

Community Association Response



Highland Park Community Association
3716 2nd St. NW

April 18, 2024

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

RE: LOC2023-0083 440 32 Avenue NW

The application is for a land use change to R-CG from its current R-C2 designation. As the applicant has stated, the parcel is within close distance to 4 Street NW. There are transit stops to the #2 route, both southbound and northbound, within a walking distance of 100 m. Although 32 Avenue NW & NE through Highland Park is deemed a Neighbourhood Local street, it is a well-used connector between Edmonton Trail and 4 Street NW. For these reasons, we are not opposed to the land use of R-CG.

No Development Permit application has been filed yet, so we cannot determine what are the applicant's intentions for the site. City Administration and Council should note that we are finding some deficiencies in the plans being brought forward under R-CG land use. These deficiencies include:

- the allocation of amenity space (both size and location)
- the storage and placement of waste and recycling facilities
- designs that interfere with the privacy of secondary suite residents or the privacy of adjacent neighbours.

And with the construction of the R-CG (and H-GO) projects come larger neighbourhood impacts:

- the loss of mature trees
- the insufficiency of park space in Highland Park as the population increases
- the impacts to vehicular traffic and parking space which are an irritant to many residents
- the safety concerns for pedestrians crossing major roadways when the number of pedestrians and the number of vehicles are both increasing

We stress that the HPCA Planning and Development Committee fully supports increased housing density within our established and much-desired neighbourhood. The R-CG land use designation is a tool to support increased density. It has been modified over the years since it was first created, and we would hope that future changes address the deficiencies and concerns we have raised and lead to the creation of better housing projects.

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'.

D. Jeanne Kimber

Development Director on behalf of the Planning and Development Committee

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