



FORM TITLE

Header text

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First name (required)

Last name (required)

What do you want to do? (required)

Public hearing item (required - max 75 characters)

Date of meeting

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

DISCLAIMER

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Sep 7, 2021

11:25:27 AM



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

September 3, 2021

Mayor Nenshi and Councillors
City of Calgary

RE: LOC2021-0039 4025 2nd St NW

The Highland Park Community Association, in comments submitted by email on May 7, 2021, expressed its support in principle for the application to change the land use from R-C2 to R-CG for the property at 4025 2nd St NW. This parcel is located at the SW corner of 40th Avenue and 2nd Street NW. Our comments then stated:

“The applicant reached out to the community -- both to the community association and to nearby properties -- to provide information about the proposal. They set up a Teams Meeting for any interested parties to attend, which the Past President and I did. We commend efforts by the applicant to provide us with the opportunity to learn about their project including their concept designs and aspirations at the beginning of this process.

We believe that a rowhouse unit at the corner of 40th Avenue and 2nd Street NW is a good location for this type of project. It is situated on a reasonably busy arterial roadway but within close walking distance of transit (#2, #38, and #3 and various express routes on Centre St.). Our community is within commuting distance to SAIT and to the University of Calgary, therefore secondary suites offer convenient housing for post-secondary students attending these institutions. Residents who occupy these rowhouse units will no doubt support some of the nearby businesses, and strengthen the neighbourhood's economy.

It is our opinion that a development of this nature is best suited to locations of this nature, which are along more significant roadways and closer to transit and amenities. “

At that time we knew that at least some nearby residents had been informed of the proposal and that the applicant hosted a webinar to discuss their proposal. We subsequently learned in August that a nearby resident on 2nd Street NW had concerns about the potential for excess vehicles parking on that street. Moreover, they said that they were not informed by the applicant. Council should also be aware that the property across the street, at #4024 2nd Street has been approved for a rowhouse development by a different developer. Thus, there will ultimately be two 4-unit rowhouses built at the intersection of 40th Avenue and 2nd Street NW. Both rowhouses are intended to offer basement suites and parking space is not required by the City when the suites are less than 45 m² in area.

The Highland Park Community Association supports increased densification to help curb urban sprawl and the increased use of public transit and ride-sharing services, but we also ask Council to recognize the

current reality that Calgary is and will remain a car-centric city for the foreseeable future. The issue of excess vehicles parked on street is an ongoing matter of concern to residents whenever there is a redevelopment proposal for a multi-residential structure. Planning and Transportation policies need to better reflect the difficulties arising from city growth and evolution.

As a result of the concerns raised by community members, the Association has reached out to the File Manager to consider any means by which the future rowhouse residents could be encouraged to safely park their extra vehicles on 40th Avenue. We believe this is a viable option. Most people who park on-street do so where they have good visibility of their vehicle(s) and the majority of the units will be facing 40th Avenue. Parking on 40th Avenue should help alleviate the on street parking concerns of the nearby residents on 2nd Street. We will continue to interface with the File Manager and the Transportation department to achieve this, and we ask Council to direct Transportation to engage with the community – both the association and individual nearby residents -- in this matter today and in the future.

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

Thank you.

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

From: riazjessa@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 4025 2 ST NW - LOC2021-0039 - Comment from Development Map - Tue 9/7/2021 11:27:10 AM
Date: Tuesday, September 7, 2021 11:35:40 AM

Application: LOC2021-0039

Submitted by: Riaz Jessa

Contact Information

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Feedback:

A similar rezoning request has already been approved across the street from this site at 4024 2nd Street NW. The application to change the zoning at this location should be looked at in conjunction with the site already approved. Consideration should be made that area is already experiencing increased traffic, access and parking issue. 2nd Street NW is populated with duplexes and multi unit rentals which put pressure and congestion on the neighborhood. Adding another 4 townhouses plus 4 secondary suites would significantly increase traffic volumes on 40th Ave and 2nd Street.

The alley ways are narrow in Highland park and not conducive to large parking structures and the required space for garbage, compost and recycling. These pressures will increase congestion and street parking and increase the potential for accidents on 40th Ave.

Seeing as 4024 2nd Street has already been approved for rezoning we ask that you consider looking for other sites in Highland Park so as to spread out the developments and not overwhelm one particular street.