

Letters Received by Calgary Planning Commission

From: Paul Engler <development@highlandparkcommunity.ca>
Sent: Tuesday, April 17, 2018 1:15 PM
To: Jyoti Gondek, Councillor Ward 3 Calgary
To: Evan Woolley, Councillor Ward 8 Calgary
CC: Sean Chu, Councillor Ward 4 Calgary
CC: Naheed Nenshi, Mayor Calgary
CC: Kimberly Holberton, Administrative Assistant Calgary Planning Commission
CC: Steve Jones, Senior Planner City of Calgary
CC: Elise Bieche, President Highland Park Community Association

From: Paul Engler, Chair HPCA Planning and Development Committee

Councillors,

I am writing today on behalf of the Highland Park Community Association in reference to land use application LOC2018-0002 (Agenda Item 6.11) which will be appearing before you on the April 19th, 2018 Calgary Planning Commission meeting. The proposed land use would see the parcel located at 3809 2 ST NW rezoned from R-C2 to R-CG.

Highland Park, much like the rest of the inner city, is a community in transition. We see continued densification via the replacement of our older housing stock of mainly 1950's era bungalows with detached and semi-detached infill development. Since 2013 the neighbourhood has seen the addition of 59 residences, representing 2.6% growth in housing stock, due to the aforementioned transition of the neighbourhood.

External to the ongoing densification of Highland Park, we face a much larger amount of change than many other communities due to the pending redevelopment of the Highland Golf Course lands (the approved zoning for it would result in at least a doubling and up to a tripling of the total current number of dwellings in our small neighbourhood) and the creation of the Green Line along Centre Street North. City Council has acknowledged the large and significant changes our community faces by requesting administration to create an Area Redevelopment Plan (ARP) for Highland Park. City Administration is now in the process implementing Council's 2017 direction with the initial Community meetings starting on April 25th, 2018, six days after you will hear this application. We urge CPC to take a more holistic approach to reviewing this application, we have seen the implications of looking at these files as ad hoc and as one off land use changes, as the former golf course demonstrates with its ongoing water issues and the multi-family on Centre Street that was approved within 2 weeks of the Greenline North routing up Centre Street and that development now impedes the location of the 40th Ave Station. City of Calgary must balance the needs of developers to achieve swift approvals with the needs of communities who require thoughtful planning.

The Highland Park Community Association is not opposed to the ongoing conversion and densification of our neighbourhood within the established land uses. However, given the imminent changes as part of the ARP, we ask the Calgary Planning Committee to be prudent in their land use redesignations. The current zoning, RC-2, has proven sufficient for many

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developers to see a return on their investment, and there's no reason that the site and developer you are considering cannot benefit from the current zoning. On behalf of the Community of Highland Park and the Community Association I ask you to please reject this land use change. We urge you to allow the City the time to do the proper planning for the future densification of Highland Park, and not support ad-hoc re-zoning that will establish precedent of upzoning, in a community that has quite a bit of densification potential, and within the interior of the Community while the broader planning work is ongoing.

Thank you for your consideration,

Paul Engler
Chair, Highland Park Community Association Planning and Development Committee