

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 Street N mid-block along 43 Avenue NE. The site is approximately 0.06 hectares (0.16 acres) in size with dimensions of 15 metres wide by 42 metres deep. The site currently contains a single detached dwelling and legal secondary suite with access to a rear lane from the northern boundary of the site.

Surrounding development is largely a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. However, there are pockets of development which contain a mix of higher residential densities near the subject site. Several parcels designated Mixed Use - General (MU-1) District are located to the southwest, while Multi-Residential - High Density Low Rise (M-H1) and Multi-Residential - Contextual Low Profile (M-C1) District parcels are located to the north and south. A number of parcels within this area have been redesignated to higher densities due to their proximity to the future 40 Ave N Green Line Station.

The subject site is located approximately 75 metres west (a two-minute walk) from Centre Street N. As an Urban Main Street and part of the Primary Transit Network, Centre Street N is currently serviced by multiple high-frequency bus routes.

Community Peak Population Table

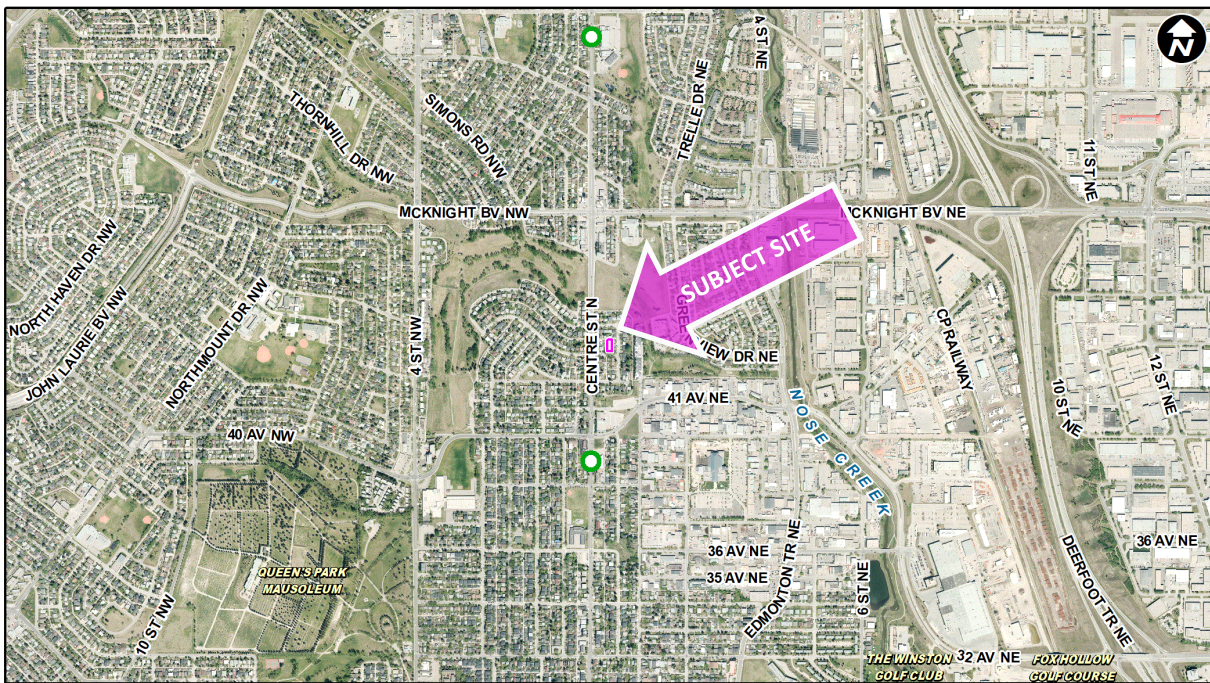
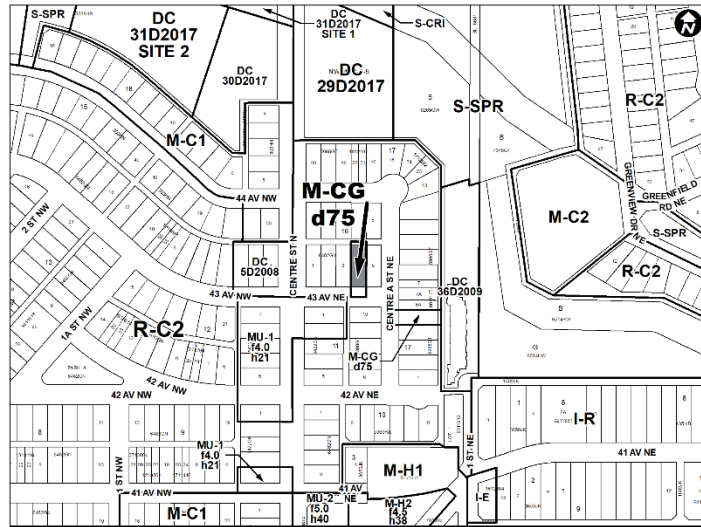
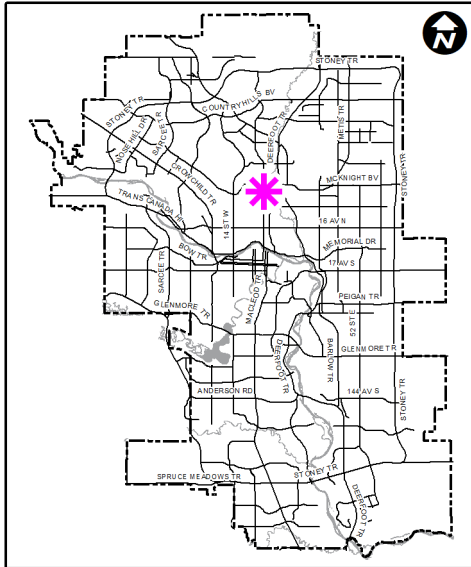
As identified below, the community of Highland Park reached its peak population in 1969.

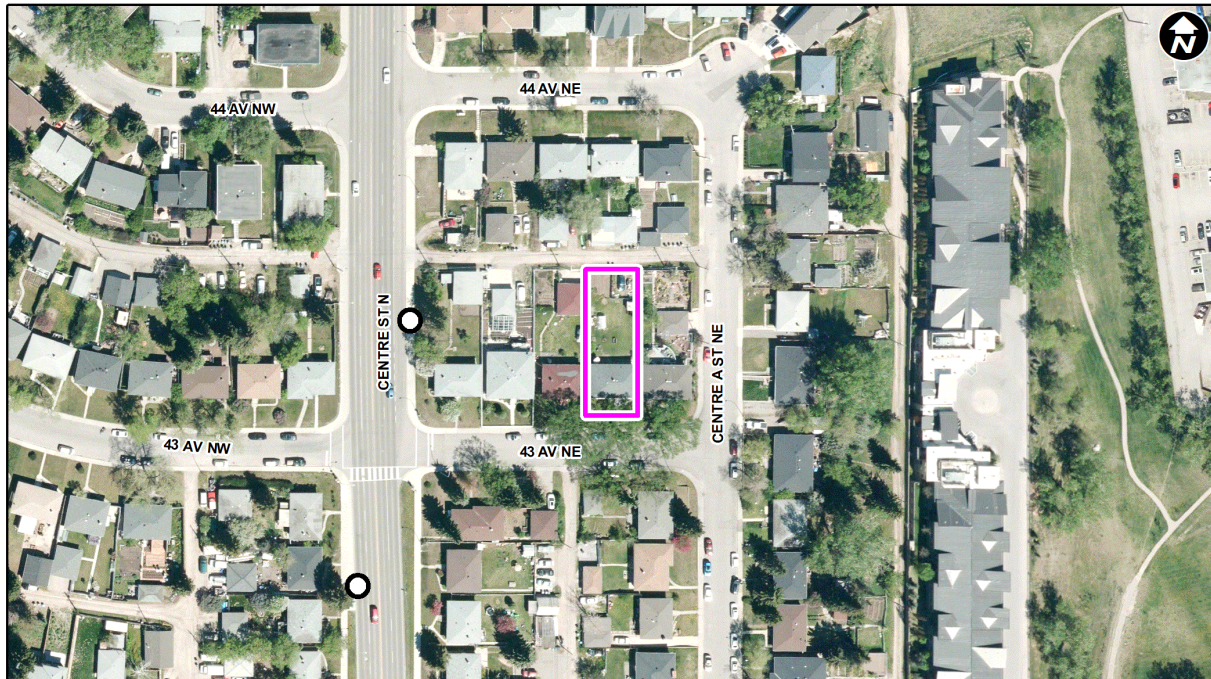
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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 designation in developed areas intended to accommodate residential development and contextually sensitive redevelopment in the form of single, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed M-CGd75 District is a multi-residential designation that is intended for townhouses and fourplexes where some or all the units have direct access to grade. The M-CG District is intended to be in close proximity or adjacent to low-density residential development and has a maximum height of 12 metres. It also contains rules for development which allow for varied building and front setbacks that reflect the built form of the area. Furthermore, the subject site is in proximity to Centre Street N and the future 40 Avenue Green Line LRT station. The inclusion of the proposed 75-unit per hectare density modifier was recommended by Administration during the review process and is consistent with other nearby M-CG parcels. Based on the parcel area, this would allow a maximum of four dwelling units on this site.

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:

- 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;
- ensuring direct vehicle access is from the rear lane;
- providing an engaging building design and interface along 43 Avenue NE; and
- ensuring high-quality landscaping and amenity space provision for residents.

Transportation

Pedestrian access to the site is available from the existing sidewalk on 43 Avenue NE. Various transit stops for Route 3 (Sandstone/Elbow Dr SW), Route 38 (Brentwood Station/Temple), Route 62 (Hidden Valley Express), Route 64 (MacEwan Express), Route 109 (Harvest Hills Express), Route 116 (Coventry Hills Express) Route 300 (BRT Airport/City Centre) and Route 301 (BRT North/City Centre) are available within 300 metres (a four-minute walk) at the intersection of 40 Avenue NW and Centre Street N. Vehicular access is currently available from the rear lane. 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. Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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 primarily for 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 within short walking distance of 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.