

Community Association Response



Highland Park Community Association
3716 2nd St. NW

January 26 , 2024

Circulation Control, Planning and Development
City of Calgary
Attn: Jolene Moran, File Manager

RE: LOC2023-0259 3820 & 3824 Centre A St NE

The application is for a land use change from R-C2 to M-C1, ostensibly to provide up to 18 units of affordable housing. While this is a laudable goal, we have questions and concerns about the application.

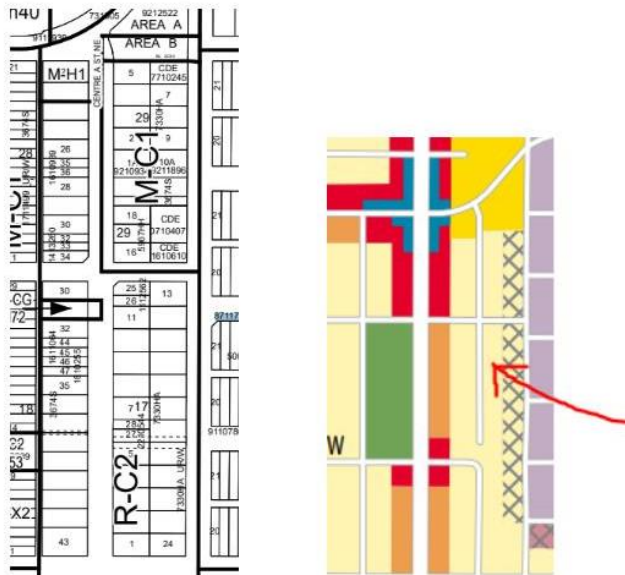
The applicant submission is exceptionally brief and provides no information about the building form envisioned for these two parcels. The combined frontage is 36.54 metres (119.88 ft) and can certainly accommodate a number of dwelling units but whether it can accommodate 18 units is another question. It must be noted that the land drops at the back to the east and there is no alleyway servicing the block. It is difficult to imagine how a multi-residential building with approximately 18 units would be able to provide the parking required under M-C1. Certainly there are no options to provide a rear parking area and any on-site parking would have to be accessible from Centre A Street NE.



It is also noted that the surrounding properties on both sides of Centre A Street NE are a mix of older bungalows or semi-detached along with modern new semi-detached houses. A development that could reach the maximum building height allowed under M-C1 (14 metres) would be significantly taller than the other properties on that side of the street.

According to the Land Use Bylaw, M-C1 is intended for low height, medium density multi-residential development close or adjacent to low density residential. The allowed density is a maximum of 148

uph. The block immediately to the north of 38 Avenue is zoned M-C1. However, the block in which these two parcels are situated is zoned R-C2 except for one parcel zoned M-CG. Moreover, Centre A Street NE is designated as Neighbourhood Local in the *North Hill Communities Local Area Plan*. Neighbourhood Local is intended for low density residential. M-C1 is a medium density residential land use. By way of contrast, M-CG is considered a low density land use.



A land use of M-CG would provide a better fit to the surrounding properties with a somewhat lower density cap and lower building height while still providing more housing than is currently on the site. We acknowledge that M-C1 does not have the grade-oriented access requirement of M-CG. As well, something less than the maximum allowed in the land use could be built even with M-C1 (e.g. DP2023-03893). But considering that on-site parking requirements would still have to be met via street access and any design for the property will have to be slope adaptive, then it seems probable that M-CG land use designation would be sufficient for what could possibly be built on these two parcels.

More information provided by the applicant regarding what they wish to build would have been extremely helpful in assessing the appropriateness of the land use change application.

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, Highland Park Community Association