

Community Association Response



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

RE: LOC2021-0084 308 32 Ave NE

We understand that the applicant wishes to change the current land use designation from R-C2 to M-CG. The rationale given for this is: the adjacent corner parcel contains a 4-unit rowhouse, and that there is already an existing 4-plex on an M-CG parcel nearby. The stated intention for the requested change is to construct a 4-plex.

We note that, apart from the rowhouse and the existing 4-plex in this block, the remaining residential units on the street are bungalows and semi-detached. The parcel appears to be the usual 50 ft width with back laneway access to parking. The measured distance to the nearest (southbound) bus stop on Edmonton Trail is 190 m.

The *North Hill Communities Local Area Plan* (1st reading passed Council June 21) shows that 32nd Avenue should remain Neighbourhood Local with a Limited Building Scale of 3 storeys maximum other than at the Centre Street and Edmonton Trail intersections.

The Highland Park Community Association has typically supported changes from R-C2 to R-CG land use, especially on corner lots and along more major roadways. However, despite the proximity of another M-CG land use on the block, and the R-CG immediately adjacent, we have concerns about excessive densification along 32nd Avenue NE. The street is an unlaned residential street and not exceptionally wide. The avenue already carries a significant volume of traffic between Edmonton Trail and Centre Street because there are traffic lights at those intersections. There are also a considerable number of parked vehicles on the roadway at all times. The M-CG designation in Area 2 requires 1.0 parking spaces provided onsite per dwelling unit, plus 0.15 visitor parking stalls per unit. On a 50 ft parcel width, it seems unlikely that the visitor parking stall requirement could be met without a relaxation.

We would like to point out that a semi-detached structure with secondary suites could be constructed on this parcel with no change of land use designation. The result would be the same number of residential units as the proposed 4-plex, assuming that the 4-plex did not contain any secondary suites. Admittedly, a secondary suite is smaller than a unit in a 4-plex would be and would cater to a different segment of the population.

We ask that the Planning Authority give very careful consideration of the matters we have raised.

Although we understand and are supportive of the need for densification within the developed areas of Calgary, we also need to be cognizant of the concerns of current residents who are impacted by these changes.

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" and a stylized "K".

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