

Community Association Response



Highland Park Community Association
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Circulation Control, Planning and Development
City of Calgary
Attn: Allan Singh

RE: LOC2022-0048 116 43 Avenue NW

We would like to thank K5 designs for providing us with a presentation package in March 2022, and we regret that we did not respond sooner.

The rationale provided by K5 is sound – the property is located close to the Centre Street transportation and transit corridor; the community is close but not in the downtown; there are some businesses and services nearby although not a broad range of service types. Highland Park is undergoing redevelopment and densification in alignment with the Municipal Development Plan and now with the *North Hill Communities Local Area Plan*. Thus, we agree that the subject parcel is in an ideal location for densification.

We do have concerns about the housing form proposed for the site once the land use is changed to M-CG. Back / Front 4-plex units will fit on a 50 ft (15.24 m) lot with rear laneway access. From the street they will look like an overly deep semi-detached, which helps preserve the character of the streetscape. However, we ask that K5 Designs carefully consider the building they intend to construct, to ensure that access to the rear units from the street and access to the front units from the laneway garages does not encroach on the privacy of the adjoining units. Four-plex plans that we have previously viewed often are flawed in this regard. Moreover, we will want to see a landscape plan that ensures there remains or is planted at least one canopy tree.

As usual, we wish the City to ensure that the water, stormwater and sanitary infrastructure is capable of handling the additional loads before they recommend approval of the M-CG land use change. We also request the City improve the crosswalk at 43 Avenue and Centre Street. It is a risky crosswalk and more people using it will increase the odds of serious accidents occurring there.

If you have any questions, please do not hesitate to contact me at development@hpca.ca

Thank you.

A handwritten signature in blue ink that reads 'D. Jeanne Kimber'.

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