

Community Association Response



Highland Park Community Association
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June 1, 2022

Circulation Control, Planning and Development
City of Calgary
Attn: Rui Liu

RE: LOC2022-0071 3903 2 Street NW

We would like to commend Civic Works and FAAS who reached out to the Highland Park Community Association on behalf of the applicant RNDSQL. I and another Planning Committee member met with their representatives via Zoom on May 19, 2022. We raised some questions and matters of concern / interest during this meeting and we found the Civic Works and FAAS representatives to be responsive to the matters we raised. We also wish to express our appreciation for their efforts to inform and engage with community residents via pamphlets and their website.

During our meeting the following matters were discussed:

- Privacy of backyards to the north - Units of the proposed rowhouse would overlook the backyards of properties situated immediately to the north. If the overall building is raised in height for the benefit of basement suites, as was mentioned during the meeting, then the matter of privacy becomes even more significant and imperative
- Shadow Study - We queried whether or not a shadow study would be done and were informed that it would. A rowhouse that runs the length of the length of the adjacent properties back yards will certainly create some shading impacts.
- Landscaping - the property currently has no tree canopy in the front yard facing 2 Street NW. We expressed our desire for landscaping that adds to the tree canopy and streetscape.
- On street parking – On street parking along 2 Street NW is currently limited due to the number of semi-detached infill structures, as well as proposed rowhouses to the north at 40 Avenue NW. We acknowledge that rowhouse units facing 38 Avenue NW are likely to park on the avenue, which is not heavily used for on street parking at present.
- Garbage and recycling bins – we understand that the developer intends for private service
- Property ownership – We were surprised to learn that RNDSQL intends to construct a purpose-built rental rowhouse. Given current housing market conditions (pricing and mortgage rates), this should not be too surprising, but we certainly hope that RNDSQL maintain a high degree of maintenance and oversight once the property is built and occupied. We recommended that Civic Works mention on their website that the rowhouse will be intended for the rental market. This suggestion was agreed and acted upon.
- Transit oriented – the proposed land use change to enable construction of a rowhouse is well within the TOD of Centre Street and 40 Avenue NW.

One matter we did not discuss was the question about city infrastructure capacities. In an older developed area that has experienced a virtual doubling of residential units over the past 15 years, we need some assurance that the City has taken into account the increased water consumption and wastewater / sewer loading. The property directly across the street on 2 Street has experienced at least two sewer backups in the past 3-4 years. Stormwater management is also a matter for concern, given the decrease in permeable land area when larger buildings replace older, small bungalows.

In general, we have no objection to the change of land use of this parcel to R-CG, although for a property in the interior of the community R-CGex would be preferable. The *North Hill Communities Local Area Plan* shows higher densities along the periphery and major transportation corridors.

We acknowledge that many of the matters discussed with the developer's representatives concerned the end result of redevelopment – that is, a rowhouse building. The City of Calgary's approach to land use redesignations, broadly spreading, appears to be focused on land use only without regard to the future building. This approach ignores the real implications to a community of a land use change. Therefore matters pertaining to the future structure should also be considered at this stage of the planning process. For instance - is lack of on street parking a barrier to building a rowhouse on this parcel? In this case, the answer is likely No. Can the city water and wastewater infrastructure support increased housing density on this parcel? Is future redevelopment going to have impacts on the privacy of neighbouring properties? In this case, there are likely to be impacts. A land use change application is made to accommodate different building types, and the ramifications of that future development need to be considered even when the details of the building are yet to be fully determined.

We look forward to reviewing the actual plans accompanying a development permit application, when we will be able to address specific issues of privacy, shadowing, parking, amenity space, etc.

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.



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