

Community Association Response



Highland Park Community Association
3716 2nd St. NW

November 27, 2023

Circulation Control, Planning and Development
City of Calgary
Attn: Melanie Messier

RE: LOC2023-0330 3503 Centre A Street NE

The Planning and Development Committee of the Highland Park Community Association supports the application for R-CG land use at the above-mentioned address. We agree with the applicant's representative (New Century Design) that the parcel is located within close walking distance to transit operating on Centre Street. It should be noted that there is a considerable slope to climb on 34 Avenue to get to Centre Street, which can be an impediment to walkability, especially in winter conditions. We likewise acknowledge that there are already a number of 4-plexes and rowhouses being constructed within Highland Park, both east and west of Centre St.

We commend New Century Design for their preliminary outreach to the community association. We are also pleased that the proposed building will consist of a 5-unit rowhouse with suites, rather than 6 units contained in 2 buildings that might have been possible on this parcel. This slight reduction will help lessen the impact on the neighbouring properties while still providing for increased housing stock within the community. The community association has already received a general expression of concern on behalf of a neighbour who has lived in their home across the street for 55 years.

Once again we remind the City that with increasing population density comes an increasing need to ensure that the civic infrastructure is more than adequate to cope with the additional loading. Storm and sanitary sewers, water mains, pedestrian safety while crossing major roadways such as Centre Street, the condition of sidewalks and roads, and the availability of park and green space are all important components of the civic infrastructure. All the individual redevelopments in a community create a cumulative impact on the infrastructure that needs to be recognized and addressed. Similarly, there is a need for the city to consider how to incentivize developments that make a community - such as Highland Park - a more vibrant and complete community. A drive along Centre Street north of 32 Avenue shows vacant lots, old housing stock, a new 1-storey strip mall, a church and a fast-food outlet. The new park at the corner of Centre Street and 40 Avenue is innovative and attractive but does not seem to be attracting much use. Developing and adopting a city-wide growth strategy - such as was recently recommended by Calgarians for Sensible Growth - could help better define where and

what redevelopment is appropriate to an area and how to achieve it.

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". The signature is written in a cursive, flowing style.

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