

PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]	Mel
Last name [required]	Lee
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am very concerned about the increase in the traffic volume. This stretch of Centre A St is very narrow and poorly maintained, made worse by kerb parking. The slope makes driving very treacherous in wintry conditions. Furthermore, with the proposed high density occupancy, the already chronic parking situation along this street will be overwhelmed. The community will also be losing a green lung.

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First name [required]	Penny
Last name [required]	Tan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing on Planning Matters
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am fearful of losing the peace and serenity of this street with the increase in the traffic volume as well as the inevitable parking problem which is already quite chronic. This stretch of Centre A St is very narrow narrow and poorly maintained. The slope makes driving very treacherous in wintry conditions. Furthermore, the loss of a green space is of great concern to our community which is bordering a commercial division.

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First name [required]	Robert
Last name [required]	Krebes
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing on Planning Matters. LOC2024-0139
Are you in favour or opposition of the issue? [required]	In favour



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I fully support the project. As it meets the mandate of the City of Calgary Municipal Development Plan.

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First name [required]	Rob
Last name [required]	Wong
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0139 PROPOSED LAND USE CHANGE
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

OBJECTION to LOC2024-0139.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

On behalf of HIGHLAND PARK residents concerning LOC2024-0139 Proposed Land Use Change, I spent 5 days door knocking asking how fellow Highland Park neighbors felt about the development of 3 & 6 story tall apartment complexes totaling 155 units on the greenspace along the hillside of 36th Avenue and Centre A Street NE bounded by 1st Street N.E. was. The response was overwhelmingly Strongly Opposed (98%) against such a development.

There is a belief that the area of Highland Park is best suited for such development because Buchanan Elementary School is within a walking distance of less than 5 blocks away, but what the City of Calgary doesn't understand is that this school is too small and is at FULL CAPACITY already. As said by a mom "Sam Murray" #94 on attached LineList: The Grade 1 Class is 31 students and had to be split into two smaller classes to ensure high quality educational services. There are no more classrooms available for new students. She also said that she has to drive her children to a school in Brentwood. It will be a problem for next year because those Grade 1 students will be Grade 2 students the following September when the children go back to school from summer vacation.

In addition virtually every Highland Park resident had complained about the increased vehicular traffic and parking issues already within the neighborhood as a result of the current ongoing new infill housing projects taking place. The continuation of doing more development projects will only make matters way worse.

There are also very important environmental aspects as mentioned to me by Leslie Navratil, #22 on attached LineList: It is one of the last Greenspaces within Highland Park. Roland Wehr, #2 on attached LineList said to me: We will lose an ecosystem for the wildlife!

Lastly and most important, Highland Park residents DO NOT want the loss of this spectacular panoramic view of the skyline which shows airplanes taking off and landing at the Calgary Airport. The site is historic for many Highland Park residents and Calgarians alike. In addition all Highland Park residents noted that the new 6 story tall Wing Kei Highland Park Care Centre has already BLOCKED OUT the horizon view for them when standing on the hill top of 36th Avenue and Centre A street. I strongly urge you to reconsider not rezoning and developing on this greenspace hillside regarding LOC2024-0139.

Date: July 8th 2025

Subject: Highland Park Residents in Opposition

Re: Proposed Land Use Change File LOC2024-0139 and Development Permit File DP2024-8555

To City Council,

We, the residents of Highland Park, strongly oppose the Proposed Land Use Change concerning File LOC2024-0139 and Development Permit DP2024-8555. Our objections focus on the following critical concerns:

- **Loss of a Historic Panoramic Skyline View:**

Proposed Land Use Change File LOC2024-0139 has three parcels of development and consists of three-story & six-story tall complexes (155 units total) which would forever erase the historic panoramic viewing of airplanes taking off and landing at the City of Calgary airport. It is a very popular viewing site frequented by people from all across the Highland Park Community and other parts of the city on a daily basis. Note: This also applies to DP2024-08555 which consists of two three story tall apartment complexes (6 units total).

- **Loss of Beautiful Hillside Greenspace:**

This proposal threatens to remove the beautiful hillside greenspace along 36th Avenue turning onto Centre A Street N.E. and bounded by 1st Street N.E. It is a natural area which has provided peace and tranquility for people throughout the years whether it be lunch time, after dinner, night time, etc.

- **Destruction of Natural Ecosystems:**

This green space represents one of the last few remaining natural ecosystems in Highland Park, offering a vital habitat for diverse wildlife, including: sparrows, robins, woodpeckers, magpies, crows, ravens, owls, red-tailed hawks, badgers and coyotes. Its removal would be an irreversible loss to our community's natural ecosystem.

- **Increase in Vehicular Traffic and Parking:**

The development would lead to a significant increase in vehicular traffic and also parking issues. Currently there are many neighbors already very frustrated with the current vehicular traffic and parking issues along Centre A street, 1st street and alleyways. Can you imagine how this will escalate with 155+ brand new units? There will be backed up traffic needing to get onto and leaving Centre Street at the intersections of 32nd Ave, 34th Ave, 36th Ave and 38th Ave and as well the alleyways with people trying to take short cuts.

- **Rise in Foot Traffic and Crime Rate:**

The introduction of **155+ units** to this area will contribute to an increase in foot traffic. People will try and cut across existing neighbor's yards to get to and from their home to the bus stop. The increase in foot traffic will also lead to more neighborhood house and car break-ins resulting in theft. This is a major concern for the safety and security of all current residents and their families.

- **Full Capacity at existing Buchanan Elementary School:**

Currently from having spoken to moms with children in the Highland Park area I was informed that Buchanan Elementary School is at Full Capacity. The Grade 1 Class of 31 students had to be split into two classes to ensure high quality educational services. There are no more classrooms available for new students at this school. One mom said that she has to drive her children to a school in Brentwood.

- **Strain on Existing Infrastructure:**

The development(s) would also put additional pressure on the already aging infrastructure: sewers, water supply, electrification systems, further diminishing the quality of services and livability for all current residents.

- **Impact on Community Spirit and quality of life:**

The developments will affect the overall community spirit and morale of the Highland Park community. It also jeopardizes the neighborhood's wonderful quality of life by replacing cherished open spaces with these towering 3 story and 6 story towering apartment buildings. The increase in surrounding noise further erodes the peaceful atmosphere that residents value and expect most from their community.

We urge City Council to carefully consider these major concerns to preserve the quality of life, mental well being and harmony of our community.

Attached is a Line List consisting of 102 residents in objection to the subject matter.

Regards,

Rob Wong

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First name [required]	Les
Last name [required]	Navratil
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC-2024--0139
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Development in this area will disrupt the natural bird and small animal access to Nose Creek.

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First name [required] Jeanne

Last name [required] Kimber

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0139 / CPC2025-0570

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0139 HPCA Letter to Council.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I regret that I won't be in town for the hearing but happy to respond to Councillor's questions when I can by email. I am also happy to offer a community tour to any Councillor who so desires.



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

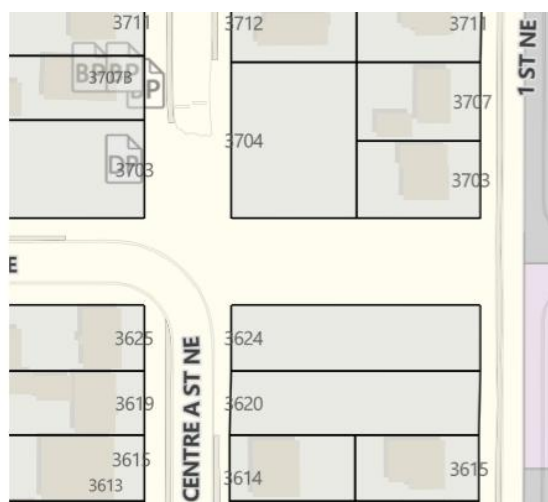
July 2, 2025

City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

Attn: Mayor Gondek and Members of City Council

RE: LOC2024-0139 Multiple Addresses on Centre A St NE and 1 Street NE

The above-listed Land Use Change application pertains to 3703 and 3707 1 Street NE and 3704, 3620 and 3624 Centre A Street NE. All these parcels are currently zoned R-CG. There is a road allowance for the theoretical continuation of 36 Avenue NE downslope from Centre A Street to 1 Street NE running through the middle of the parcel group. The concept plans presented to residents are intended to demonstrate what might be built if the requested land use changes are approved. At present there are no Development Permit applications pending for the parcels on the site.



[Source: City of Calgary MyProperty map]

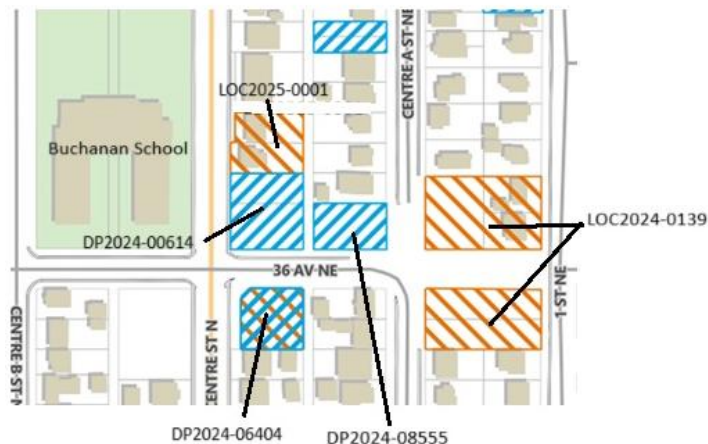
The issues pertaining to this land use application relate to four areas of concern:

1. The level of densification proposed
2. Loss of pedestrian connectivity between the top of the slope where 36 Avenue meets Centre A Street down to 1 Street NE and the Greenview Industrial area
3. Loss of green space
4. Steepness of the slope and the practical limits to development

Densification Intensity

The Highland Park Community Association has, in general, been supportive of “gentle density”. We recognize the need for more housing and housing that is well served by transit and other civic amenities.

However, as the large number of signatures gathered by Mr. Rob Wong's petition attest (102), residents of Highland Park are angry, frustrated and dismayed by the degree of densification and the pace at which it is occurring. Coupled with other large scale projects that are pending, approved or underway in Highland Park, there is a definite sense of "too much, too fast". I am personally aware of three households where the owners have sold and moved away from the community because of multi-family projects that have been approved or proposed for properties adjacent. These were people who had invested in modern infill housing within the past 10 years. Mr. Wong has also relayed to me that two neighbours in his part of the community are planning to sell because of two 4-plexes going in across the street. The intensive level of densification occurring in this part of Highland Park is depicted in the Development Map:



Residents are concerned about additional vehicular traffic and roads cluttered with parked cars but there are also concerns about the cumulative impacts on the civic infrastructure – the roads and sidewalks, water mains, sewer lines, stormwater systems, and electrical utilities. In addition, Mr. Wong has also learned that Buchanan School is at capacity. Bringing in more families means busing students to schools outside the community. The planning process in the developed areas focuses on a parcel here and a parcel there. There is no "master plan" as there are for greenfield developments. The *North Hill Communities Local Area Plan* (NHCLAP) provides general guidance with respect to Neighbourhood Local or Neighbourhood Flex and Connector areas. The NHCLAP shows Centre A Street NE and 1 Street NE as a Neighbourhood Local area, although 1 Street NE is also demarcated as an Industrial Transition zone. North of 36 Avenue the NHCLAP allows for a Low Building Scale of up to six storeys on these two streets even though there is a steep slope uphill to Centre Street. South of 36 Avenue the building scale is limited to three storeys. It could be argued that the Building Scale should be more closely tied to the Urban Form Category (UFC) i.e. if the UFC is Neighbourhood Local then the maximum building height would be constrained to three storeys. Doing so would give people more certainty about how their neighbourhood develops.

In particular, the greatest anxiety and concern focuses on the possibility of a change to M-H1 land use for the lands comprising Parcel 1. Development to the maximum allowed under M-H1 would significantly add to the population density compressed into one small area. It should be noted that the other development projects nearby (see figure above) also significantly add to the population density in this area. We cannot stress enough the concerns that people have due to the cumulative impacts of all this pending and potential redevelopment squeezed into a small area. This is over and above all the other developments in Highland Park that are occurring or potentially occurring along 4 Street NW, 40 Avenue NW, and 41 Avenue NE at Centre A Street and 1 Street NE.

Pedestrian Connectivity

Pedestrians have been able to use a footpath to walk down to 1 Street NE. Part of this footpath goes from the end of Centre A Street NE to 1 Street NE, as seen in the City's 3D digital image. There is a somewhat steeper section from the end of Centre A Street NE curving uphill towards Centre



[Source: <https://maps.calgary.ca/3ddigitalcalgary/>]

As noted in an email to the File Manager dated November 27, 2024, a topographic map series of Calgary shows a road allowance running from the end of Centre A Street NE at #3704, and running in a curved line down to 1 Street NE. This route was formerly considered by residents to be a road allowance and was actually used as such as is shown in the 1962 aerial imagery.



[Source: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=f14d9e5063694289b4a5c0b9fec52369>]

[Source: <https://mapgallery.calgary.ca/apps/0511c090af1040279cddd3c7259ce3f7/explore>]

Any intensive redevelopment of this site would block this route. The intersection of Centre Street and 36 Avenue has a crossing signal, transit stops and Buchanan School. If the footpath is blocked, then the

only options to get uphill to Centre Street are via 34 Avenue NE or 38 Avenue NE. The crosswalks at these intersections do not have crossing signals. Should development ever proceed as envisioned in the concept plans, then even the residents of those developments will also be limited in their access to Centre Street. This long-standing historical usage of the site as a public right-of-way green space argues against the future closing of the site to pedestrians – which is what would happen if fully developed as envisioned in the concept plans. Any future plans must guarantee public access to allow people to move between the Centre Street and the Greenview Industrial area.

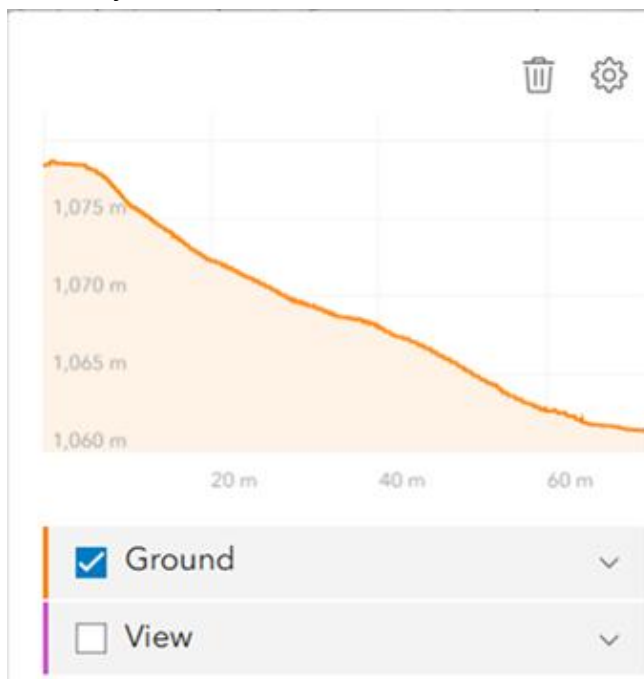
Loss of Green Space

In a recent phone conversation Mr. Wong explained that the flat area at the top is treated as “green space” by neighbours where they can overlook the Nose Creek valley and watch planes coming and going. Highland Park is under-served by the amount of green space it has compared to the recommended percentage of land devoted to green space. There have been some efforts in the past to rehabilitate the site and make it more park-like. Unfortunately those efforts did not persist. The land has been City owned and should have been given a certain level of care. Instead, the City let the vegetation grow unchecked and failed to maintain the cleanliness of the site. The Highland Park Community Association “Litter Pickers” volunteer group recently did a manual clean-up and removed large quantities of litter from the site. It has often been used as a dumping ground for unwanted furniture. Ideally, what the Community Association would like to see is the site or at least part of the site improved and maintained to serve as desirable park space.

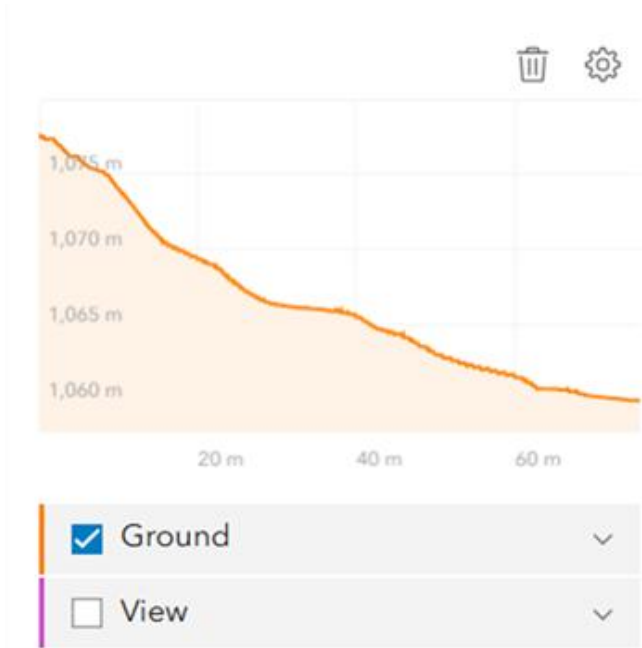
Steepness of the Slope

With regard to the specific site under consideration, the land is steeply sloped as indicated by the following slope profiles. The slope angle at the top is approximately 43 – 45 degrees. The following are profiles taken from 3D Digital Calgary:

From adjacent to #3614 & 3616 Centre A St NE straight down slope to 1 St NE



Straight down road allowance from curve where 36 Ave NE meets Centre A St NE



From #3704 Centre A St NE downslope to #3707 1 St NE



The following is a visual view from the top where 36 Avenue NE curves around to Centre A Street NE which clearly shows how the land drops off.



[Source: 3D Digital Calgary]

[NOTE: The flat area at the top on the left-hand side has a separate DP application pending for two 3-unit rowhouses with suites and garage structures. DP2024-08555].

The slope profiles clearly show why the west half of 3620 and 3624 Centre A Street NE were never developed. The level ground at the top is approximately 6 meters wide and then drops off at about a 43 – 45 degree angle. The concept drawings show road access running sideways across the slope face and extending southward from the north part of Centre A Street NE. There has been no thorough geotechnical study done yet to assess slope stability. Again, it must be argued that there should be a public access right-of-way for pedestrians to connect the top and the bottom of the slope. The concept drawings fail to show how even future residents of any housing developments here would be able to travel through the sloped area.

To conclude then, although there is still some potential for redevelopment such as 3-storey townhouses on Parcel 3, these could also be constructed under the existing R-CG land use. A change of M-CG seems unnecessary. Parcel 2 does not require a land use change. The real concern is the area denoted as Parcel 1 where the requested land use change is to M-H1 to enable construction of apartment buildings exceeding 6-storeys. From the perspective of the Highland Park Community Association and more especially from the perspective of all the residents who would be directly impacted by this form of redevelopment, we and they are opposed to this land use change. The current land use for this land is R-CG which still allows for redevelopment at a lesser intensity. Although higher intensity land use still allows for lower density development, the reality is that many developers are simply aiming for the maximum with no regard to the surrounding context or the impacts to the residents who live nearby.

In addition, we ask that the City ensure that pedestrian access through the site can be maintained. We acknowledge that fully accessible access might not be possible, but that does not excuse denying access to all people.

If you have any questions, please do not hesitate to contact me at development@hpca.ca. I regret that I am scheduled to be out of town and not accessible remotely when this application is heard by Council.

Thank you.

D. Jeanne Kimber

Development Director on behalf of the Planning and Development Committee
Highland Park Community Association



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First name [required]	Neil
Last name [required]	Rau
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0139
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)