

Community Association Response

2023 September 5



Highland Park Community Association
3716 2nd St. NW

September 5 , 2023

Circulation Control, Planning and Development
City of Calgary
Attn: Geneva Chaudhary

RE: LOC2023-0184 4023 Centre B Street NW

The application is for a land use change from R-C2 to H-GO. The parcel is a bit wider than normal (17.11m or 56 ft) and is situated within one block of the transit hub at Centre Street North and 40 Avenue. The parcel is categorized as Neighbourhood Flex with a Low building scale of up to six storeys. Given these parameters, H-GO is a suitable land use designation for the parcel.

There is no concurrent Development Permit application nor have we been provided with a general description of what the applicant intends to build on the site. The HPCA Planning and Development Committee finds such information helpful in determining whether or not the intentions of the developer are well suited to the character of the neighbourhood. This provides the opportunity for a discussion with the developer at a preliminary stage, hopefully before they have filed their DP application. A discussion in advance lead us to question the appropriateness of the proposed land use change to their project. Therefore we request that the applicant provide us with a description of their project.

We wish to emphasize that redevelopment along 40 Avenue NW should be primarily oriented to this roadway. The rowhouses currently approved and/or being constructed along 40 Avenue NW have three units facing the avenue and one unit facing the street. This helps integrate the structure into the surrounding residential area. We would like to see the project design fulfill both of these principles – activate 40 Avenue NW but wrap the corner to integrate with the adjacent residences.

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
Development Director, Highland Park Community Association