

Community Association Response



Highland Park Community Association
3716 2nd St. NW

July 2, 2024

Circulation Control, Planning and Development
City of Calgary
Attn: Brenden Smith, File Manager

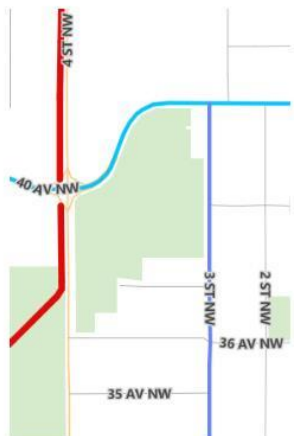
RE: LOC2024-0099 4016 – 4024 3 Street NW

Our thanks to Brenden Smith for his response dated June 21 to our inquiry about this application. It is understandable that the applicant would wish to have the same land use designation for all three parcels. It is also understood that the specifics of the development will be dealt with at the DP stage of the planning process.

Regardless, allowing the parcel at #4016 to be designated as H-GO, rather than the expected R-CG, is a case of “rezoning creep”. Where does the boundary between H-GO and R-CG stop – even before the Rezoning for Housing bylaw is implemented – if there is an application to extend the H-GO corridor into the R-CG land use zone? What assurance do residents have that this intrusion will not occur repeatedly? If the City provides a map showing where H-GO is allowed, then it does little for public trust to almost immediately allow exceptions to the rule.

R-CG land use offers a better transition between H-GO development and the pre-existing R-C2 development on 3 Street NW. Should H-GO be approved for the parcel at #4016, then we will expect the DP application to show an appropriate transition to the adjacent properties on 3 Street NW.

We would also like to draw attention to 3 Street NW as part of the bicycle on-street system, as shown on the clip of the City’s pathway map.



Moreover, traffic on 3 Street and along 40 Avenue NW – especially when students are attending James Fowler High School -- raises persistent concerns about pedestrian safety, particularly when crossing 40 Avenue. We have raised this concern previous in regard to DP2023-01343, which is a short distance farther east on 40 Avenue NW. If the City is doing a joint Outline Plan, then we hope that these concerns will be considered at that time.

If you have any questions, please do not hesitate to contact me at development@hpca.ca

Thank you.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is written in a cursive style.

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