

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Highland Park, west of Edmonton Trail NE, mid-block along 32 Avenue NE. The site is approximately 0.05 hectares (0.13 acres) in size with dimensions of 15 metres wide by 35 metres deep. The site currently contains a single detached dwelling and detached garage 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. Two parcels designated Multi-Residential – Contextual Grade-Oriented (M-CG) District are located to the west. There is a parcel designated Special Purpose – Community Institution (S-CI) District to the south. Across Edmonton Trail N to the east there are parcels designated Multi-Residential – Contextual Low Profile (M-C1) District. A number of parcels within this area have been redesignated to higher densities due to their proximity to the future 28 Avenue N Green Line LRT Station.

The subject site is located approximately 20 metres west (a one-minute walk) from Edmonton Trail N. As an Urban Main Street and part of the Primary Transit Network, Edmonton Trail N is currently serviced by a high-frequency bus route.

## Community Peak Population Table

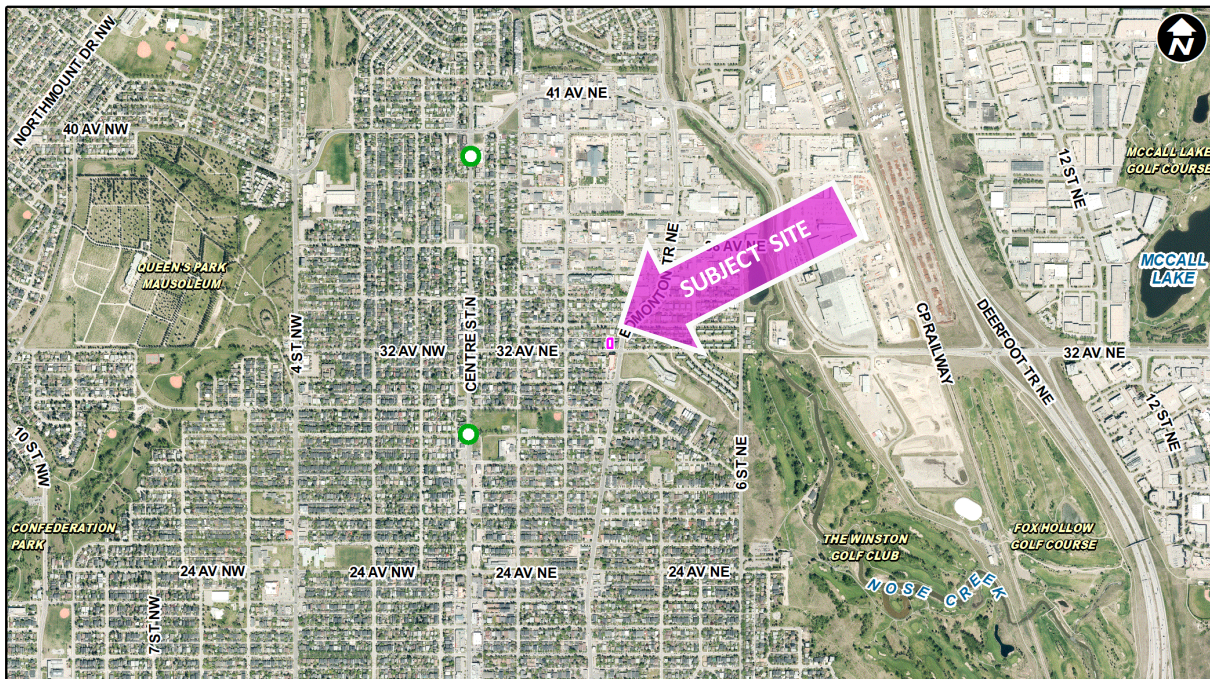
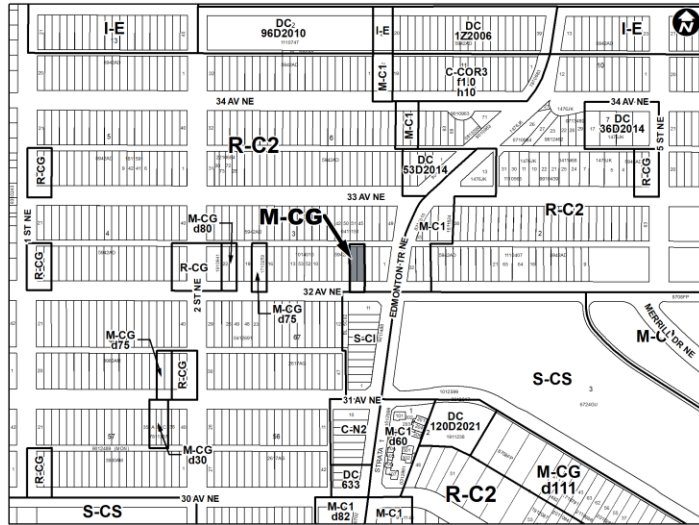
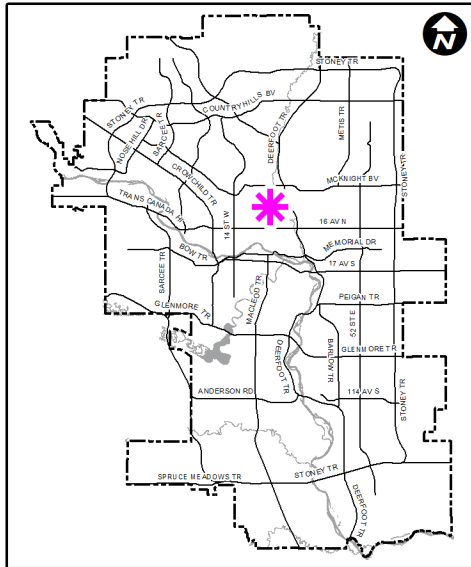
As identified below, the community of Highland Park reached its peak population in 1969.

<b>Highland Park</b>	
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-CG 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 applied in close proximity or adjacent to low-density residential development and has a maximum height of 12 metres. It contains rules for development which allow for varied building and front setbacks that reflect the built form of the area. The absence of a density modifier allows for the district's maximum 111-unit per hectare density. Based on the parcel area, this would allow a maximum of five 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-CG 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 32 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 32 Avenue NE. Transit stops for Route 4/5 (Huntington/North Haven) and Route 69 (Deerfoot Centre) are located within 60 metres of the subject site. 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 and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Storm sewer is not available for connection and the developer may have to undertake a storm main extension at the DP stage. 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.

### **Growth Plan (2022)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 an Urban Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP directs a greater share of new growth to activity centres and main streets. Main Streets should provide for a broad mix of residential, employment and retail uses, concentrating more development at major intersections. Appropriate transition of building scale between developments in the main street and adjacent areas should be provided through building transitions that are sensitive to the scale, form and character of the surrounding buildings and uses.

The proposal is in keeping with relevant MDP policies, as the M-CG District provides for an increased intensity of development in a form that is sensitive to existing residential development in terms of height, scale and massing.

### **Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate 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 28 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.