

Background and Planning Evaluation

Background and Site Context

The subject site is located on the corner of 40 Avenue NW and 2 Street NW in the community of Highland Park. The parcel is approximately 0.06 hectares (0.15 acres) in area with approximate dimensions of 16 metres by 36 metres. A rear lane exists along the western edge of the property. The existing use on the site is a single detached dwelling and a detached garage that is accessed off the lane. The site is relatively flat and there are no major site constraints.

Highland Park is mainly characterized by 1950's and 1960's style bungalows (single detached dwellings). New development of semi-detached dwellings and rowhouses are scattered throughout the community, with rowhousing primarily located on Centre Street N corner parcels. Multi-residential development is generally located along and adjacent to the residential and commercial corridor. Transit service is available throughout the community and a high frequency Bus Rapid Transit route is currently operating along Centre Street N.

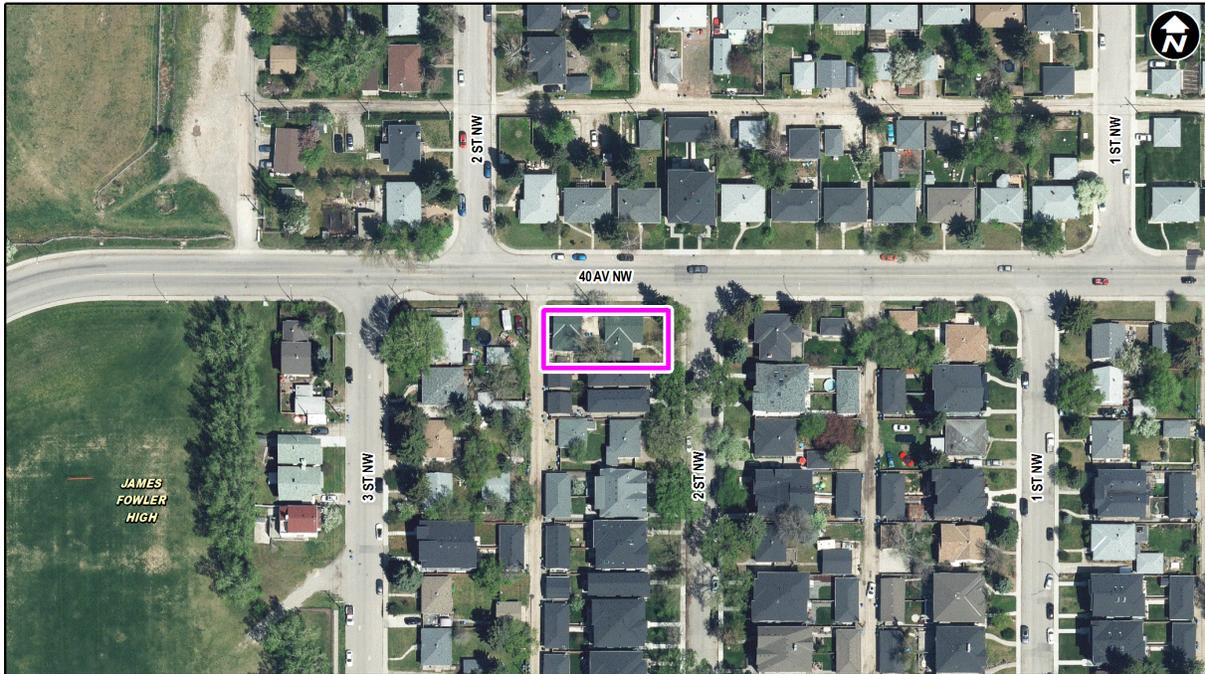
Community Peak Population Table

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)	-21.27%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a low-density residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. 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 a 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 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 access to the site is available from an existing sidewalk along 2 Street NW and 40 Avenue NW. Vehicular access is currently provided from the rear lane and upon redevelopment all vehicular access will be directed to the rear lane. On-street parking is available on 2 Street NW.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 400 metres (five-minute walking distance) west of the site and 450 metres (six-minute walking distance) east of the site along 40 Avenue NW. Further, the site is within 600 metres of the future 40 Avenue N Green Line LRT Station along Centre Street N. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

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, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The applicable [Municipal Development Plan](#) (MDP) policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

The MDP aims to shape a more compact urban form and directs a greater share of new growth to be focused along Main Streets in established areas of the city. The community of Highland Park does not currently have an approved statutory local area plan and consideration on the

planning guidance is provided from the MDP. The application is low-density, supports the overarching objectives of the MDP, and is in keeping with applicable MDP policies.

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)

The subject site is located in the Highland Park community which does not currently have an approved statutory local area plan. Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Highland Park and surrounding communities. The *North Hill Communities Local Area Plan* has received first reading from Council and is currently being circulated to the Calgary Metropolitan Region Board (CMRB). Following approval from the CMRB, the Plan will return to Council for second and third reading in September 2021. Planning applications are being accepted for processing during the local area planning process. The proposed land use application is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.