

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Highland Park, on the east side of Centre A Street NE between 42 Avenue NE and 43 Avenue NE. The site is approximately 0.06 hectares (0.15 acres) in parcel area size and is approximately 15 metres wide by 40 metres deep. The site is marked by a steep slope running west to east down to a rear lane and is currently developed with a single-detached dwelling.

Surrounding development is characterized by single detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District, and several parcels designated as Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – High Density Low Rise (M-H1) District. Directly east of the subject site is a multi-residential development designated as Direct Control (DC) District based on the Multi-Residential – Contextual Low Profile (M-C1) District of Land Use Bylaw 1P2007.

The subject site is approximately 100 metres (one-minute walk) east of Centre Street N, which is defined as an Urban Main Street and part of the Primary Transit Network (PTN) in accordance with the MDP. The future 40 Avenue N Green Line Station is located approximately 350 metres (four-minute walk) south of the site on Centre Street N.

Community Peak Population Table

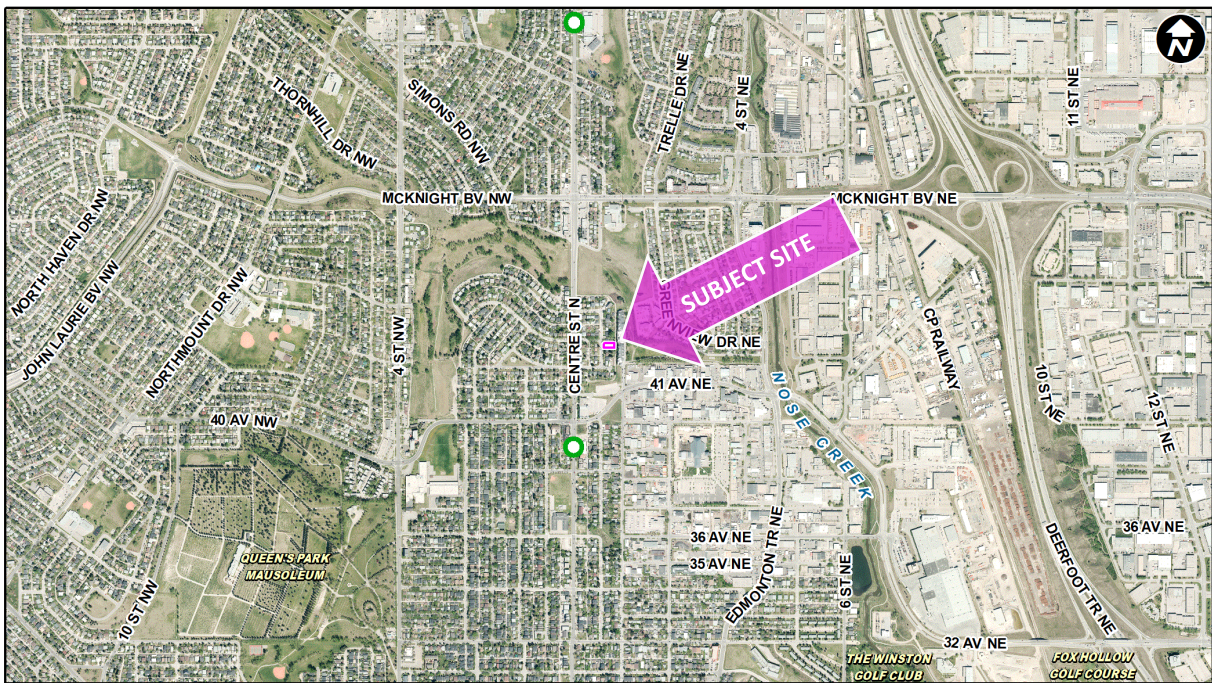
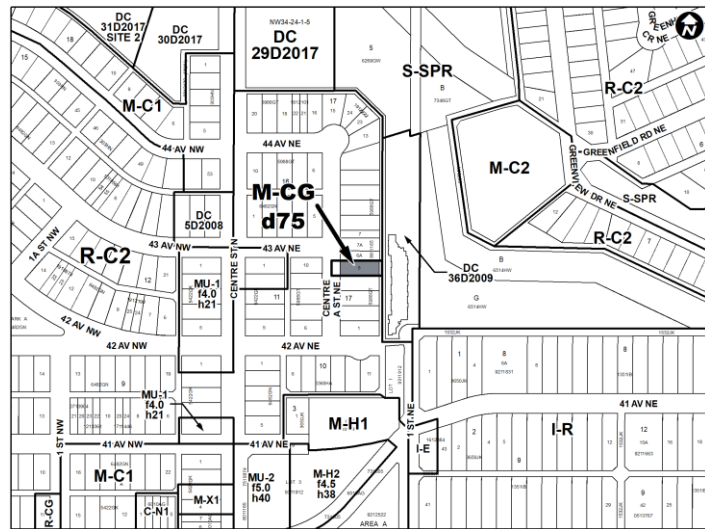
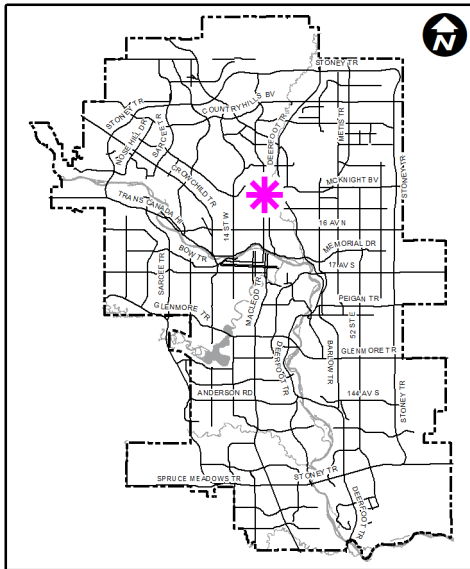
As identified below, the community of Highland Park reached its peak population in 1969.

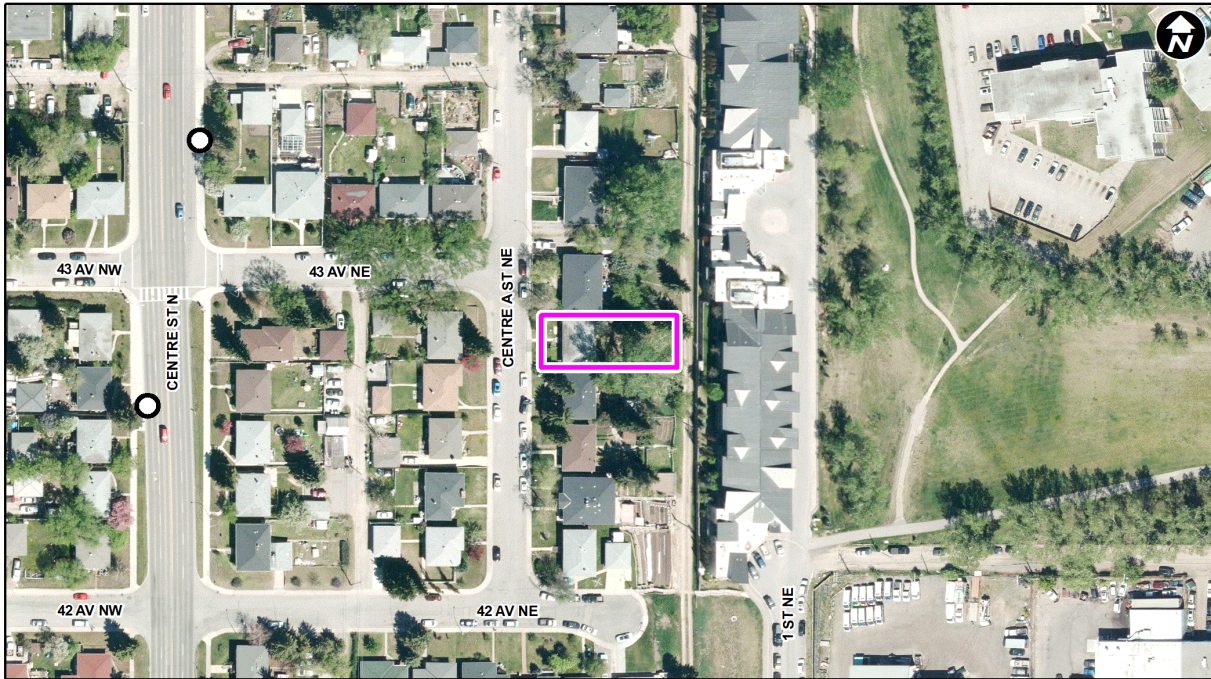
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





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 M-CGd75 District is a multi-residential designation of low height and low density that is primarily contemplated for townhouses and fourplexes up to 12 metres in height where some or all of 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 proposed 75-unit per hectare density modifier would allow a maximum of four dwelling units on this site based on the parcel area. This density is the same as the maximum density achievable in the low density Residential – Grade-Oriented Infill (R-CG) District.

Development and Site Design

If the application is approved by Council, the applicable policies of the *North Hill Communities* 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. A development permit has been submitted and is under review to assess the listed items. The proposed design is for a two-storey building under 11 metres tall.

Additional items that are being considered during the development permit review process include, but are not limited to:

- ensuring direct vehicle access is from the rear lane;
- providing an engaging building design and interface along Centre A Street NE;
- mitigating overlooking and privacy concerns; and
- ensuring high quality landscaping and amenity space provision for residents.

Transportation

Transit stops are located within 350 metres walking distance (four-minute walk) of the site on Centre Street N, including stops for Route 3 (Sandstone / Elbow DR), Bus Rapid Transit Routes 300 (BRT Airport / City Centre), 301 (BRT North / City Centre) and Express Routes 62 (Hidden Valley), 64 (MacEwan), 109 (Harvest Hills), 116 (Coventry Hills) and 142 (Panorama). The nearest transit bus stop is 220 metres (three-minute walk) west of the site for Route 3. Street parking adjacent to the site is unrestricted. A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available to service the subject site. Details of site servicing and storm water management will be reviewed at the development permit stage.

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)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies are being explored and encouraged through the 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 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 40 Avenue N Transit Station Area, is a block away from a Main Street, 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.