

Applicant Submission

February 22, 2021

The proposed development will include 4 – 2 storey units approximately 1300sqft, and 4 secondary suites approximately 500sqft each. There is a proposed 4 car garage, each garage stall with its own EV charging station. The architecture will consist of a modern farmhouse design with a low maintenance exterior. Highland Park has convenient access to regional bike paths to enjoy Confederation park, and Nose Hill Park. It is also in walking/biking distance to the Greenview Industrial park; therefore, this proposed development will also be installing permanent bike racks as it is a viable option for commuting daily. This proposed development will offer current residents of Calgary who want to live near their work and new residents to Calgary an affordable living option with exceptional access to city transit to enjoy a short commute to Downtown Calgary via center street or Edmonton trail. Children and young adults can easily walk to Buchanan elementary or James Fowler High School.

Currently there is one resident on this subject parcel, the new proposed development will be a more sustainable efficient use of the property. More residents within the same parcel, lowering the carbon footprint. More people living in less space which in general would generate fewer greenhouse gases.

Current Residence at 4025 2nd Street NW

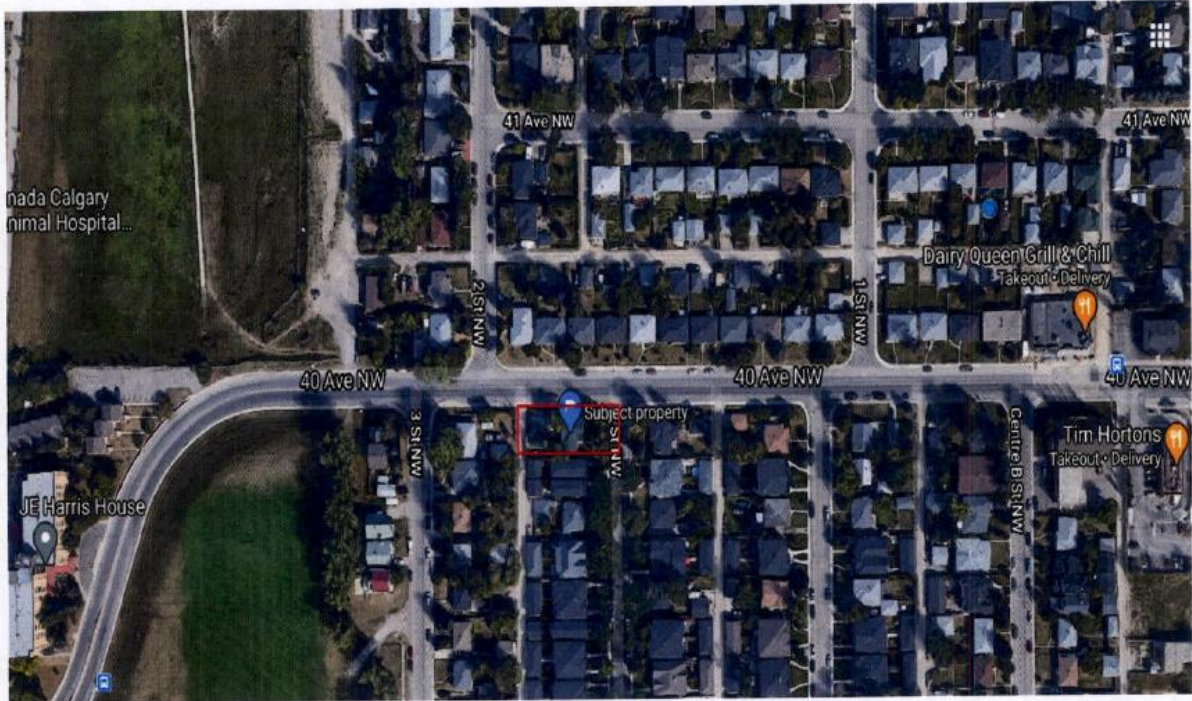


Proposed New Development rendering



Why Highland Park?

- Highland Park is within walking distance of Greenview Industrial park which is a business improvement area. There is a vast variety of business of all industries, offering plenty of opportunities to live and work within proximity. <https://www.greenviewindustrial.com/>
- Highland Park enjoys direct access to downtown via Centre Street and Edmonton Trail and has excellent access to regional bike pathways, Confederation Park and Nose Hill Park. There is a public elementary school in the area, Buchanan Elementary as well as James Fowler High School.
- Highland Park asset map <https://www.highlandparkcommunity.ca/asset-map/map>
- The subject site is situated on the Primary Transit Network along 40 Avenue NW as well as two blocks to the west of Centre Street N. The primary transit network is well served with numerous bus routes including the Bus Rapid Transit lines along Centre Street N. The intersection of 40 Avenue NW and Centre Street N is also earmarked as the location for a future Green Line LRT station. The site is very well situated for increased intensity with good access to public transit.
- The TOD guidelines call for increased densities and mixed-use activity nodes in proximity to existing and planned LRT stations, which are intended to provide increased services, employment, and a variety of housing options within a community.



Based on City of Calgary 2016 census report, information provided on the City of Calgary Website

Mode of transportation to work of 2090 people in the workforce.

- 23% take public transit compared to the YYC average of 16%
- 3% by bicycle compared to YYC average of 2%
- Households spending more than 33% of their income compared to YYC average of 22%
- Condition of dwelling, Highland Park has 9% of shelter in need of major repairs compared to YYC average of 4%
- Low income in 2015 by age, population in private households to whom low-income concepts are applicable in Highland Park ages 18 – 64 15% compared to YYC average of 8%
- Highland Park is expected to grow by 10% in population between 2022 & 2024, increasing further between 2030 & 2032 by 20% (find attached graph which can also be viewed on the City of Calgary website)

Highland Park Population Projection

