

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 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 located immediately to the east of 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

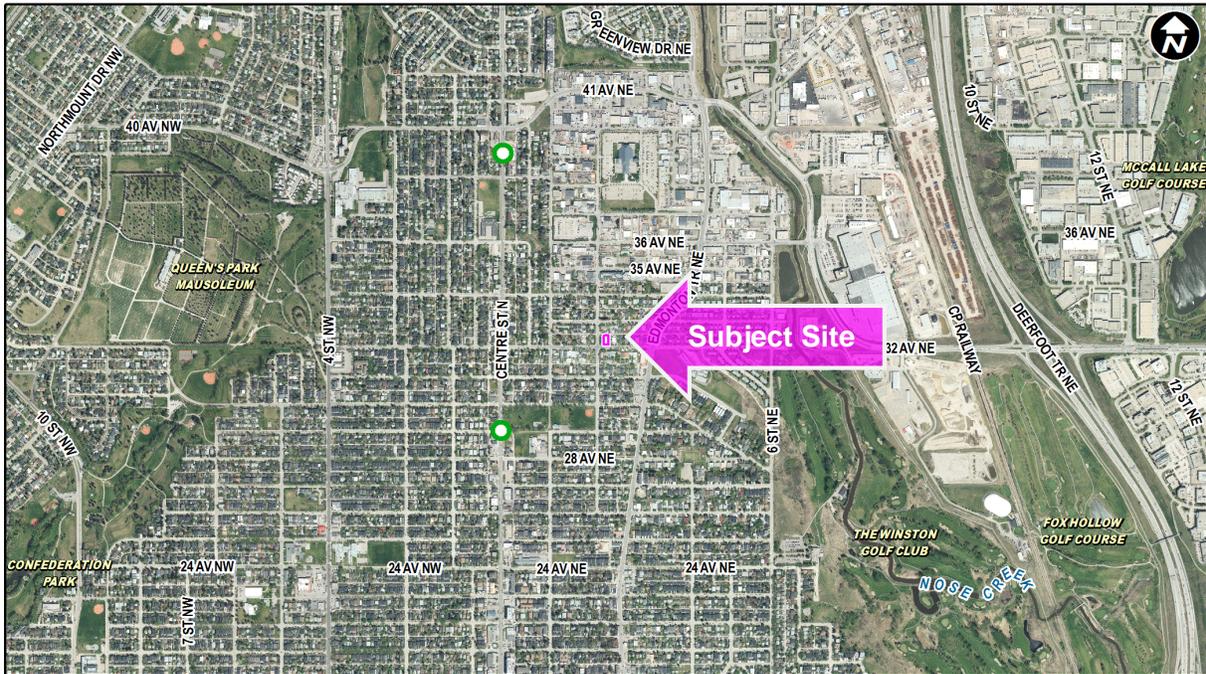
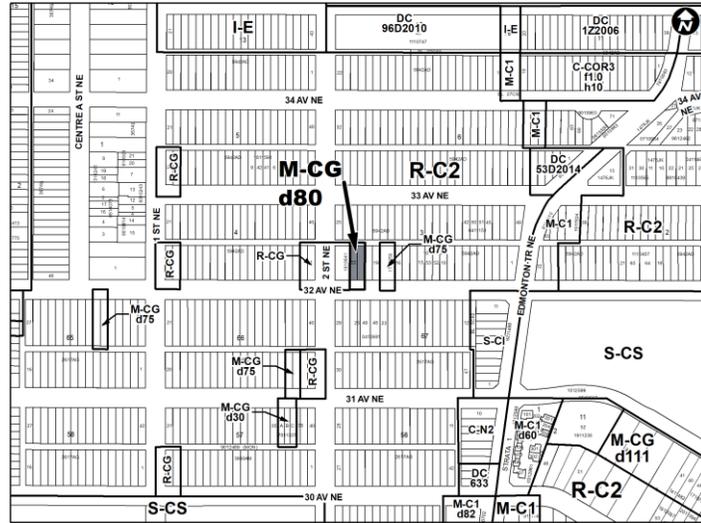
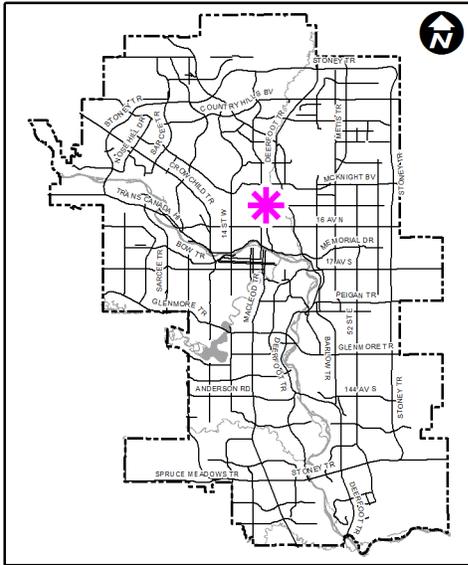
As identified below, the community of Highland Park reached its peak population in 1969.

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-CGd80 District is a multi-residential designation which would enable a four-unit multi-residential development on the site that could be in a variety of built forms and is intended to be adjacent to or located in close proximity 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 as individual dwelling units, which factor into the density calculation.

A key purpose of this land use redesignation application is to allow up to four units to be developed on this site. The inclusion of the 80 unit per hectare density modifier was recommended by Administration post Calgary Planning Commission, and is an increase from the initially proposed density modifier of 75 (which would only allow 3 units on the subject parcel due to the site size). This was done to align with the stated intent of the initial land use redesignation, and the new bylaw (included as Attachment 6) remains consistent with previously approved land uses in the area, consistent with the policy context and includes a built form which is appropriate adjacent to the immediate 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-CGd80 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 interfacing along 32 Avenue NE.

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. 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 site is also identified as Limited building scale on Map 4 which allows for development of up to 3 storeys. The site is located along 32nd Avenue NE which is a higher activity street, such as where higher volumes of private vehicle and pedestrian activity is observed. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale areas should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks that would maintain access to sunlight and shade on adjacent parcels and protect existing, healthy trees and landscaping along the public realm. 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*, the Local Area Plan and the site-specific context, indicate that the proposed land use and the site's location are appropriate for sensitive residential intensification.