

Community Association Response

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Highland Park Community Association
3716 2nd St. NW

November 28 , 2023

Circulation Control, Planning and Development
City of Calgary
Attn: Lucas Sherwin, File Manager

RE: LOC2023-0256 458 33 Avenue NW

The above-mentioned application is for a land use change from R-C2 to H-GO. The property is situated at the corner of 4 Street and 33 Avenue NW. The *North Hill Communities Local Area Plan* designates 4 Street NW as a Neighbourhood Connector along which H-GO is deemed an appropriate land use. It is for that reason, the Planning and Development Committee of the Highland Park Community Association (HPCA) does not object to the land use change.

In our first response to the land use change application we questioned the rationale for H-GO, rather than R-CG. After our original letter was submitted the applicant's representative contacted the Highland Park Community Association to arrange a conversation about their proposal. We understand that the applicant wishes to construct a 3-storey, 5-unit rowhouse with suites. The H-GO land use designation would be required for the proposed density and building height. We spoke about the concerns of the adjacent neighbour regarding shadowing as well as the density increase. The applicant, at our request, subsequently provided shadow studies contrasting a 3-storey building vs. a 2-storey building. The studies covered only the hours of noon through to 4pm for the summer and winter solstices and the spring equinox. Despite raising this particular concern, the applicant re-submitted their application for H-GO although we had urged that R-CG would be more contextually appropriate to the immediate surroundings on 33 Avenue NW.

We continue to express our concerns regarding the densification occurring along 4 Street NW without any apparent consideration by the City on the need for infrastructure upgrades including pedestrian safety measures. The street is a 4-lane Neighbourhood Connector and commuter route and is serviced by the #2 bus route. Crossing 4 Street NW can be hazardous at times, especially at 36 Avenue where the rise of the road can hinder visibility for both vehicles and pedestrians. Even during non-peak hours, Highland Park residents cross 4 Street to get to the pathway system running through Queens Park Cemetery and Confederation Park. There have been repeated requests made for a pedestrian crossing signal to alert drivers at this intersection. The current response posted by the City is that "Upgraded treatment is not recommended at this time". This is unacceptable, especially considering the increase in the number of residents who are expected to cross the street to take transit. Just on 4 Street alone, one development is under construction for 11 units plus suites, another rowhouse has been approved for 4 units plus suites, and the proposed development envisioned by this land use change would add another 5 units plus suites. That represents an increase of 20 units plus 20 suites all within a 2-block stretch of roadway.

Aside from concerns about pedestrian safety, we continue to query the capacity of the City's

infrastructure to accommodate the rapid growth occurring within Highland Park. Can we be assured that the sanitary and stormwater systems, and the water mains can handle the increased loading? Highland Park was developed in the early 1950's and the infrastructure is old. Will transit service be upgraded on 4 Street, 40 Avenue and Centre Street to accommodate the rising population? Has the City developed any plans to fill the gap in the pathway system from Queen's Park Cemetery over to Centre Street and 40 Avenue? Perhaps even more importantly, can the City identify the types of housing that are required in a community and actively encourage their construction? Townhouses will accommodate families and the small one-bedroom basement suites can accommodate single adults or a partnered couple. However, these suites do not work for people with disabilities nor for seniors who may have mobility or balance issues. Much of the new housing being developed in Highland Park is only suitable for specific demographic groups.

At this time no Development Permit application has been filed, and we look forward to the opportunity to review it and provide feedback. 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.



D. Jeanne Kimber
Development Director
On behalf of the Planning and Development Committee
Highland Park Community Association