

Community Association Response



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

April 20, 2022

Circulation Control, Planning and Development
City of Calgary

RE: LOC2022-0035 3220 4 Street NW

I observed that this property has recently had a land use change application submitted. The parcel, although technically within the community of Mount Pleasant, is situated on the boundary with the community of Highland Park. The funeral home presently located on the site has been there for many years.

According to the Development Map, the LOC application is for a change to C-C2, which is defined as a "community commercial designation that is primarily for commercial developments such as strip malls and shopping centres that may serve several surrounding communities". Although the site is a logical one for commercial development, it is also noted from the My Property map that the dimensions of the parcel are approximately 90m x 80m. The parcel therefore measures roughly 7200 sq m. which is less than 1 hectare. It is also noted from the Land Use Bylaw, Part 7, Dev 5, Section 757 (2) the following:

"Areas of land greater than 12 hectares and less than 3.2 hectares should not be designated Commercial – Community 2 District."

According to this limitation as defined in the Land Use Bylaw, a designation of C-C2 is inappropriate for this site.

Farther south along 4th Street NW are a number of commercial properties. For example, the corner of 25 Avenue and 4 Street NW has designations of C-N1 and C-N2. The businesses located there appear to do well and form a pleasant commercial enclave that provides services to local residents. C-N2 would appear to be a suitable land use designation for the property at 3220 4 Street NW because it is intended for parcels less than 1.2 ha. Moreover C-N2 has a building height limit of 10.0 m. which would integrate well with the adjacent residential properties (primarily semi-detached and townhouses).

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".

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



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
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May 24, 2022

Circulation Control, Planning and Development
City of Calgary

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Since my letter of April 20, 2022, I have been in communication with the File Manager about the above-mentioned land use change application. The intent and rationale for the proposed land use designation of C-C2 has been explained and is now understood to permit the existing funeral home to construct an add-on pavilion. It has also been stated in an email communication that the FAR for the property will be set at 1.0 rather than the allowed 4.6. This will help ensure that any future redevelopment proposals for the site will respect the nature of the surrounding properties and streetscape.

Therefore, we have no objection to the proposed land use change application.

I would like to thank the File Manager for his response to my original letter and his ongoing communications.

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 black ink that reads "D. Jeanne Kimber".

D. Jeanne Kimber
Development Director, on behalf of the Highland Park Community Association