

Community Association Response



Highland Park Community Association
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Circulation Control, Planning and Development
City of Calgary
ATTN: Manish Singh, File Manager

RE: LOC2021-0088 107 40 Ave 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), as approved on 1st reading by Council on June 21, shows this immediate area as Neighbourhood Connector with 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. As noted in the applicant's submission, these parcels are very close to the transit hub and future Green Line station at Centre Street N and 40th 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.

As the applicant has stated, they have conducted outreach with the Community Association. We appreciate the efforts they have made to communicate their plans to us, even if they are only conceptual at this stage.

As noted previously in our submissions concerning the Wing Kei Society's plans for the north side of 40th/41st Avenue and for the proposed multi-residential building at 4111 1 Street NE, traffic flow and management are major concerns for this area. The intersection at 40th Avenue and Centre Street already has problems with left turning traffic and with traffic backing up at the Tim Horton's. Centre A Street and 1 Street NE exit onto 40th/41st 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. So 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 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 current lack of a sidewalk on the south side of 40th/41st Ave NE is problematic. The promise of the NHCLAP is to improve pedestrian connectivity between Highland Park and Greenview Industrial, in particular near this site which is so close to the existing transit hub at Centre Street/40th Avenue and future Green Line station. For example, we hope there is an opportunity for creative use of the

otherwise unused Transportation and Utility Corridor (TUC) near this site. Therefore, we ask that the city ensure a public pedestrian infrastructure plan for this application and nearby land use applications be formulated, developed, and coordinated among landowners, the developers, and the community.

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.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is written in a cursive style with a large initial "D".

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