

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Highland Park, at the northwest corner of 3 Street NW and 33 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size with dimensions of 15 meters wide by 36 meters deep. The site is currently developed with a single detached dwelling and rear detached garage. While the site has a rear lane, vehicular access to the garage is from 3 Street NW.

Surrounding land uses are predominately low-density residential in nature with a mix of single detached and semi-detached dwellings, with the Residential – Contextual One / Two Dwelling (R-C2) District as the predominant land use, with a recently approved Multi-Residential – Contextual Grade-Oriented (M-CGd75) District located across the street. The subject site is located approximately 250 meters (a three-minute walk) west of 4 Street NW and 500 meters (a five-minute walk) east of the Primary Transit Network along Centre Street North. The site is 500 metres from Buchanan Elementary School and James Fowler High School.

Community Peak Population Table

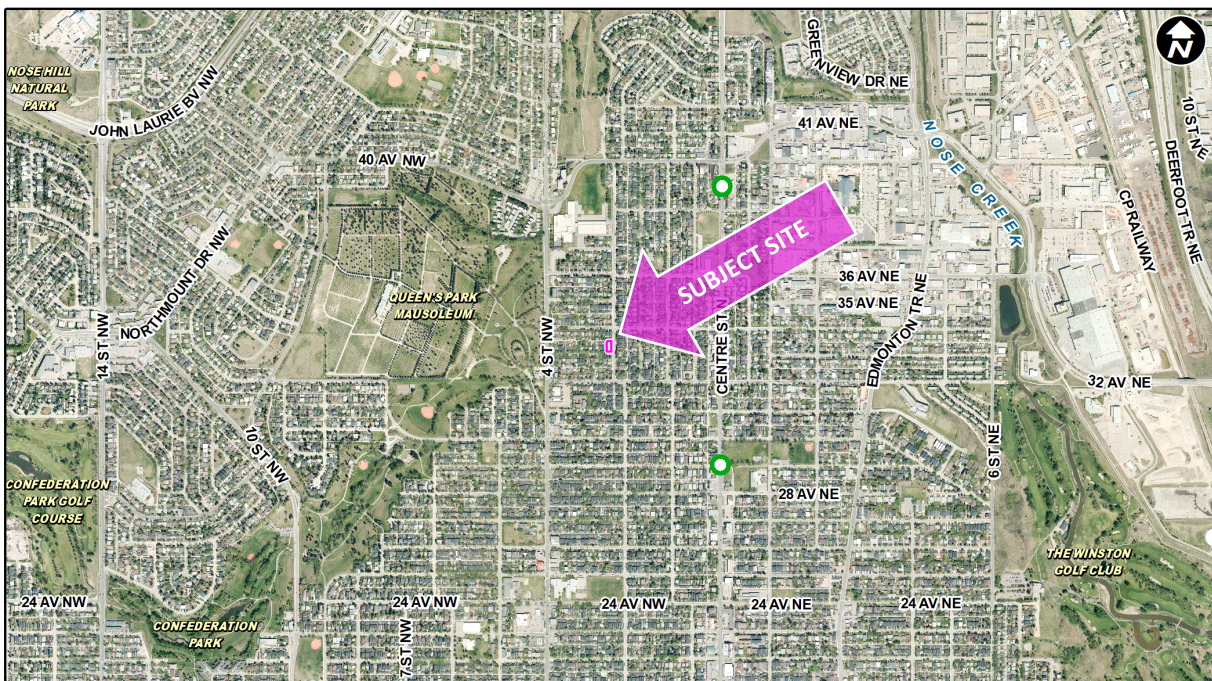
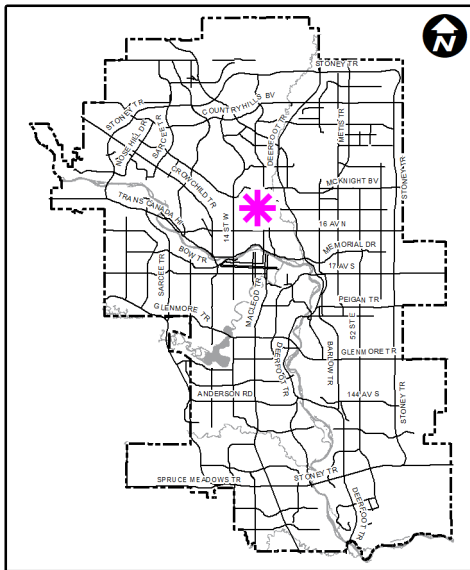
As identified below, the community of Highland Park reached its peak population in 1969.

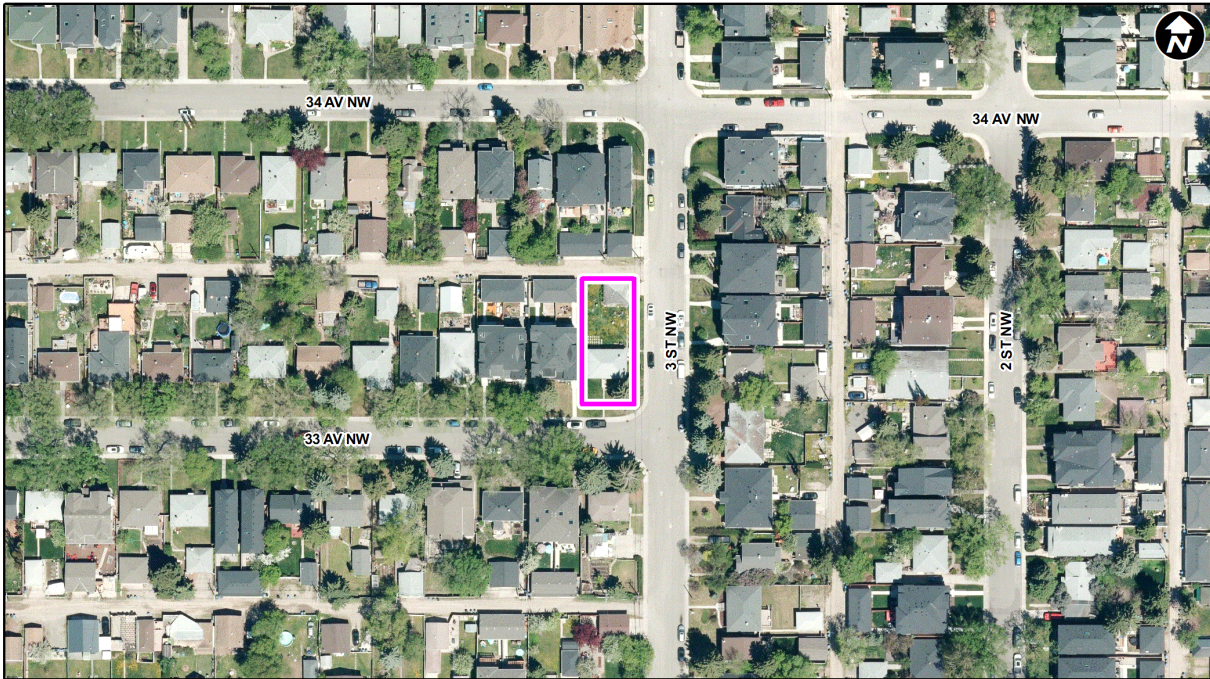
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

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 primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CGex District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. Secondary suites are not allowed in the R-CGex District. The R-CGex District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

The applicant originally proposed an R-CG designation for the site, which included the use of secondary suites. Based on their discussions with the Highland Park CA, the applicant revised their application to the R-CGex designation as this change did not impact their development aspirations.

Development and Site Design

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

- ensuring an engaging built interface along both 33 Avenue NW and 3 Street NW;
- mitigating shadowing, overlooking, and privacy concerns; and
- the built form policies in the *North Hill Communities Local Area Plan*.

Transportation

The site is located one block away from the transit stop for Route 2 (Mount Pleasant/Killarney 17 Avenue) located on 4 Street NW, and 500 metres (a five-minute walk) from the transit stop for Route 3 (Centre Street/Elbow Drive) located on Centre Street N. The site is one kilometre away (a 12-minute walk) from the future Green Line LRT stations at 28 Avenue N and 40 Avenue N. All routes provide convenient access to the downtown core.

Pedestrian access to the site is available from the existing sidewalks along 33 Avenue NW and 3 Street NW. Vehicular access will be from the rear lane through future development processes. A Transportation Impact Assessment was not required as part of 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 Developed Residential – 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 R-CGex 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 [North Hill Communities Local Area Plan](#) identifies the subject site as Neighbourhood Local (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale) which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category note that building forms containing three or more units are supported on parcels near an identified Main street or Activity Centre, are located on higher activity streets, where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policy of the LAP.