



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

November 18, 2021

Mayor Gondek and Councillors
City of Calgary

RE: LOC2021-0088 107 40 Avenue NE and 4019 Centre A St NE

The Highland Park Community Association is in support of the application to change the land use designation of these two parcels from R-C2 to M-H1. *The North Hill Communities Local Area Plan* (NHCLAP) shows this immediate area designated as “Neighbourhood Connector” with a Low building scale of up to 6 storeys. The policy governing this urban form category stipulates support for higher density when located near commercial areas and transit station areas. The parcels under consideration are very close to the transit hub and future Green Line station at Centre Street N and 40/41 Avenue. The M-H1 land use also supports the potential inclusion of ground accessible commercial uses which could serve not only local residents but also some of the businesses in the adjacent Greenview Industrial Area.

The applicant conducted outreach with the Community Association prior to their submission to City Planning. We appreciate the efforts they made to communicate their plans to us, even if they are still only conceptual at this stage.

As noted previously in our submissions to City Planning concerning the Wing Kei Society’s plans for the north side of 40/41 Avenue and also the proposed multi-residential building at 4111 1 Street NE, traffic flow and management are major concerns for this area. The intersection at 40 Avenue and Centre Street already has problems with left turning traffic and with traffic backing up at the Tim Horton’s access on 40 Avenue. Centre A Street NE and 1 Street NE exit onto 40/41 Avenue at stop signs. These intersections are on curves and a hill. The avenue is a major East-West connector to the NE industrial areas and the scale of the proposed developments at 4111 1 Street NE and the Wing Kei will generate additional large volumes of traffic. The Green Line LRT is not expected to be developed as far north as 40 Avenue in the foreseeable future. Therefore, although we support the vision for increased density on these parcels, we also have concerns about the impacts to future traffic flow and control, and to the residents who live, work, and travel through this part of Highland Park. We continue to urge the City to develop and have ready for implementation a transportation plan to ameliorate current and future traffic problems by the time construction begins on any of these developments.

The following aerial photo image shows the parcels currently under consideration by Council (shown

by the black circle), as well as the nearby properties that have Development Permit applications under review.



The current lack of a sidewalk on the south side of 40/41 Avenue NE is also problematic. As seen on the above photo image, the only sidewalk from Centre Street down the hill into Greenview Industrial is on the north side of the avenue. Moreover, this sidewalk only extends along 41 Avenue as far east as 1 Street NE. People wishing to walk from the transit hub at 40 Avenue and Centre St along the south side of the avenue have to walk over uneven ground and across driveways or parking lots. The promise of the NHCLAP is to improve pedestrian connectivity between Highland Park and the Greenview Industrial Area. Better yet would be improved connectivity all the way along 40/41 Avenue all the way east to Edmonton Trail. We ask Council to give direction that a public pedestrian infrastructure plan be formulated, developed, and coordinated among the landowners, the developers, Highland Park Community and Greenview Industrial Area. As part of this, we also hope there is an opportunity for the creative and pedestrian-friendly use of the otherwise unused Transportation and Utility Corridor (TUC) near this site.

The following images show 41 Avenue as it goes from Centre Street down to 1 Street NE. These images clearly show the nature of 41 Avenue and the intersections with Centre A Street NE and 1 Street NE, as well as the lack of pedestrian connectivity from Centre Street down into the Greenview Industrial Area. The images are taken from Google Maps Streetview.



[at top of rise just east of Centre Street. Parcels under consideration are shown on the left. The vacant lot is city-owned]



[intersection of 41 Avenue and Centre A Street NE looking east]



[intersection of 41 Avenue and 1 Street NE, travelling eastwards]

We appreciate this opportunity to express our support for the applicant's land use change to M-H1. At the same time, we also take this opportunity to urge the Mayor and Council to give thought to the impacts of this and other proposed developments nearby. One development, in and of itself, does not necessarily cause significant impacts but many projects in close proximity can have larger cumulative impacts. We wish to receive assurance that the City Administration is taking our concerns into account and is proactively developing plans for traffic management and pedestrian connectivity improvements. Moreover, we request that solutions being considered for improvements along this key intersection and corridor are shared with the Highland Park Community Association prior to any of the major developments proceeding.

If you have any questions, please do not hesitate to contact me at development@hpca.ca

Thank you.

D. Jeanne Kimber
Development Director, Highland Park Community Association

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#); [Council Clerk](#)
Subject: FW: [EXT] Dec 6 Council Meeting - Agenda
Date: Monday, November 29, 2021 8:40:53 AM
Attachments: [LOC2021-0088 HPCA Letter to Council.pdf](#)

From: Development Director <development@highlandparkcommunity.ca>
Sent: Saturday, November 27, 2021 3:14 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Dec 6 Council Meeting - Agenda

I was searching yesterday for the agenda for the upcoming Council meeting on Dec 6, but it was not listed on the Council and Committee Agendas, Minutes and Video webpage. Regardless, I used the Public Submission Form to submit a letter in regard to planning matter LOC2021-0088. I was obviously not able to specify the agenda item number for this.

If the Council Meeting date is not December 6, then please advise as soon as possible. The City Development Map was the source of my information for this date.

I attach a copy of the letter that I submitted through the Public Submission Form.

Thank you

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



FORM TITLE

Header text

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Rick
Last name (required)	Grol
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Item 6 LOC2021-0088 (CPC2021-1244 (Highland Park))
Date of meeting	Dec 6, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Speaking in favour of the LOC application. Attached is a letter to Council in support of the application .

November 26, 2021

Via Email (PublicSubmissions@calgary.ca)

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2110, Postal Station "M"
Calgary, AB T2P 2M5

**RE: Public Hearing December 6, 2021;
Land Use Redesignation 6. Highland Park, Bylaw 183D2021;
Land Use Amendment at 107 40 Avenue NE and 4019 Centre A Street;
LOC2021-0088/CPC2021-1244**

Your Worship and Members of Council:

Our company, Highland41 Ltd, is the registered owner of the property at 4111 1 Street NE, the triangle shaped parcel of land located to the northeast of the abovementioned lands, which are the subject of the land use redesignation. Our land has the land use designation M-H1 District.

Highland 41 Ltd. fully supports the proposed land use designation for the subject lands. In our opinion, the M-H1 District is the appropriate land use district for the site's location and context, and compliments the existing designation of our lands. The proposed land use redesignation is aligned with the City's objectives and policies of the Municipal Development Plan and the North Hill Communities Local Area Plan and will be a catalyst for redevelopment in the area.

In conclusion, we respectfully recommend that Council approves the proposed land use amendment.

Kind regards,



Harsimer Rattan
Highland41 Ltd.
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Calgary, AB T3H 3M1
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