

# Community Association Response



Highland Park Community Association  
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Circulation Control, Planning and Development  
City of Calgary  
Attn: Chris Wolfe, Senior Planner

Re: LOC2022-0111 342 32 Avenue NE

Thank you for the opportunity to respond to this land use change application for M-CG. The Planning Committee of the Highland Park Community Association Board of Directors have no objection to the application. The parcel is located just three properties in from Edmonton Trail, which is serviced by regular transit. As the applicant noted in their submission, there are other M-CG parcels on the avenue along with several R-CG rowhouse developments. The property at 342 32 Avenue NE is within the Neighbourhood Local area with Limited scale according to the *North Hill Communities Local Area Plan* (NHCLAP). We understand that the applicant intends to construct a multi-residential dwelling on the property. Four-plexes on 50ft mid-block parcels are usually built on M-CG zoned properties within our community. This building form would represent a modest increase in density in keeping with the goals of the Municipal Development Plan and the NHCLAP.

We also acknowledge that the residents of nearby properties are often opposed to a land use change of this type because of the resulting increase of vehicles parked on-street. The avenue is a busy street used to connect between Edmonton Trail, Centre Street and 4 Street NW. As the number of dwelling units on 32 Avenue NE has increased over the past few years, so has the number of parked vehicles on the road. These parked vehicles make it more challenging to drive along the roadway, which could be viewed as either a safety hazard or, more optimistically, a traffic calming measure. The increased number of dwelling units and vehicles also means an increase in traffic.

We are not aware of a Development Permit application being made at this time, nor have been provided with a conceptual drawing. We look forward to being to comment upon the plans when they have been submitted to the City for consideration.

If you have any questions, please do not hesitate to contact me at [development@hpca.ca](mailto: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