

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner north community of Highland Park at the northwest corner of 38 Avenue NW and 2 Street NW. The site is generally flat and approximately 0.06 hectares (0.14 acres) in size with dimensions of 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage which is accessed from 38 Avenue NW. There is a rear lane for future vehicle access to the site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as the R-C2 District. The majority of the lots on the same block along 2 Street NW have been developed with semi-detached dwellings. Two lots at the north end of the block where 2 Street NW intersects with 40 Avenue NW have been redesignated to the R-CG District. A development permit for a rowhouses with suites has been approved on one of these parcels, and a similar permit is currently under review on the other. James Fowler High School is located 58 metres (a one-minute walk) to the west. Centre Street N is located approximately 300 metres (a five-minute walk) to the east. The future Green Line LRT Station will be located approximately 350 metres (a six-minute walk) away.

Community Peak Population Table

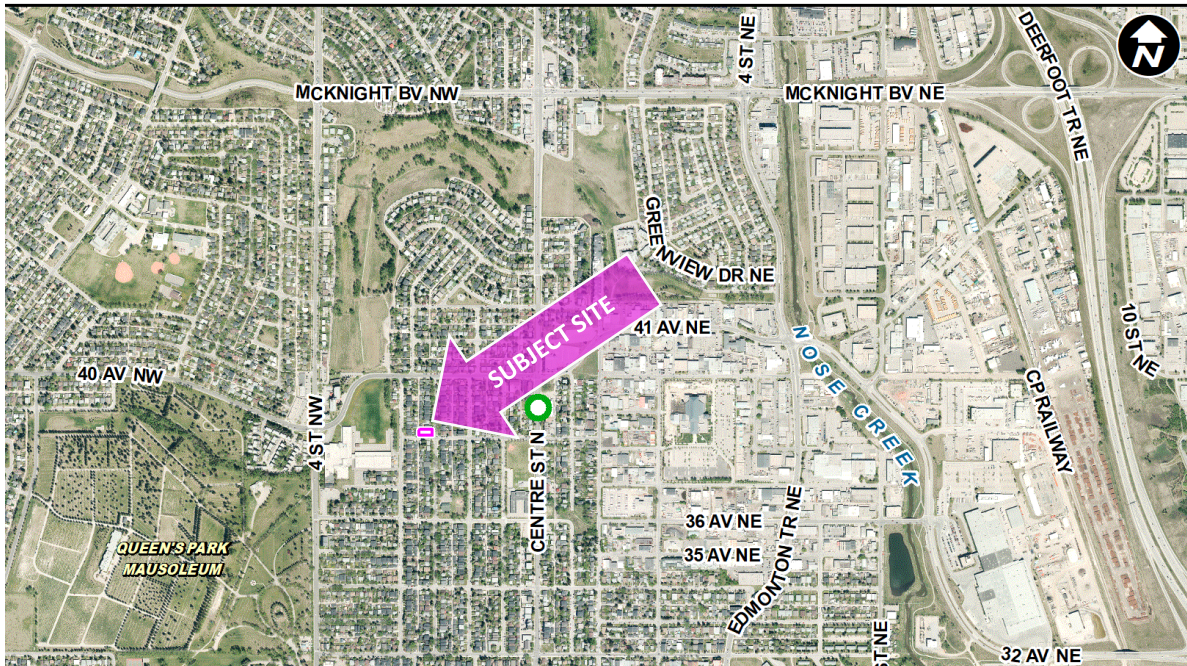
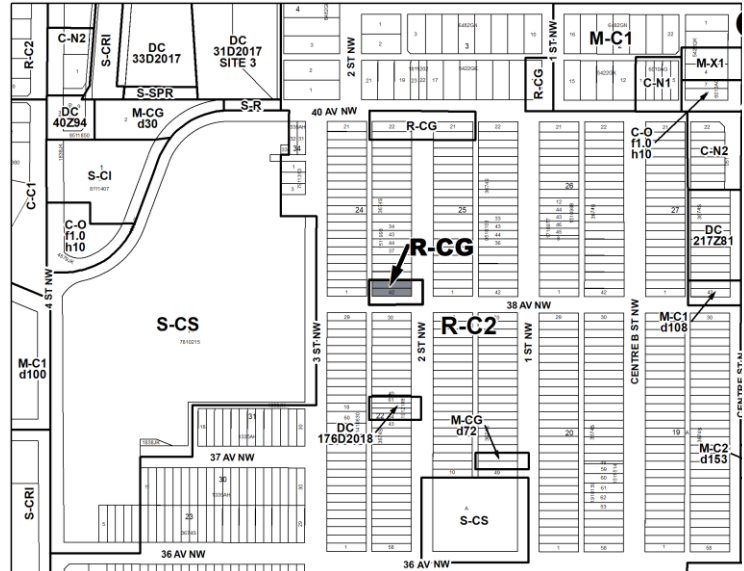
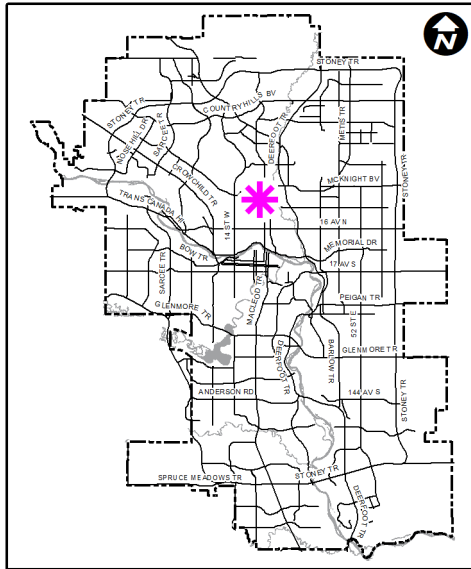
As identified below, the community of Highland Park reached its peak population in 1969.

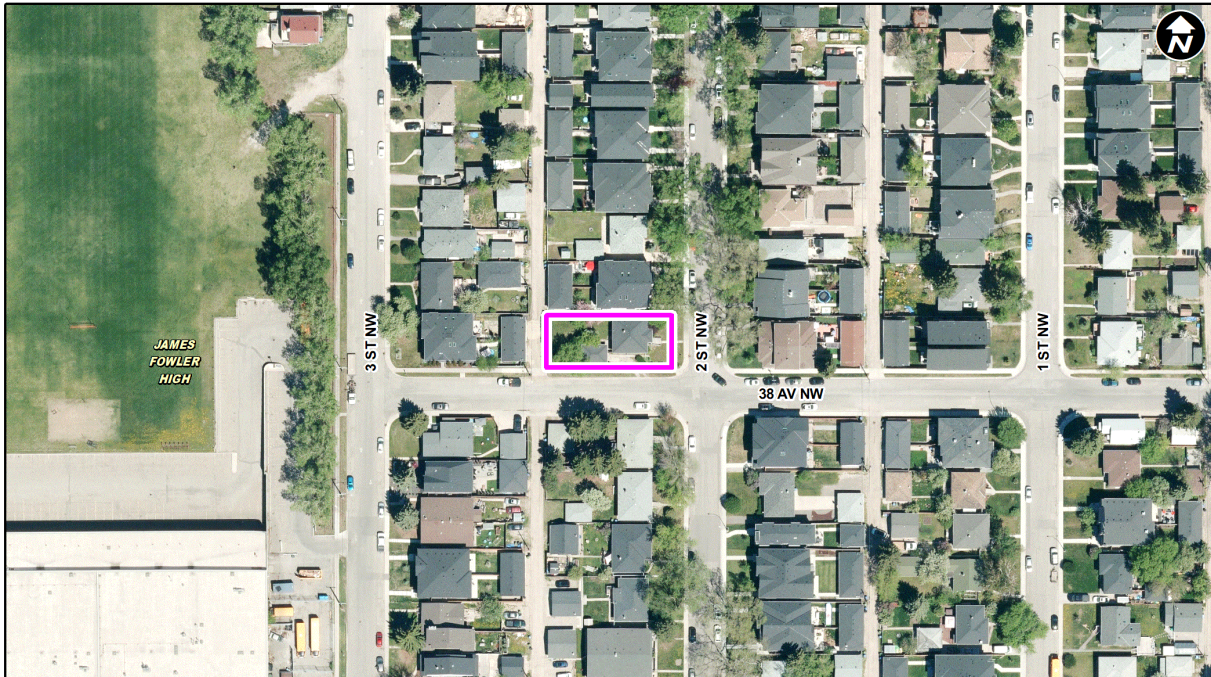
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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 primarily for single detached, semi-detached, duplex dwellings, and secondary suites in the Developed area. 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-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum 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.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The subject parcel may not require parking stalls for secondary suites as the site is located within 150 metres of frequent bus service Route 38 (Brentwood Station/Temple) along 40 Avenue North. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of Section 546(2) of the Land Use Bylaw.

Development and Site Design

If this application is approved by Council, the rules of R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Vehicular access to the site is anticipated to come from the rear lane. Given the specific context of this corner site, additional items that are being considered with the

development permit currently under review include, but are not limited to:

- ensuring an engaging built interface along 2 Street NW and 38 Avenue NW;
- mitigation of shadowing, overlooking and privacy concerns of the adjacent property; and
- establishing well-considered amenity space design.

Transportation

Pedestrian access to the site is available from 38 Avenue NW and from 2 Street NW. Vehicular access to the site is available from the rear lane. The area is well served by Calgary Transit with local and primary transit locations in close proximity. Bus Rapid Transit Routes 300 (BRT Airport/City Centre) and 301 (BRT North) are located approximately 300 metres (a five-minute walk) east on Centre Street near 38 Avenue NW. A Future Green Line LRT station will be located on Centre Street N at 40 Avenue NW, approximately 350 metres (a six-minute walk) away.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm mains are available and can accommodate future redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management, are being considered and reviewed through the development permit process.

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 site is located within Developed Residential – Established area identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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. This proposal aligns with applicable policies.

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 will be encouraged through the review of the development permit application.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows buildings up to three storeys. The LAP encourages primarily residential uses in the area with a range of housing types. The Limited building scale policies within the Neighbourhood Local category note that buildings containing three or more units are supported on parcels near an identified Main Street or Activity Centre, on higher activity streets, and 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.