

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park at the northwest corner of 2 Street NE and 32 Avenue NE. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide by 35 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage that is accessed from a front curb cut on 32 Avenue NE. A driveway runs along the western side of the home. The parcel slopes down to the rear lane, which is lower than the subject parcel.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as R-C2 District. Directly across 2 Street NE to the east is a parcel designated as R-CG District and is developed with a four-unit rowhouse. The western end of the subject block along 32 Avenue NE at 1 Street NE is similarly designated as the R-CG District.

The subject parcel is approximately 200 metres west of Edmonton Trail NE, which includes a mix of commercial and residential uses, as well as Georges P Vanier Junior High School located at the corner of Edmonton Trail and 32 Avenue NE. Bus stops are located approximately 260 metres east (3-minute walk) on Edmonton Trail NE and 400 metres west (5-minute walk) on Centre Street N.

Community Peak Population Table

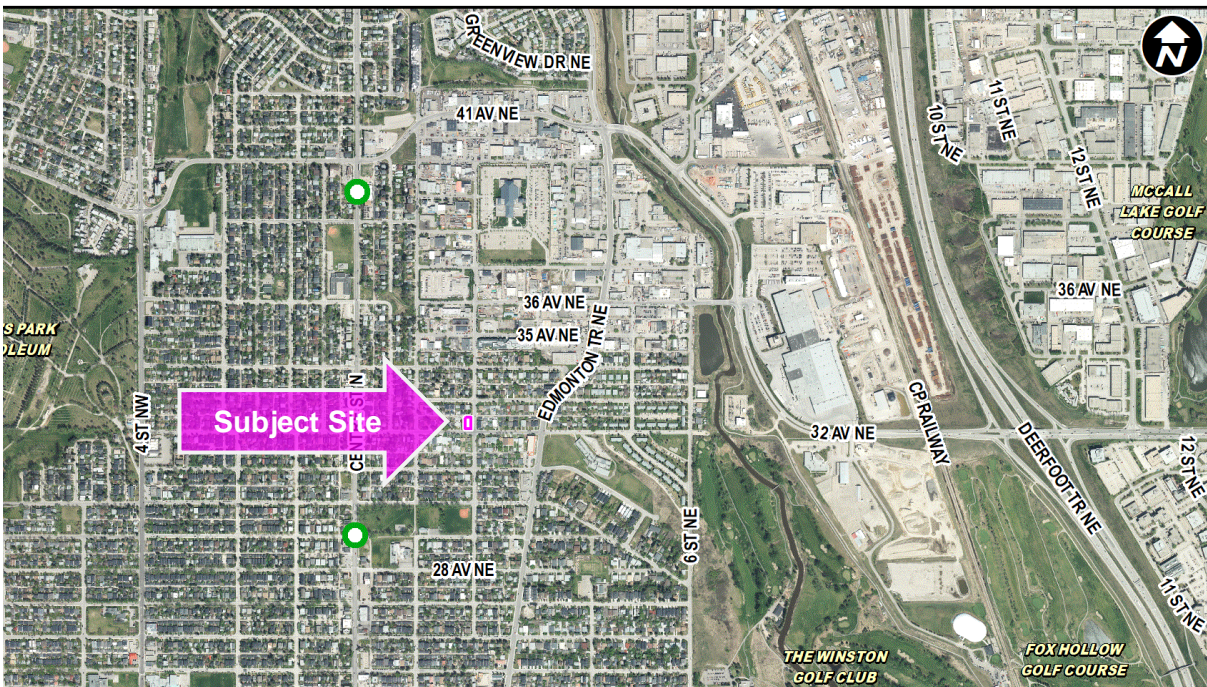
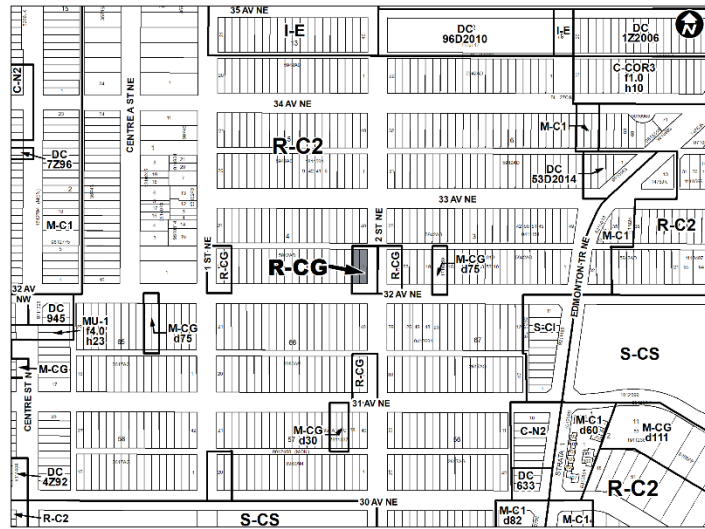
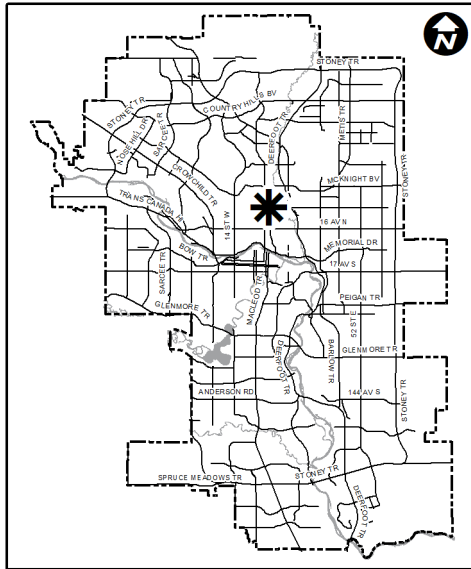
As identified below, the community of Highland Park reached its peak population in 1969.

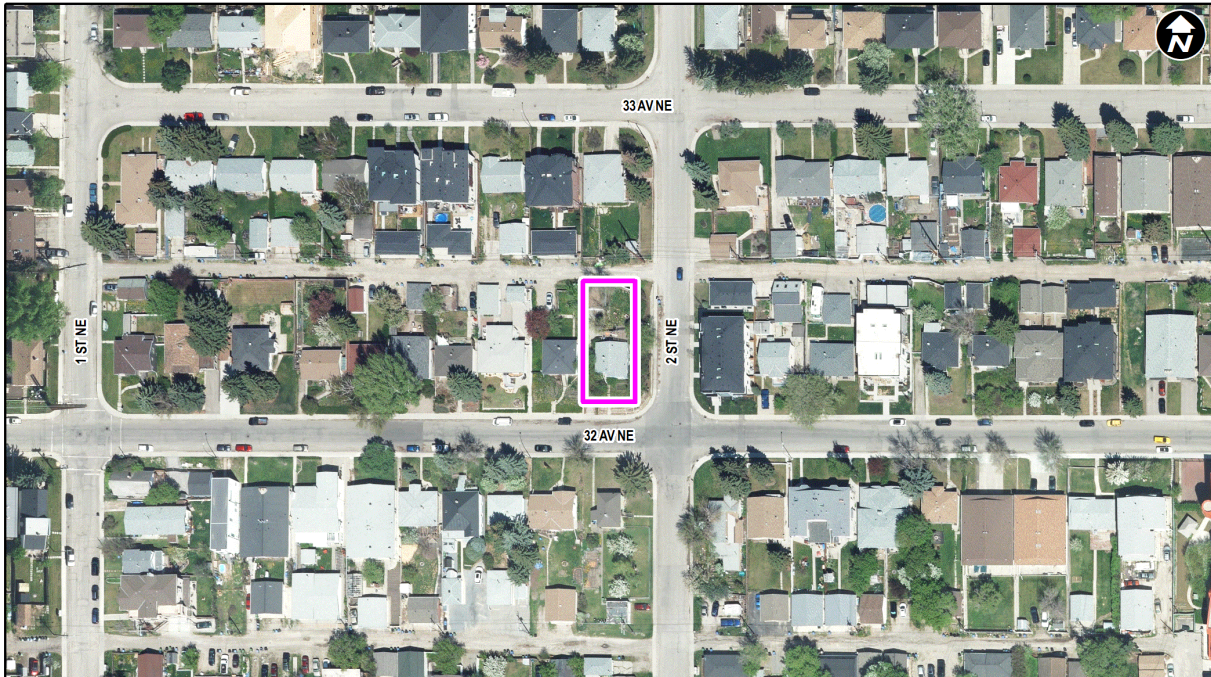
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

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 is 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 two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The District provides for a maximum density of 75 units per hectare which, based on parcel area, would allow up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. 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 NE and 32 Avenue NE frontages;
- improving pedestrian connections along 32 Avenue NE by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 2 Street NE and 32 Avenue NE. Street parking is available on both 2 Street NE and 32 Avenue NE. Future direct vehicular access to the parcel is to be from the lane with the removal of the existing driveway access off 32 Avenue NE. The grade difference between the parcel and the lane will be addressed through the future development permit.

The site is serviced by Calgary Transit with standard service bus stops located approximately 260 metres east (3-minute walk) on Edmonton Trail NE and 400 metres west on Centre Street N (5-minute walk). A future Green Line LRT Station will be located on Centre Street N, approximately 650 metres southwest (8-minute walk).

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required.

Utilities and Servicing

Water, sanitary and storm sewer are available for connection and specific site servicing details and stormwater management will be evaluated with the future development permit.

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 means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The community of Highland Park does not currently have specific local area policy. The policies of the [Municipal Development Plan](#) (MDP) have been used to evaluate the proposed application. The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the MDP. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit, and to deliver small and incremental benefits to climate resilience. 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 is a low-density district that 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 objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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 *Guidebook for Great Communities*, 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*.