

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Highland Park on the north side of 34 Avenue NE, east of 2 Street NE. The site is approximately 0.08 hectares (0.2 acres) in size, with an approximate width of 20 metres and a depth of 41 metres. Vehicular access is provided from 34 Avenue NE.

Surrounding development is characterized by low density residential development to the south and west, in the form of single and semi-detached dwellings, and commercial and industrial uses to the east and north. The Wing Kei Greenview Supportive Living Facility is located to the northwest of the site, along 35 Avenue NE.

A development permit for a three-storey multi-residential development with 12 units was submitted by NORR Architects Engineers Planners on 2020 December 02 and is under review as a concurrent application. See Attachments 2 and 4 for additional information.

Community Peak Population Table

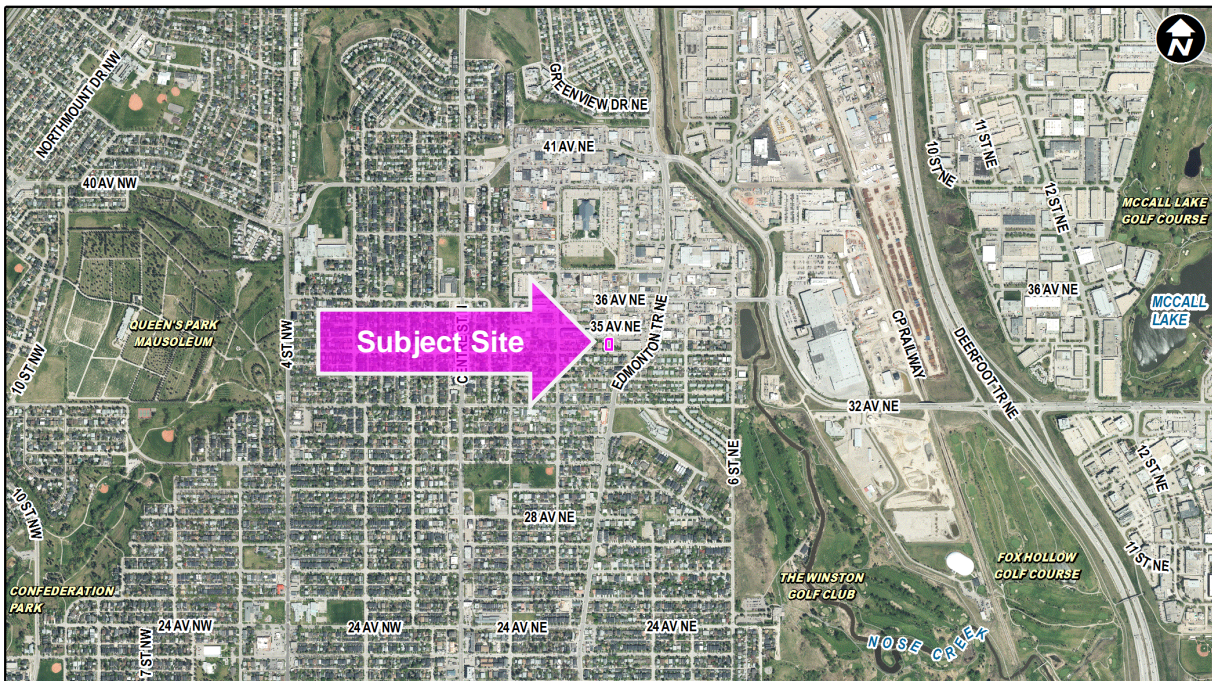
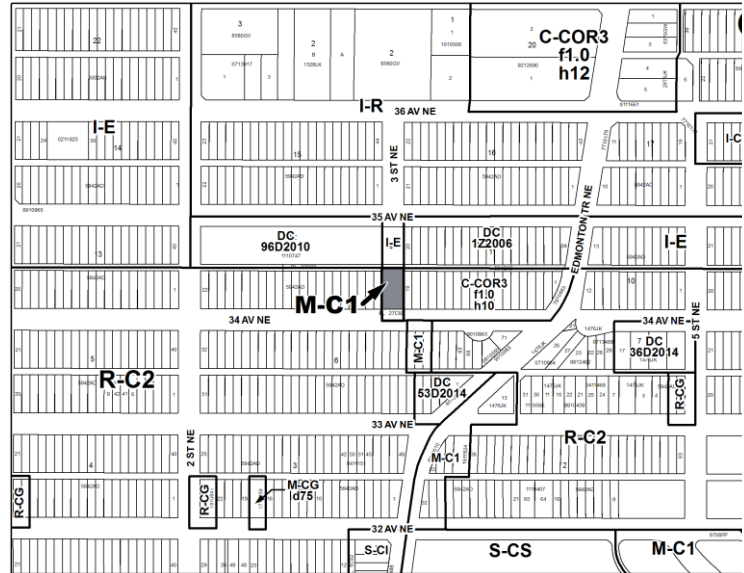
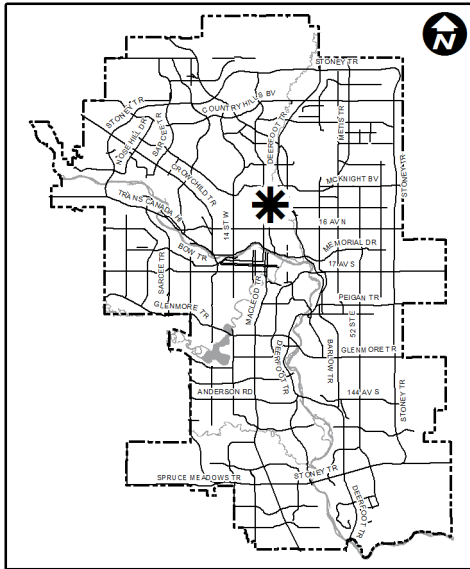
As identified below, the community of Highland Park reached its peak population in 1969.

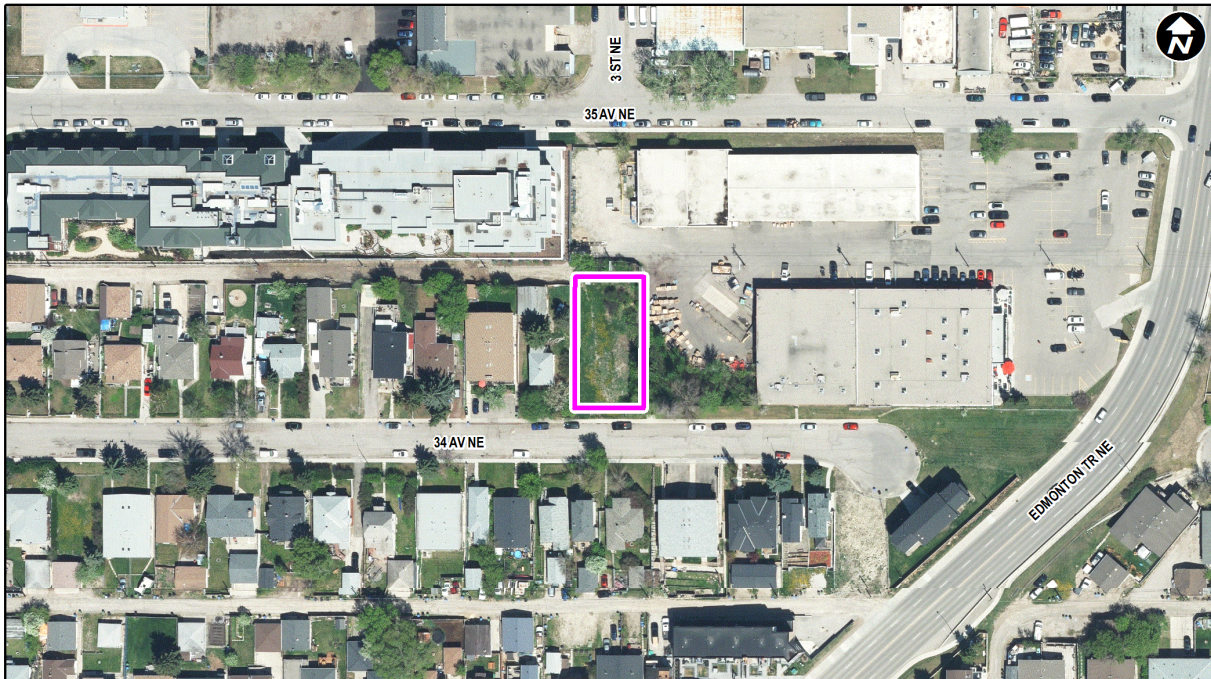
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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

In 2016 July, Council approved “Foundations for Home”, Calgary’s Corporate Affordable Housing Strategy, which identified affordable housing as a Council Priority. The Affordable Housing Strategy defines a ten-year strategic direction for The City across six objectives including leveraging City owned land, which aims to support affordable housing development within the non-profit sector through land transactions.

At the 2019 September 30 Regular Meeting of Council, Council provided Administration with authorization to target market five parcels of City owned land to the affordable housing sector, including the subject parcel.

A full process of submission, evaluation, awarding and sale authorization was undertaken for each of the parcels. Applicants were evaluated on several different criteria, including their experience in operating affordable housing, experience in developing affordable housing in the past, capital funds in place, development timeline and potential partnerships. The Aboriginal Friendship Centre of Calgary was selected as the successful applicant for the subject site with the sales authorization approved by the Management Real Estate Review Committee on 2020 October 01.

Planning Evaluation

Land Use

The existing R-C2 District is a low-density residential designation that allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites. R-C2 has a maximum building height of 10 metres and allows for a maximum of two dwelling units on this site.

The proposed M-C1 District is intended to provide multi-residential development in a variety of forms and of low height and medium density, adjacent to low density residential development in the developing areas. The maximum density is 148 units per hectare, which would allow for up to 12 dwelling units. The M-C1 District allows for a maximum building height of 14.0 metres (approximately three to four storeys) and building setbacks to provide compatible transition with surrounding developments.

Development and Site Design

The rules of the proposed M-C1 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that are being considered during the review of the development permit application include the following:

- ensuring an engaging built interface on all elevations;
- ensuring an appropriate interface with the topography of the site and the surrounding buildings;
- proposed access and parking provision/layout;
- pedestrian circulation within the parcel; and
- appropriate amenity space for the residents.

Transportation

Pedestrian and vehicular access to the site is available via 34 Avenue NE. The site does not have access to a lane. The lane visible on the aerial photo is not accessible due to slope and existing Enmax infrastructure. On-street parking is available and unregulated, and DP2020-7797 proposes three visitor parking stalls on the site. The intended residents of this Elders' lodge are not expected to own cars.

The area is served by Calgary Transit Route 5 North Haven and Route 69 Deerfoot Centre, with a shared bus stop approximately 600 metres from the site on Edmonton Trail NE. The site is within a 1 kilometre radius of the future 28 Avenue and 40 Avenue Green Line LRT Stations.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm deep utilities exist adjacent to the site, within the road right-of-way. Development site servicing requirements will be determined at the time of development.

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 [development/land use amendment/policy 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)

Highland Park does not currently have an Area Redevelopment Plan, so the Municipal Development Plan is the guiding policy for this site. The subject site is located within the Inner City Developed typology 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, and delivers 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 M-C1 District provides for a modest increase in density in a form that is sensitive to existing development in terms of height, scale and massing.

The MDP's City-wide policies, Section 2 and specifically Section 2.2: Shaping a More Compact Urban Form, provides direction to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods. The proposed M-C1 land use would, therefore, be ideal for this site due to its location near two future LRT stations along the proposed Green Line, and its proximity to the services of Edmonton Trail and Centre Street North, which are both Urban Main Streets.

The City-wide policies in Section 2 also encourage a full range of housing forms, tenures and affordability. The proposed M-C1 land use would allow for the provision of new affordable housing opportunities in a developed community.

Overall, this application supports the objectives and meets the applicable policies of the MDP by providing affordable housing options in close proximity to transit and Urban Main Streets.

North Hill Communities Local Area Plan (Draft)

Administration is currently working on the [North Hill Communities Local Area Plan \(LAP\)](#) which includes Highland Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The proposed *North Hill Communities LAP* was recommended for approval by the Standing Policy Committee on Planning and Urban Development and will be heard at the Combined meeting of Council on 2021 March 22. The proposed land use is in alignment with the proposed *North Hill Communities LAP*.

Climate Resilience Strategy (2018)

Opportunities to align future development of this site with climate resilience strategies are currently being explored during the review of the associated development permit (DP2020-7797). The building proposed is highly energy efficient, aiming for Net Zero Ready or Net Zero. It includes highly visible solar panels on the south (street-facing) façade of the building to highlight the importance of renewable energy, supporting Program 3: Renewable and Low-carbon Energy Systems of the [Climate Resilience Strategy](#).