

Community Association Response



Highland Park Community Association
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Circulation Control, Planning and Development
City of Calgary

RE: LOC2021-0187 3404 3 Street NW

First, we would like to commend Lighthouse Studios Inc. for reaching out to the Highland Park Community Association's planning committee. We had a virtual meeting back in August to discuss their plans for the above-mentioned property. At that time, they were considering a land use change application in order to proceed with their plan for a 5-plex housing structure. This proposed structure does not conform to the current R-CG land use. At the time of the meeting, we had suggested that an alternative building could be constructed that would conform to R-CG without the necessity of applying for yet another land use change (e.g. semi-detached with suites, or perhaps a 3-unit rowhouse). However, it appears that the 5-plex is the structure Lighthouse Studios wishes to pursue.

Knowing what their proposed development is like makes it difficult for us to separate a discussion about a land use change to M-CG from a discussion about the building itself. With respect solely to the land use, we note or ask the following:

- The parcel at 3404 3 Street NW is 63 ft wide, and is situated mid-block adjacent to older bungalows. Semi-detached infills have been constructed further along the street in the same block
- There are already at least two M-CG properties in Highland Park, which are for 4-plexes on 50 ft parcels. One of these is an older semi-detached with basement units. A third M-CG application will be going to Council on January 11, 2022 (LOC2021-0084) and another has just been submitted (LOC2021-0188), in addition to the one under consideration here.
- The greater part of Highland Park is defined with urban form category "Neighbourhood Local" in the recently approved *North Hill Communities Local Area Plan*. The *Guide for Local Area Planning* simply indicates that this urban form category supports a variety of low-density housing forms. There is no definition of what constitutes low-density housing forms. Is M-CG considered low-density by the City?

With respect to what we know of the proposed development on the site:

- We are aware of concerns raised by residents whenever a 4-unit rowhouse is constructed regarding impacts to on-street parking or to privacy. A 5-unit structure is likely to raise similar concerns from nearby residents. We have serious concerns about the significant parcel coverage and shadowing impact on the neighbouring property to the north of the proposed structure. The HPCA also has concerns about the loss and replacement of mature trees and the reduction in the permeable land area for stormwater management.
- We also wish to raise the question of infrastructure capacities and upgrades. Highland Park has

seen significant densification over the past 15 years as older bungalows have been replaced with semi-detached infills. We value the updated housing supply and the influx of new, younger families. These help revitalize an aging community. We also support densification in order to limit outward urban sprawl. Highland Park is an R-C2 community and recent land use changes to R-CG and to M-CG have meant an increase in density. Five housing units on this parcel will mean five families using water and sewer services. This represents an increase of three families living on the parcel, compared to the two currently residing in the existing suited home. Have the services in Highland Park been upgraded to accommodate the additional volumes generated by these additional families? Will capacity limits be reached when the entire 3 Street NW has been redeveloped?

Again, we realize that addressing building design is not normally addressed at the land use stage, but since the land use change application is intended primarily to facilitate a specific housing form that Lighthouse Studios intends to construct, it is impossible to consider the one without the other.

The question was asked above "Is M-CG considered low-density by the City?" What is the criteria by which that is established? Having knowledge of what the City considers a low-density housing form and the criteria upon which that is based would give greater certainty to residents and to developers.

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

Thank you.



D. Jeanne Kimber
Development Director, Highland Park Community Association (HPCA)