

Community Association Response

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Application: LOC2023-0068

Submitted by: Highland Park Community Association

Contact Information

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Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The application for a land use change to R-CG for a corner parcel in Highland Park is in line with a number of other similar development proposals. We note that rowhouses in our community are predominantly located on corner parcels.

It was not stated in the applicant's letter whether or not they intend to suite the units. The definition of a unit in R-CG is ambiguous, and should be brought into alignment with the definition of a dwelling unit that is used in H-GO. That is - a dwelling unit can also be a secondary suite.

The question of suites always raises neighbourhood concerns about a potentially excessive number of vehicles parked on-street, because (1) the garages are often too small to accommodate a normal sized car or truck and (2) suite residents may also own vehicles.

We are fully aware that the proposed development is within a short walking distance to Centre Street, albeit up a steep rise to get to transit. The transit route on Edmonton Trail is probably closer.

Once we receive the DP application package, we can comment on more specific matters. However, it should be noted that just a block away on 2nd St NE an excavated hole for a foundation was partially filled with water. There is a steep drop to the land in this area, so the propensity to dig deeper for higher basement ceilings can run into groundwater seepage issues.