

Community Association Response



Highland Park Community Association
3716 2nd St. NW

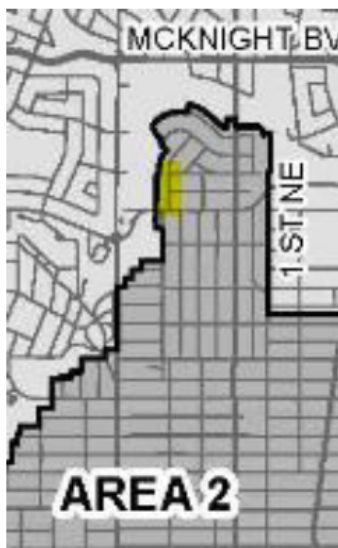
August 16, 2023

Circulation Control, Planning and Development
City of Calgary
Attn: David Mulholland

RE: LOC2023-0201 4216 2 Street NW

The application is for a change from R-C2 to R-CG for a mid-block parcel in Highland Park. According to information provided by the applicant, the developer wishes to construct a 4-plex with suites and with vehicle parking available off the rear laneway. As currently described in the Land Use Bylaw, R-CG allows for grade-oriented housing in the form of rowhouses, townhouses, duplexes, semi-detailed and cottage housing clusters. Is a 4-plex considered to be a Townhouse? It certainly has more than three Dwelling Units and it is certainly not a rowhouse. According to the definition of a Dwelling Unit, a typical basement suite consisting of two or more rooms including living area, kitchen, bedroom, and bathroom would be a Dwelling Unit.

Clarification is required concerning the parking space requirement. If the structure is a Townhouse as described in the Land Use Bylaw, then Section 319 specifies 1.0 parking space per Dwelling Unit in Areas 2 and 3. Most of Highland Park, including this parcel, is in Area 2 as shown on the Parking Areas Map. There is also a requirement for Visitor parking for Townhouses. The parking space requirements specified for a Townhouse in Section 319 appear to contradict the more general parking space requirements for R-CG land use in Section 546.



[excerpt from Map 7, Parking Areas Map, Land Use Bylaw IP2007]

The City considers R-CG to be a low-density residential district. The parcel is in an area defined as Neighbourhood Local in the *North Hill Communities Local Area Plan*, which is considered to be low density residential. It is noted that land use district M-CG, which has normally been used for 4-plex housing developments in the past, is considered to have higher density and traffic generation than low density. Why then is a 4-plex with suites built under R-CG considered low density residential but is higher density if built under M-CG? Again, there appears to be some contradictions and ambiguities within the Land Use Bylaw.

In general, questions are raised about the applicability of the R-CG land use designation to the building form envisioned by the applicant, and these need to be addressed and/or adequately explained.

We understand that two letters of opposition have been filed by nearby residents which focus on concerns about future parking (or lack thereof), the allowed building height, and the building form. These are generally considered to be matters pertaining to a Development Permit application. However R-CG allows a taller structure than does R-C2 (11m vs. 10m) as well as a higher density of dwelling units. Thus the local residents' concerns about these matters are also relevant to the question of the land use.

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