

Background and Planning Evaluation

Background and Site Context

The subject site is approximately 0.06 hectares in size and is located in the community of Highland Park on the south side of 33 Avenue NW, at the intersection with 4 Street NW. The parcel is approximately 17 metres by 36 metres and is currently developed with a single detached dwelling and detached garage, accessed from the lane.

There are a variety of land uses in the area. While the immediate area is developed with single and semi-detached housing, there are also a number of parcels with higher density residential development potential within 250 metres of the site. The immediate area is also well served by outdoor space with the proximity of large areas of green space (Queen's Cemetery is immediately adjacent across 4 Street NW, and Confederation Park lies beyond that).

Approximately 50 metres to the south is 4 Street NW which is classified as a Main Street (within easy walking distance) and Neighbourhood Connector.

Community Peak Population Table

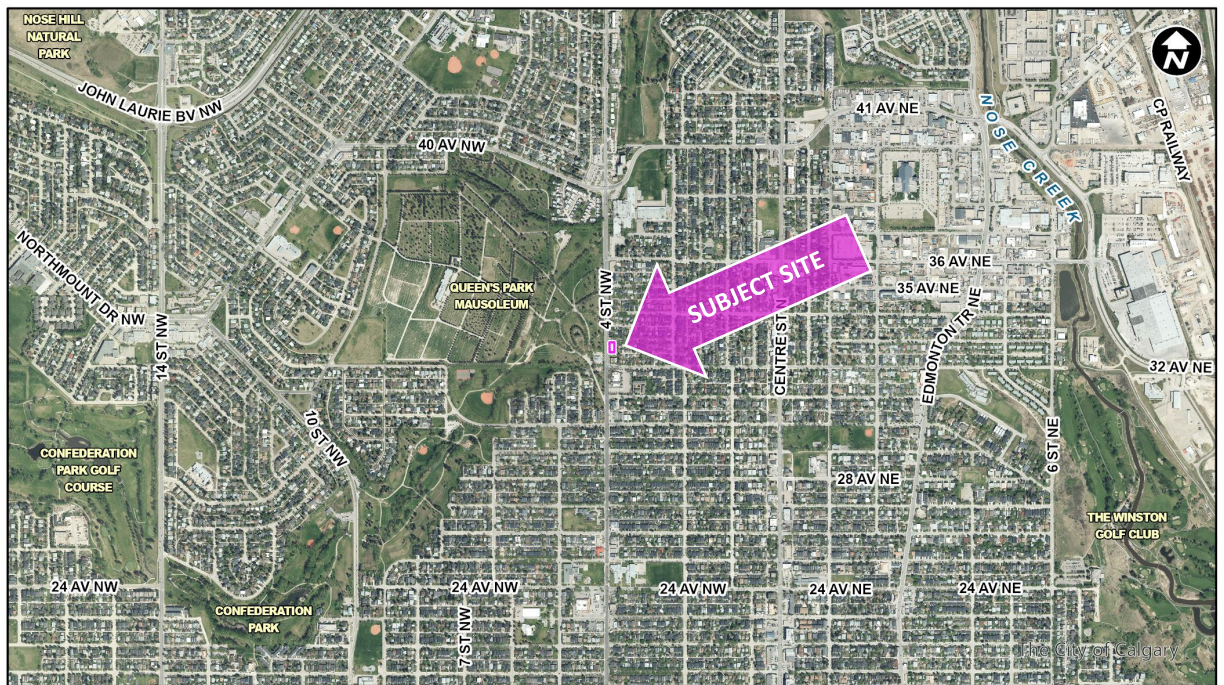
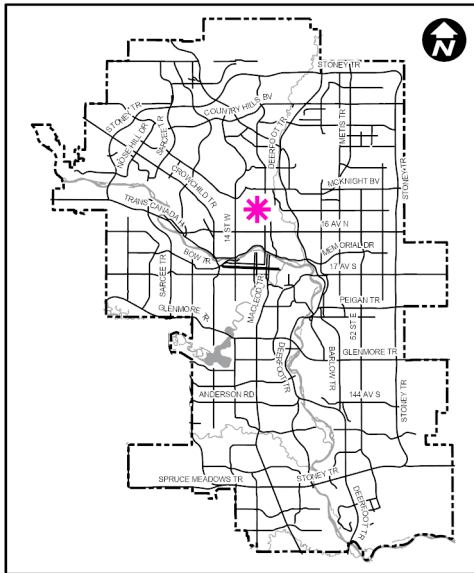
As identified below, the community of Highland Park reached its peak population in 1969.

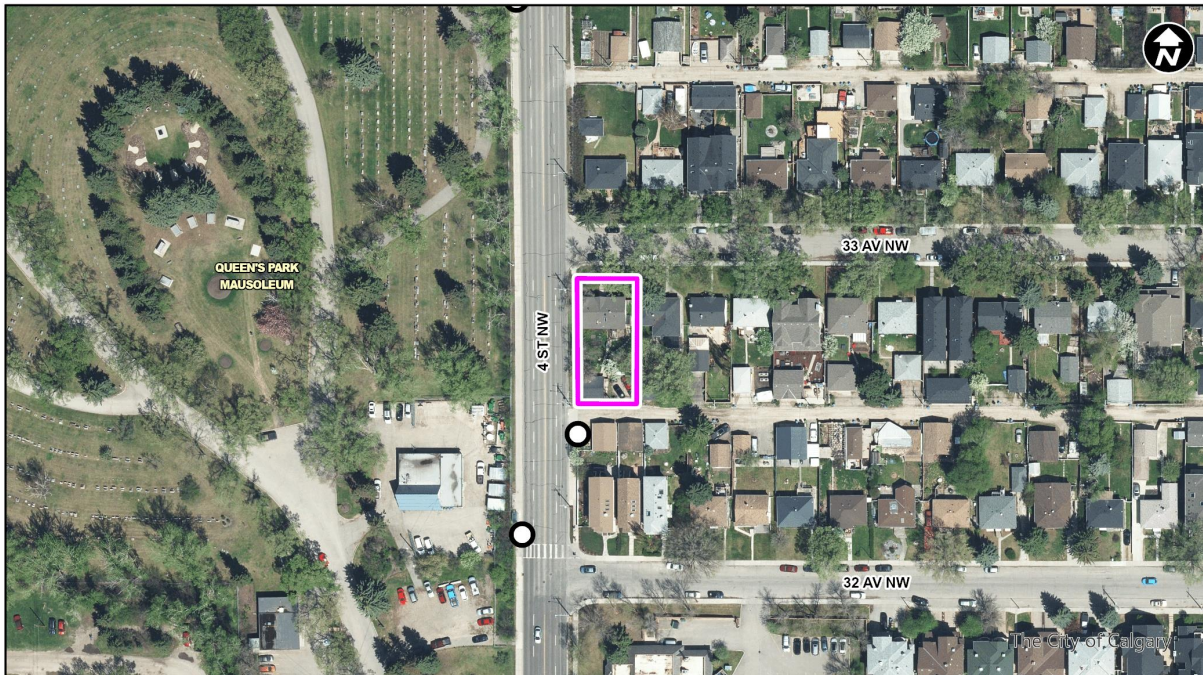
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

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 residential designation applied to developed areas that are 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. Secondary suites are a permitted use in the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow a maximum of four dwelling units on the subject site in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls (if they are under 45 square metres), subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context and features of this corner site, additional items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 33 Avenue NW and 4 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and visual overlooking;
- existing vegetation; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from sidewalks along 4 Street NW and 33 Avenue NW with vehicular access to the site from the existing rear lane. The site is located approximately 10 metres from a transit stop located along 4 Street NW (Route 2).

On-street parking adjacent to the site is available along 33 Avenue NW. Neither 33 Avenue NW nor 4 Street NW are subject to a residential parking zone in this area and so permit parking is not required.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

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 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. 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 R-CG District is a low-density district that 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 on this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is adjacent to 4 Street NW within the Neighbourhood Connector urban form category with a Low building scale of up to six-storeys in the [North Hill Communities Local Area Plan](#) (LAP). The Neighbourhood Connector areas are meant to support a range of residential uses in a broad range of mix, type, and form. The Low building scale indicator in this context is typically characterized by apartments, stacked townhouses, and mixed-use buildings. The proposed land use amendment is in alignment with the applicable policies of the LAP.