

Community Association Response



Highland Park Community Association
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Circulation Control, Planning and Development
City of Calgary
ATTN: Benjamin Bailey

RE: LOC2021-0188 4320 Centre A St. NE

The Highland Park Community Association commends the applicant (K5 Designs) for communicating their intentions for the above-mentioned property. We understand that they are seeking a land use change to M-CG to enable construction of a 4-plex. As part of their engagement with the association, they provided six letters of support from nearby properties. The applicant also indicated that their revision of the land use change application to a UPH of 75 instead of the maximum allowed under the Land Use Bylaw would ensure that only a 4-plex could be built. We appreciate this constraint they are placing on the development of the property. Although the applicant indicated they would be filing a concurrent DP application, we have not received any information about this.

This property is designated in the North Hill Communities Local Area Plan as "Neighbourhood Local - Limited Scale". There is ambiguity about whether or not M-CG is entirely appropriate for this Urban Form Category, given the higher building heights and density allowed under M-CG land use. However, we have concluded that for this specific property it is acceptable. The property faces west and slopes steeply down to a laneway in the back. A multi-residential building is situated on the other side of the laneway, and it overlooks green space. We would wish to see that the land use is also limited in allowable building height to 11m or less in order to minimize the streetscape impacts on a street that contains predominantly single storey bungalows

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