

Community Association Response



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

June 15, 2022

Circulation Control, Planning and Development
City of Calgary
Attn: Ostap Fedynets

RE: LOC2022-0007 404 33 Avenue NW

As stated in our previous letter of February 22, 2022 the Community Association is supportive of efforts to increase housing density within the Developed Area. We acknowledge the value of constraining urban sprawl as the city's population grows, and we recognize the value of increasing density to revitalize and enhance our community.

We have been informed that the applicant has given consideration to our previous letter of February 22, 2022 and as a result, has revised their application. The new land use designation they are seeking is R-CGex, rather than their original application for R-CG land use. The Community Association appreciates this change which helps address some issues raised in our previous letter.

The parcel in question is a corner lot at a T-intersection within the interior of the Highland Park community.



We agree that corner lot placement of rowhouse developments is generally preferred over mid-block locations and we note that other rowhouse developments either currently existing or approved for construction within Highland Park and neighbouring communities are usually placed on corner lots. We appreciate that the applicant has clearly articulated the distances to bus transit, and to amenities such as schools and green space. These distances are certainly walkable.

One issue we had raised previously concerned the significant increase in density at this specific location if both a proposed 5-plex just across the street at 3404 3 St NW was approved in addition to a 4-unit rowhouse with suites. The Development Permit for the 5-plex has recently been approved. Therefore reducing the proposed rowhouse to 4 units without suites will certainly help mitigate future issues with vehicular traffic and parking near that one intersection.

The property is well within the "Neighbourhood Local" Low Density (limited scale) zone as shown on the *North Hill Communities Local Area Plan*. Low density residential is the norm for the older established neighbourhoods. Highland Park has seen an evolution from older single-family bungalows on 50 ft lots to large, modern semi-detached and single detached infills on 25 ft lots. The appearance of rowhouses and fourplexes into the community represents another change, and one which is often disturbing and unwelcome to many residents. However, these new housing forms can provide modern family homes that are close to transit and at a somewhat more affordable price than is offered by detached and semi-detached housing.

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
Development Director, Highland Park Community Association



Highland Park Community Association
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Calgary, AB T2K 0Y4
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February 18, 2022

Circulation Control, Planning and Development
City of Calgary
Attn: Ostap Fedynets

RE: LOC2022-0007 404 33 Avenue NW

We have reviewed the letter from New Century Design supporting their application for a change of land use to R-CG, and have the following general comments:

- The Community Association is supportive of efforts to increase housing density within the Developed Area. We acknowledge the value of constraining urban sprawl as the city's population grows, and we recognize the value of increasing density to revitalize and enhance our community.
- We agree that corner lot placement of rowhouse developments is generally preferred over mid-block locations and we note that other rowhouse developments either currently existing or approved for construction within Highland Park and neighbouring communities are usually placed on corner lots.
- We appreciate that the applicant has clearly articulated the distances to bus transit, and to amenities such as schools and green space. These distances are certainly walkable.
- For context it should be noted that there is an application for R-CG at the corner of 33 Avenue and 4 Street NW which will be proceeding to Calgary Planning Commission at an unspecified date. In addition, the property directly across the street at 3404 3 Street NW is currently under review for a land use change to M-CG, to enable development of a 5-plex (see LOC2021-0187).

With respect specifically to the land use application at 404 33 Avenue NW, we raise the following concerns:

- No preliminary building plans were provided, so that we do not know if the rowhouse units would be suited or not. The applicant's letter states "potential for 4 basement suites"
- Should the application for M-CG across the street be approved for a 5-plex, and this property be approved for R-CG, there would ensue a 3-fold to 4-fold housing density increase at just that one small corner within Highland Park. To go from 3-4 housing units in the existing bungalow structures to 9 housing units (5-plex and 4 rowhouse units without suites) or even to 13 housing units (5-plex and 4 rowhouse units with suites) represents an excessively large and localized jump in housing density
- If the land use is approved for R-CG and the developer builds a rowhouse with basement suites, then there will not be any onsite parking available for the suites. Some nearby residents have expressed concern about the potential increase in vehicular traffic and the number of vehicles parked on 3 Street. Many vehicles park on the streets already. It is naïve of the City to assume that residents of basement suites will never own vehicles and will always take transit. The same

issue has also been raised by residents living close to the proposed development at the west end of 33 Avenue NW.

- If the applicant is determined upon a rowhouse, then we ask that the City strongly urge a land use change of R-CGex, rather than R-CG. This would eliminate the possibility of secondary suites and ensure that there would be one parking space for each housing unit.
- We also encourage the applicant to consider building a semi-detached, which not require a land use change. Such a structure might also include basement suites, which would effectively increase the density on the parcel. Parking could still be provided for all 4 units (2 main units and 2 suites), which could help mitigate on-street parking congestion.

The property is well within the “Neighbourhood Local” Low Density (limited scale) zone as shown on the *North Hill Communities Local Area Plan*. As such, low density residential is the norm. Ambiguities as to what land uses constitute low density create uncertainty, concern and even apprehension among residents. As an R-C2 community, Highland Park has seen an evolution from older single-family bungalows on 50 ft lots to large, modern semi-detached and single detached infills on 25 ft lots. The residents – both new and old – have become accustomed to the type and style of redevelopment that has been taking place over the past 15 years. The appearance of rowhouses and fourplexes into the community represents another change, and one which is often disturbing and unwelcome to many residents. We hear the phrase “blanket densification” and it is a phrase that is usually upsetting to people. We ask that the City be cognizant of the impacts to the neighbouring properties and to the community as a whole.

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