

Community Association Response



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4

August 13, 2024

Circulation Control, Planning and Development
City of Calgary
Attn: Maha Safwan, File Manager

RE: LOC2024-0181 115 36 Avenue NE

The Planning and Development Committee of the Highland Park Community Association has no objection to the proposed land use change from C-N2 to MU-1f4h20. The parcel under review is situated at the SE corner of Centre Street North and 36 Avenue.

Centre Street North is a Calgary Main Street, and the *North Hill Communities Local Area Plan* shows this particular parcel as Neighbourhood Commercial with a Low Building Scale of up to 6 storeys. By way of contrast, the present zoning of C-N2 is very restrictive with a maximum FAR of 1.0 and a building height limit of 10.0 m which only allows for 1-2 storeys.

Buchanan School is kitty-corner to the parcel under consideration, there is a proposed Chinese Temple on the NW corner of Centre Street and 36 Avenue, and there is a small Park 'n Ride directly across the street. The #3 bus stops at the corner. A project which might envision ground floor commercial with dwelling units above would contribute to the overall revitalization of Centre Street.

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