

## Highland Park Community Association Letter

To: Steve P. Jones  
City of Calgary Planning Department

Re: Highland Park Community Association Comments on LOC2018-0002

Mr Jones,

The Community of Highland Park thanks you for the circulation of LOC2018-0002 the proposed land use redesignation for 2809 2 Street NW from R-C2 to R-CG. The Community has several concerns about this proposed land use redesignation and believes that this should not be approved.

The location of this rezoning is a minor residential street with all adjacent properties also having the R-C2 zoning. While we believe that adding density within established communities can generally be a benefit we still need to be sensitive to the location. We feel that this zoning would be most effective at the periphery of the community on Centre Street or 40th Avenue rather than placed in the interior.

The applicant has also made several references to what the proposed build form will be, a four-plex with off-street parking. However, as you are no doubt aware, this is a land use application and not a development permit. The final build form is yet to be determined and won't be considered until the development permit is submitted. Of concern is that the R-CG at this location allows for:

- Potentially 5 units (calcs at 5.8)
- A maximum height of 11 meters vs 8.6 in R-C2, and a contextual height which is 1.5 m greater than adjacent buildings
- A contextual front yard setback of 1.5m less than adjacent buildings
- Reduced parking requirements for secondary or backyard suites

Given these guidelines there is the potential for the future development to greatly deviate from what is being represented in the land use redesignation.

The Highland Park Community Association is supportive of continued densification within our community that allows for a varied demographic. However, the proposed land use is not necessary to achieve these goals, and facilitates a development with the potential to be out of scale in relation to all of the properties in the vicinity. We encourage your to reject this land use redesignation

Thank you for your consideration.



Paul Engler

On Behalf of the Highland Park Community Association