

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Highland Park, on the east side of 3 Street NW at the T-intersection with 33 Avenue NW. The site is approximately 0.07 hectares (0.17 acres) in size. It is wider than most lots in the established area with approximately 19 metres fronting 3 Street NW. While the site has lane access via the north side of the property, it is currently developed as a single detached dwelling with a front driveway and attached garage.

Surrounding development is largely a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District, with a nearby larger pocket of multi-residential development designated as M-CG District and Multi-Residential – Contextual Low Profile (M-C1) District at the south end of the block along 32 Avenue NW. The subject area is actively redeveloping, with several properties having transitioned to semi-detached dwellings.

The subject site is in close proximity to two Main Streets; the 4 Street NW Neighbourhood Main Street is located less than two blocks west (approximately 300 metres), and Centre Street N, an Urban Main Street, is located approximately 350 metres east. The Centre Street N Primary Transit Network (PTN) is currently serviced by high frequency bus rapid transit service (BRT).

A previous land use amendment application was submitted on behalf of the landowner to change the designation of the property from the R-C2 District to R-CG District and was approved by City Council on 2020 October 05 ([Item 8.1.1 - LOC2020-0076](#)).

Community Peak Population Table

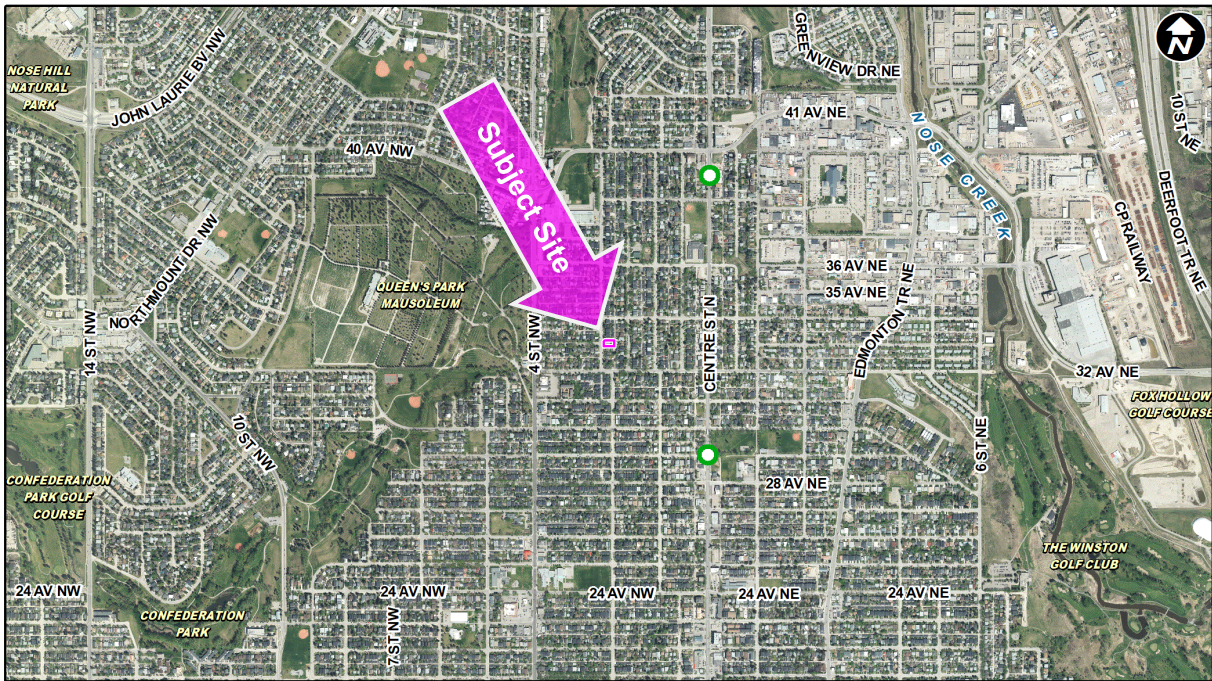
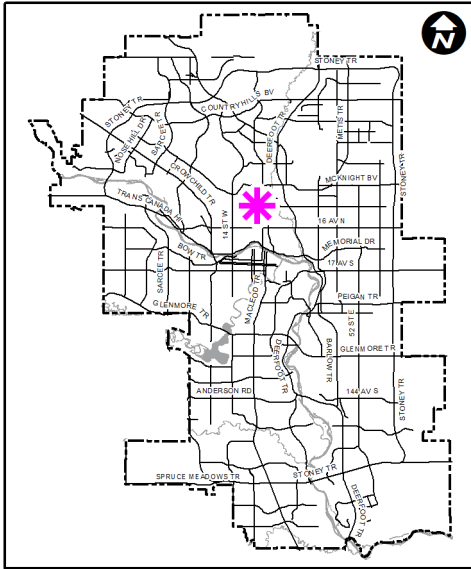
As identified below, the community of Highland Park reached its peak population in 1969.

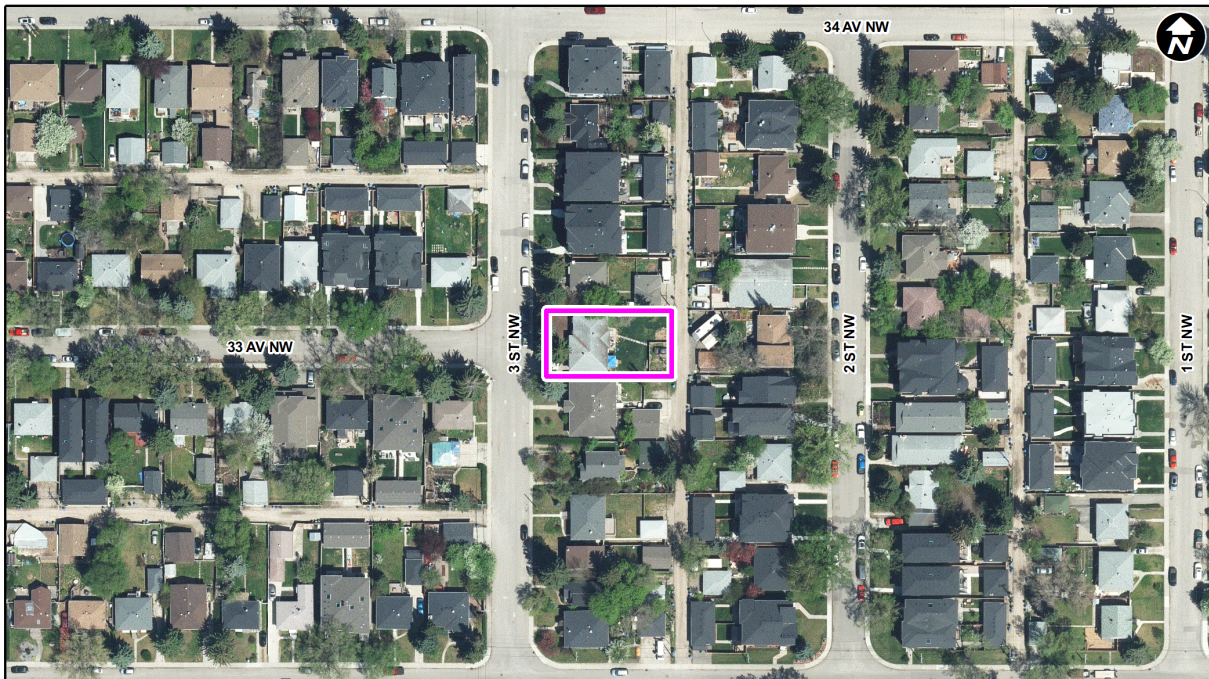
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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

None.

Planning Evaluation

Land Use

The existing R-CG District is a low-density residential district that 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 the subject site parcel area would enable up to five dwelling units. 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. Secondary suites (one backyard suite or secondary suite per dwelling unit) do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Following work by the applicant team, it was discovered that the approved R-CG land use designation would not accommodate the proposed development due to the Land Use Bylaw's rules for minimum façade widths and rowhouse building definition that requires side by side units. The purpose of the land use amendment is to allow for a building form where some units are oriented facing the street and some oriented to the back layout rather than a side-by-side rowhouse form.

The proposed M-CGd75 District is a multi-residential designation that is primarily contemplated for townhouses and fourplexes up to 12 metres in height where some or all the units have direct access to grade. The M-CG District does not have rules requiring minimum façade widths or side-by-side units, and would allow for units to be configured in a manner consistent with the Applicant's development concept. The M-CG District is intended to be in close proximity or

adjacent to low density residential development. 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 individual dwelling units, which factor into the density calculation. The inclusion of the proposed 75-unit per hectare density modifier was recommended by Administration and would allow a maximum of five dwelling units on this site based on the parcel area. This density is the same as the existing R-CG land use for this site and others designated R-CG in the area.

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 would provide guidance for the future redevelopment of this site including 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:

- determination of total number of units (not to exceed five) which can be accommodated onsite;
- ensuring the proposed development's building height and massing is compatible with the existing adjacent low density residential developments;
- mitigating shadowing, overlooking, and privacy concerns;
- the removal of the front driveway connection along 3 Street NW and rehabilitation of the sidewalk to improve pedestrian safety and mobility;
- ensuring direct vehicle access is from the rear lane;
- providing an engaging building design and interface along 3 Street NW; and
- ensuring high quality landscaping and amenity space provision for residents.

Transportation

Pedestrian access to the site is available from the existing sidewalk on 3 Street NW. Transit stops are available within 300 metres (four-minute walk) on 4 Street NW (Route 2 – Mount Pleasant/Killarney 17 Av SW) or within 500 metres (six-minute walk) on Centre Street N (Route 3 – Sandstone/Elbow Drive SW). Vehicular access is currently available from both 3 Street NW and a rear lane. Redevelopment would result in removal of the existing front driveway, thereby adding an on-street parking space afterward and improved safety to pedestrians using the sidewalk. A Transportation Impact Assessment was not required for this proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Specific details of site servicing and appropriate stormwater management will be considered and reviewed as part of the 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 promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Established area 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. 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-CG District 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)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has committed to providing rough-ins for electric vehicle charging stations as part of the concurrent development permit application. This supports Program 4: Electric and Low-Emissions Vehicles of the *Climate Resilience Strategy*.

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 under three storeys. Several policies lay out conditions under which building forms that contain three or more residential units should be supported, including sites within transit station areas, sites near or adjacent to an identified Main Street, and where the parcel has a lane and parking can be accommodated on site. The proposed land use amendment is in alignment with the Neighbourhood Local area policies as the site is within the 28 Avenue N Transit Station Area, is short walking distance to two Main Streets, and is laned to accommodate parking in the rear. The proposed land use is also aligned with the Limited scale modifier by keeping building height to under three storeys.