

Community Association Letter

To: Sabrina Brar
City of Calgary Planning Department

Re: Highland Park Community Association Comments on LOC2018-0067
Ms. Brar,

The Community of Highland Park thanks you for the circulation of LOC2018-0067 the proposed land use redesignation for 304 32 Ave NE from R-C2 to M-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 on the periphery of the community with all adjacent properties also having the R-C2 zoning and located on a road that is used as a connector route between Centre Street and Edmonton Trail NE. 32nd Avenue also sees a large amount of pedestrian traffic by students heading to and from George P. Vanier School. The location is also well located for access to public transit with the #3, #4, #5, #69 bus routes being within easy walking distance. In general this location is where the Community would like to see the proposed M-CG zoning and an increase in density. While we believe that adding density within established communities can generally be a benefit we still need to be sensitive to the location.

The issue with this location is the narrowness of 32nd Avenue NE. Parking, in general, is very limited on this avenue and often times it functions as a single lane, where vehicles must pull into open on-street parking stalls to allow for oncoming traffic to pass. Any large vehicle such as a school bus or a 3-5 tonne cube van cannot traverse this street without oncoming traffic pulling into a parking stall in order to provide enough space to allow them to pass. The applicant has not mentioned what they will provide in terms of off-street parking, but it is safe to assume that the move from single family residence to four families at this location will see an increase in vehicles contending for parking upon this avenue.

This location also is located at the bottom of a small valley, seeing 32nd Avenue rise to meet Centre Street and Edmonton Trail. Over the last winter with the large snowfall Calgary received there have been multiple times where pedestrians have been forced onto the streets due to icy sidewalks which are also on an incline. Obviously, the choice to walk on the road is the pedestrian's choice and snow removal is an issue with the property owners, but this does not negate the fact that this is an ongoing issue at this location. Anything that can be done to improve 32 Avenue NE for pedestrians would be beneficial to the community, however adding additional vehicles contending for on-street parking on a narrow street is not viewed as a positive.

The Highland Park Community Association is supportive of continued densification within our community that allows for a varied demographic. However, the community feels the proposed land use at this location, due to the specific road and pedestrian conditions outlined above make

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this location unsuited for the proposed land use changes. We hope that the upcoming ARP will support redevelopment that serves more than just densification interests, but rather the building of more complete communities.

Thank you for your consideration.

Paul Engler
On Behalf of the Highland Park Community Association