

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park, on the northern block along 32 Avenue NE, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres) in parcel area size and is approximately 15 metres wide by 35 metres in depth. The site is currently developed with a single detached dwelling with a detached garage and abuts a rear lane along the north side and contains two parking pads connecting directly onto 32 Avenue along the south front side.

The subject area is actively redeveloping with some a variety of low density residential densities. Surrounding developments are predominately characterized by a mixture of single and semi-detached dwellings designated as R-C2 District, with several pockets of parcels designated as both R-CG and M-CG District. The adjacent parcel to the west contains a rowhouse building designated as Residential – Contextual Grade-Oriented Infill (R-CG) District. There is a single detached dwelling that is designated as Residential – Contextual One / Two Dwelling (R-C2) District is located immediately to the east adjacent parcel to the subject site. A semi-detached dwelling designated as Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is located two parcels to the east at 316 - 32 Avenue NE.

The subject site is located less than one block west (approximately 150 metres (2-minute walk) of the Edmonton Trail North Primary Transit Network (PTN). The subject site is located approximately 365 metres (5-minute walk) east from Centre Street North PTN. High frequency bus rapid transit service (BRT) is currently operating along both Centre Street North and Edmonton Trail North PTN.

Community Peak Population Table

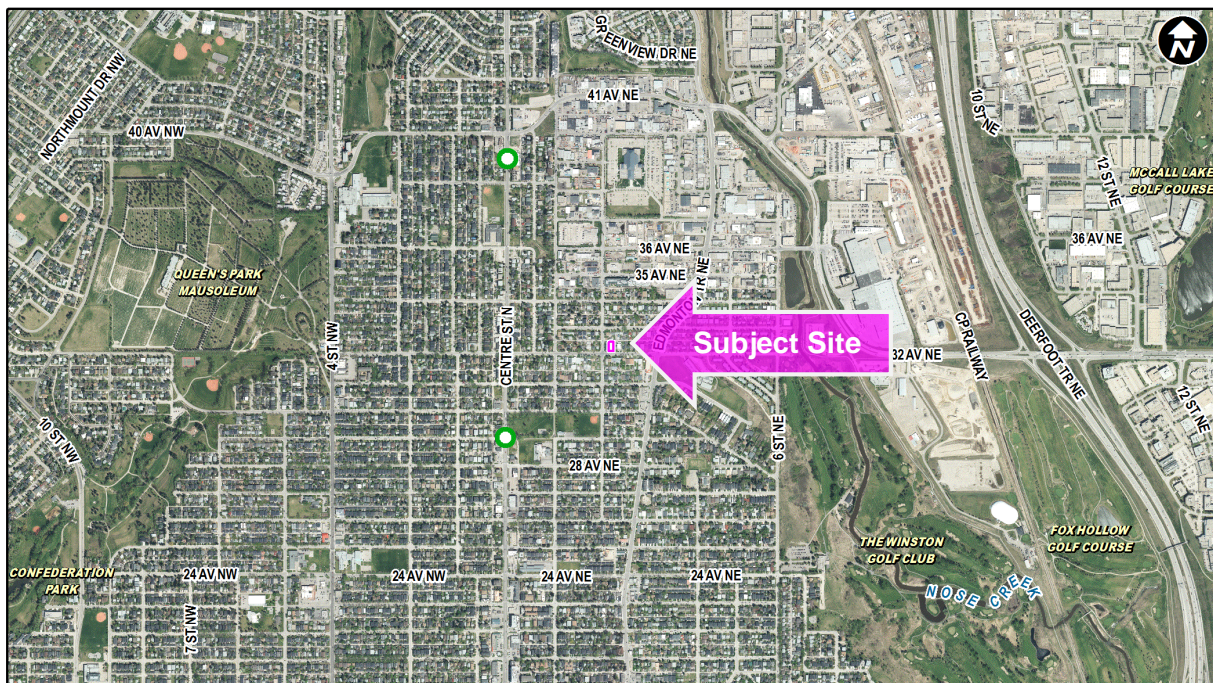
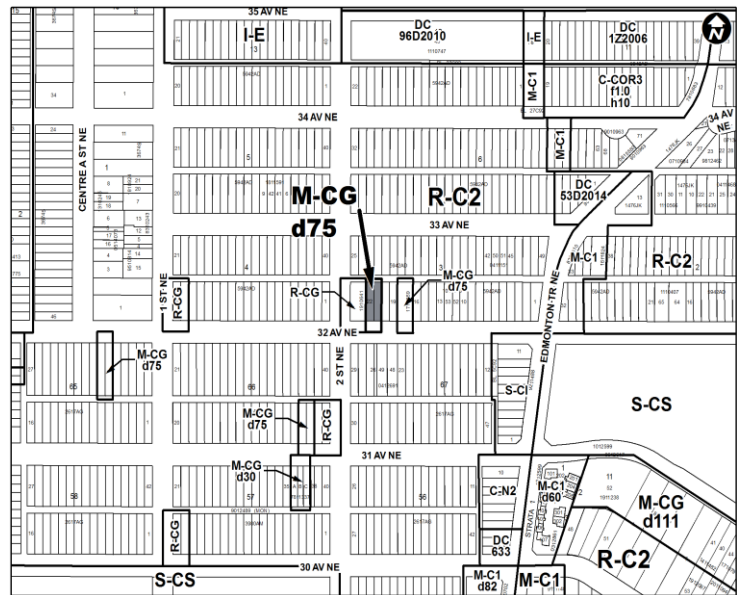
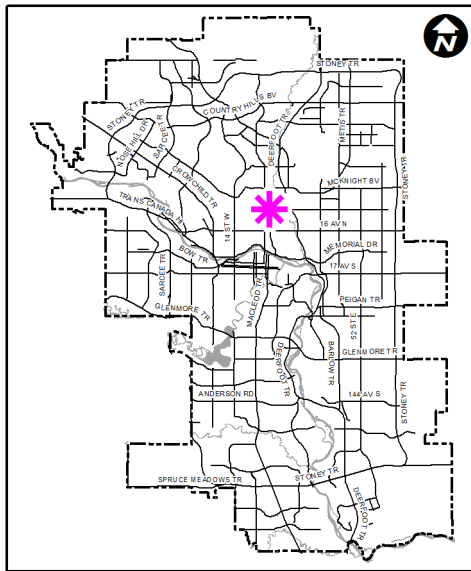
As identified below, the community of Highland Park reached its peak population in 1969.

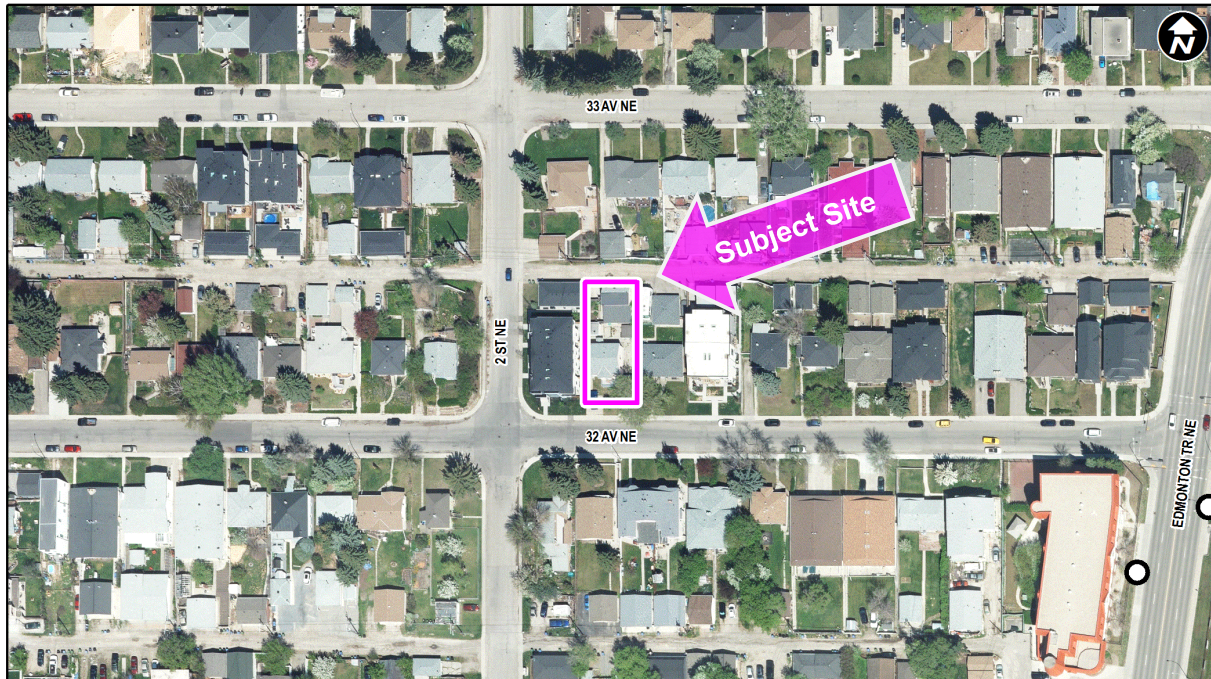
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	4,015
Difference in Population (Number)	-860
Difference in Population (Percent)	-17.64%

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 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 M-CGd75 District is a multi-residential designation that is primarily for townhouses and fourplexes where some or all the units have direct access to grade. Secondary Suites (as a listed use in the Land Use Bylaw) are not allowed in multi-residential buildings in the M-CG District, and are instead considered as individual dwelling units, which factor into the density calculation. The inclusion of the proposed 75-unit per hectare density modifier was recommended by Administration which would allow a maximum of four dwelling units on this site based on the parcel area, consistent with previously approved land uses in the area, consistent with the policy context, and a built form which is appropriate in low density residential areas.

Development and Site Design

If the application is approved by Council, the applicable policies of the [North Hill Communities Local Area Plan](#) (LAP) and the proposed M-CGd75 District will provide guidance for the future redevelopment of this site including appropriate uses, building height, building massing, landscaping and parking. Additional items that will be considered during the development permit review process include, but are not limited to:

- ensuring the proposed development's building height and massing is compatible with the existing adjacent low density residential developments;
- the removal of two driveway connections along 32 Avenue;
- ensuring direct vehicle access is from the north rear lane and all necessary motor vehicle and visitor parking stalls are provided entirely on the subject parcel; and
- providing an engaging building design and interface along 32 Avenue NE.

The Administration encouraged the applicant to submit a conceptual site plan design to inform how a future M-CG redevelopment might look like on the subject parcel. The conceptual site plan design shows a four-unit residential building with a four-vehicle detached garage and one unenclosed visitor parking stall abutting the north rear lane to demonstrate all necessary amenities can be accommodated on the subject parcel. In addition, the applicant was encouraged by Administration to consider consolidating lots with the adjacent east parcel to achieve more density. The applicant has attempted to communicate with the adjacent landowner, but no response was received.

Transportation

A Transportation Impact Assessment was not required for this proposal. A four-unit residential building is appropriate for the subject site. Pedestrian access is available from the existing sidewalk along 32 Avenue NE. Vehicle access to the site will be provided from the existing rear lane. Street parking is available along 32 Avenue NE.

The subject site is located along 32 Avenue NE which is classified as a collector street. The subject site is well serviced by high frequency Transit service. The nearest Transit stop (Route 4) is located approximately 150 metres (2-minute walk) along Edmonton Trail North PTN. Centre Street North PTN is approximately 365 metres (5-minute walk) from the subject site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater services are available nearby the subject site.

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 subject site is located within the Residential - Developed - Inner City area as identified in the [Municipal Development Plan](#) (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 delivers small and incremental benefits to climate resilience.

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 will be explored and encouraged at a subsequent development review stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is identified as Neighbourhood Local with a Limited scale in the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures and built forms. The proposed land use amendment is in alignment with applicable policies of the LAP.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The location criteria are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy such as the MDP or local area policy plans to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located within 400 metres of a transit stop;
- site is located within 600 metres from an existing or planned primary transit stop;
- site abuts a lane to provide direct vehicle access, and
- site is located on a collector street.

The subject parcel does not meet the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is not a corner parcel;
- site is not adjacent to existing or planned non-residential development;
- site is not adjacent to or located across from an existing or planned open space, park or community amenity, and
- site is not along an existing or planned corridor or activity centres.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria, when reviewed within the context of the *Municipal Development Plan* and the site-specific context, indicate that the proposed land use and the site's location are appropriate for sensitive residential intensification.