generally considered a more acceptable location for rowhouse units than is a mid-block location. We are also aware that the R-CG land use is considered acceptable by the City within an R-C2 neighbourhood.

We look forward to seeing the plans for the proposed development when they are available. The concept of 2 units facing the avenue and 2 units facing the street is interesting. I have certainly heard that a long and linear 4-unit rowhouse does cause concerns about privacy due to overlooking adjacent property backyards. The suggestion of an L-shaped structure, with parking and amenity space tucked in behind might alleviate those concerns. There is an example at the SE corner of 20th Ave and 5th St NW, although that is a 3 x 3 unit rowhouse. We will comment upon the specifics when the DP application has been submitted and is available to us.

Thank you again.

D. Jeanne Kimber

On behalf of the Highland Park Community Association