

Background and Planning Evaluation

Background and Site Context

This 0.06 hectare parcel is located in the northwest community of Highland Park, on the southeast corner of 40 Avenue NW and 2 Street NW. The immediate area is characterized by low density development (single and semi-detached dwellings). Centre Street N is located approximately 300 metres to the east and includes multi-residential and commercial districts.

The subject parcel has approximate dimensions of 36 metres by 17 metres. Vehicular access to the site is available from a rear lane. The parcel is currently developed with a single detached dwelling and rear detached garage with access from the rear lane.

No development permit application has been submitted at this time.

Community Peak Population Table

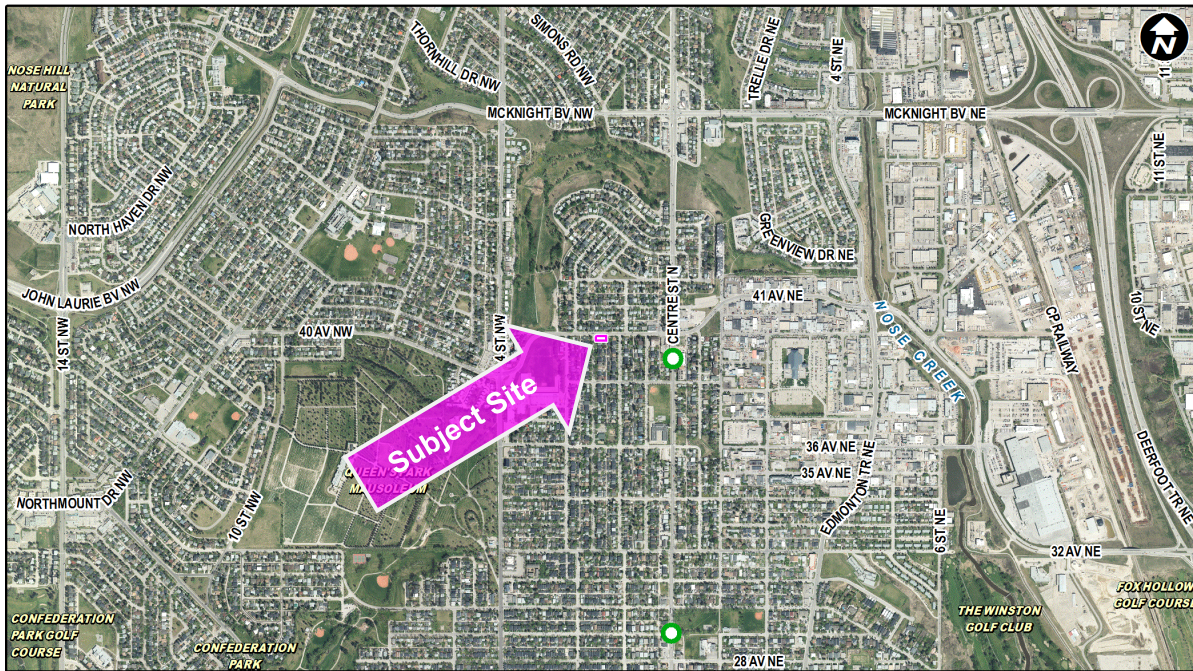
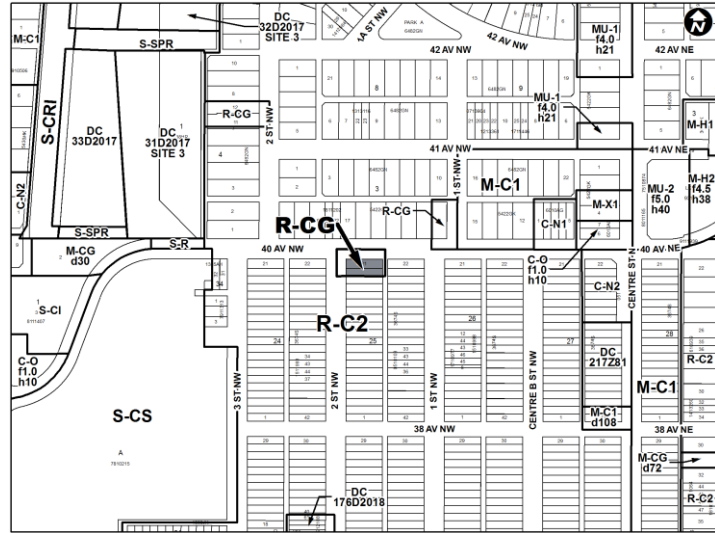
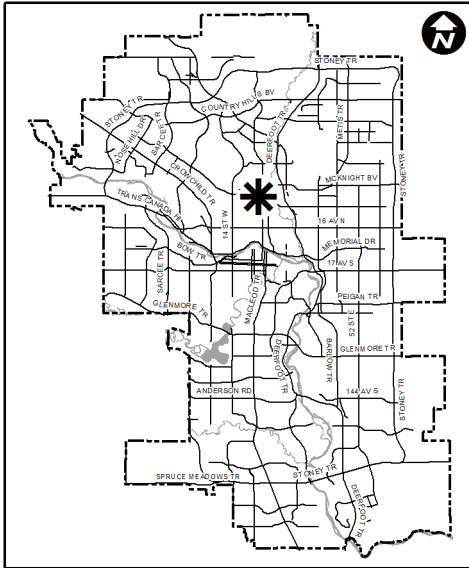
As identified below, the community of Highland Park reached its peak population in 1969.

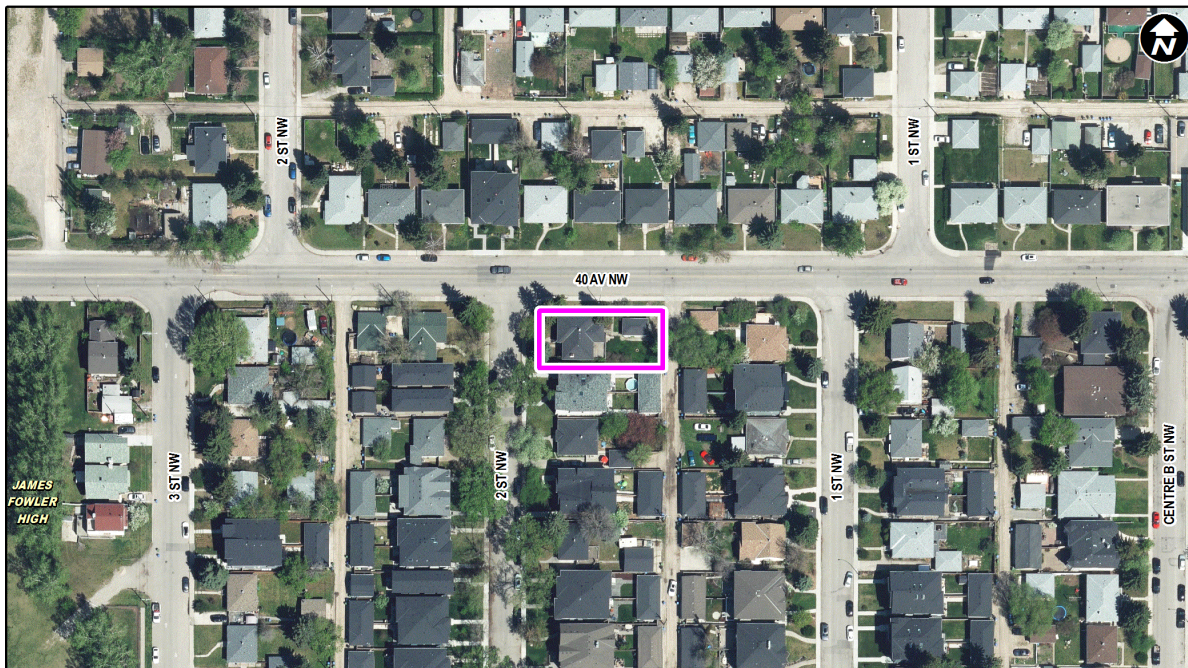
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-27%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Highland Park Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that are primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of four dwelling units on the site in rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be required to come from the rear lane. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 2 Street NW and 40 Avenue NW frontages;
- mitigation of shadowing, overlooking, and privacy concerns of the adjacent property; and
- evaluation of any secondary suite designs.

Transportation

Pedestrian and vehicular access is available from 40 Avenue NW and 2 Street NW as well as the rear lane. The area is well served by Calgary Transit with local and primary transit locations in close proximity. Bus Rapid Transit (BRT) Routes 300 and 301 are located approximately 300 metres east (4-minute walking distance) on Centre Street N. A future Green Line LRT Station is proposed at 40 Avenue NW and Centre Street N.

On-street parking adjacent to the site is available along both 40 Avenue NW and 2 Street NW, and is not regulated by the Calgary Parking Authority.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The community of Highland Park does not currently have a local area plan in place, and as such Administration utilized the MDP to evaluate the application. The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

North Hill Communities Local Area Plan – Proposed (2021)

On 2021 March 21, Administration presented the proposed [North Hill Communities Local Area Plan](#) (LAP) to Council. The proposed LAP includes Highland Park and surrounding communities. On 2021 April 12 Council referred the LAP back to Administration to incorporate amendments, policies from the Guide for Local Area Plans, as required, and return directly to Council on 2021 June 21. Planning applications are being accepted for review during this process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.