

Community Association Response



Highland Park Community Association
3716 2nd St. NW

February 11, 2025

Circulation Control, Planning and Development
City of Calgary
Attn: Dallen Osachuk, File Manager

RE: LOC2024-0307 4220 Centre Street NE

The application is for a land use change from R-CG to MU-1f4h23. The parcel is a typical 15.24 x 35.36 m (50 x 116 ft) property fronting Centre Street. Centre Street is a Calgary 'Main Street' and is also designated Neighbourhood Commercial in the *North Hill Communities Local Area Plan* with a Low building scale (up to 6 storeys). The surrounding properties are older low rise residential and there is a 1-storey strip mall kitty-corner across Centre Street. The purpose of the land use change application is to permit the construction of a 4-unit rowhouse with 4 suites and an adjoining commercial space facing Centre Street. The rowhouse units will be accessed from 42 Avenue NE [See DP2024-05487].

The multi-use building envisioned in DP2024-05487 offers a transition from the existing low-rise buildings on Centre Street even though the long-term vision for Centre Street is of taller buildings with higher density and more commercial activity. The height limiter and FAR specified in the land use change application exceed the height and density of the multi-use structure proposed in DP2024-05487. We are also unclear whether or not the project envisioned in that Development Permit application will conform to MU-1 requirements for amenity space or landscaping. This leads us to wonder if the Development Permit application will be significantly amended to better align with the *North Hill Communities Local Area Plan* vision and better conform to what is allowed and required under MU-1.

In general, we do not object to a land use change to MU-1 which enables both commercial and residential redevelopment on this section of Centre Street. The North Hill Communities Local Area Plan lays out a vision for the next 25 – 30 years. The project in question is a step towards that long-term goal. We look forward to seeing what amendments to the Development Permit application will be forthcoming, if any are required.

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

Thank you.

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