



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Jeanne

Last name (required) Kimber

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Highland Park Community Association Planning & Development Committee

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What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Mar 7, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Unknown as of Feb 28

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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

February 28, 2023

Mayor Gondek and Members of Council  
Calgary, AB

**Re: LOC2022-0112 453 and 457 35 Avenue NW**

The above-mentioned land use change application is for a change from R-C2 to H-GO. There is a concurrent Development Permit application also currently under review (DP2022-05441).

The Highland Park Community Association spoke to Council in support of the H-GO land use district last year on the grounds that having a standardized set of rules for “missing middle” developments was preferable to having a mish-mash of Direct Control districts, all with varying rules and regulations.

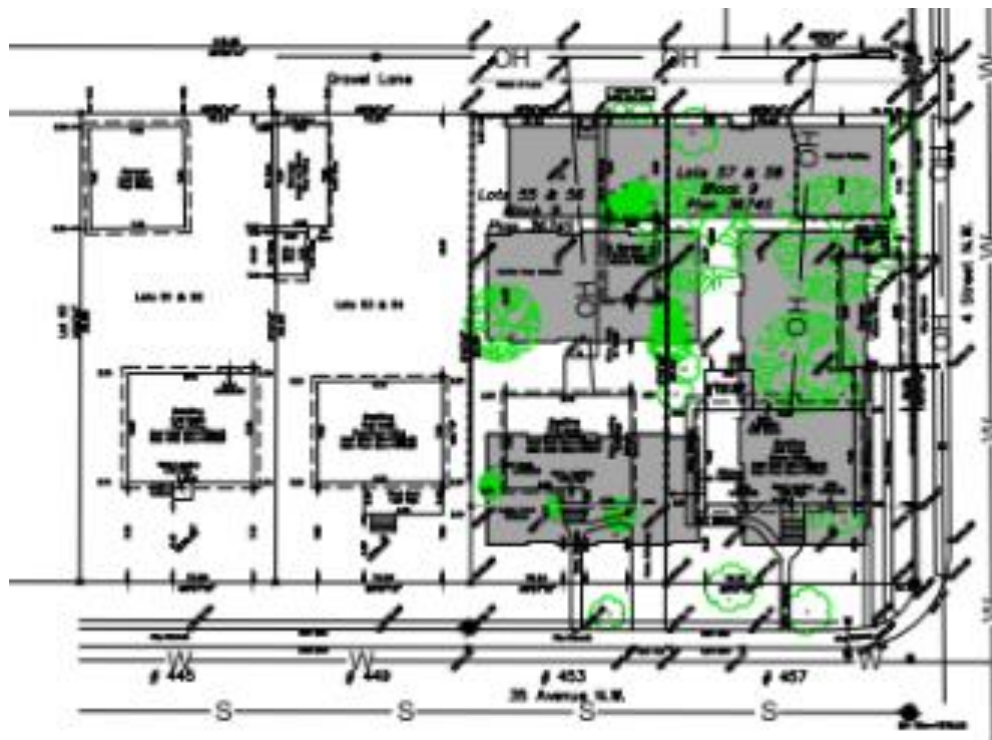
We also acknowledge that the *North Hill Communities Local Area Plan* designates 4 Street NW as a Neighbourhood Connector, which allows for and encourages increased residential density along the street. The H-GO land use is therefore compatible with the local area plan.

We also fully understand that the change in land use designation, in and of itself, does not define exactly the nature of redevelopment on the parcels. This is governed by the Development Permit application process.

Regardless, there are aspects of the development proposed for the site that are being determined by the rules established in the H-GO land use. Two issues in particular are the density of the project and the front setbacks. The proposed development is less than the maximum density allowed for H-GO. The density cap is based solely on the Floor Area Ratio (FAR). As a result, twenty-two rowhouse units (eleven main units with suites) can be located on two parcels that have a combined frontage of approximately 100 ft along 35 Avenue NW.

The proposed development calls for three rowhouse buildings – one facing 4 Street NW, and the other two facing 35 Avenue NW with one at the rear of the property. The adjacent property to the east is an older 1950’s bungalow with an approximate 7-meter front setback. H-GO allows for a 3-meter front setback. Considering that the rowhouses project roughly four meters closer to the sidewalk than the adjacent R-C2 properties, there is a jarring and non-contextual impact to the streetscape.

For these reasons, we urge Council to direct Administration to review and propose changes to the H-GO land use rules that take into account the immediate context of the adjoining properties and the neighbourhood. The rules governing H-GO are more ideally suited to parcels that front the Neighbourhood Connector or a main roadway. For example, parcels along Centre Street N face the street and there is a laneway behind the parcels. But when the parcels front a residential side street, the context changes. In Highland Park, the H-GO property then immediately abuts a parcel that has a contextual land use, usually R-C2. There is no laneway in-between acting as a buffer. In this situation, the intent and purpose of contextual land use designations is rendered pointless. Why worry about limiting front setback transition for a semi-detached to 1.5 meters when there is an H-GO project with a 4 meter “transition” next door? Even for R-CG, the contextual front setback transition requirement seems to have been dropped from the Land Use Bylaw. The following excerpt from the applicant’s proposed site plan shows the jarring discrepancy that results:



The contextual land use designations (R-C1, R-C2, R-CG, M-CG) were created to set development rules that would respect the character of the surrounding community. The rigorous use and application of these land use designations helps ensure that redevelopment projects are not grossly misaligned with the context of the surrounding neighbourhood. The redevelopment process has continued steadily in Highland Park over the past ten to fifteen years, first with semi-detached buildings and more recently with R-CG and M-CG developments. Even R-CG and M-CG developments have contextual rules to help the new building forms blend in more satisfactorily. We have suggested to the developer and the city the idea that redesignating the property adjacent to 4 Street NW as R-CG and the property at #453 35 Avenue NW as M-CG would still accomplish a

significant increase in population density (16 or 18 units overall instead of the proposed 22) but would better respect the local neighbourhood character.

We appreciate that H-GO has rules in place for building height transitions and also pays attention to landscaping requirements. But there need to be contextual rules in place that better govern H-GO developments where they immediately adjoin parcels on purely residential avenues. We therefore ask Council to give this matter consideration in determining if there should be more stringent contextual rules put in place for H-GO land use designations, like there are for R-C2, R-CG and M-CG land uses.

Thank you.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is fluid and cursive, with the first name "Jeanne" being more prominent than the last name "Kimber".

D. Jeanne Kimber

Development Director

On behalf of the Highland Park Community Association Planning and Development Committee