

Community Association Response

Application: LOC2022-0084

Submitted by: Highland Park Community Association

Contact Information

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Overall, I am/we are:

In support of this application

Areas of interest/concern:

Land Uses, Privacy considerations, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The Highland Park Community Association agrees that the parcel in question is well suited for a future rowhouse development since it is within 1 block of a bus stop on Centre St N. 4 Street NW is a walk of approximately 550 m.

The parcel is located at the SE corner of 34 Avenue and Centre B Street NE. Therefore, a rowhouse structure placed on this parcel will not cause any shading impacts to the immediately adjacent properties to the south. As is always the case with a rowhouse, we look to ensure that the privacy of the neighbours is protected.

We also expect that the City will carefully assess the capacities of the storm-water and sanitary sewer systems that service the immediate area in order to judge whether or not increased densification at this location can be achieved without undue strain on the civic infrastructure. There has been considerable redevelopment and densification occurring within Highland Park over the past 15 years or so, and the cumulative impacts of all this redevelopment has to be considered. Vehicle parking along 34 Avenue NW in this block should not pose significant problems to nearby residents.

D. Jeanne Kimber, Development Director, Highland Park Community Association