

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Highland Park at the southeast corner of the intersection of 4 Street NW and 35 Avenue NW.

The site is comprised of two parcels with a total area of approximately 0.13 hectares (0.31 acres) and is approximately 34 metres wide by 36 metres deep. Each parcel contains a single detached house and a rear detached garage accessed from 35 Avenue NW. The existing front driveways will be closed as part of the proposed development permit.

The surrounding context consists of a mix of low-density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) and Residential – Grade-Oriented Infill (R-CG) Districts. Development in the immediate area consists of single and semi-detached dwellings. A place of worship is located on the north side of 35 Avenue. The site is bounded to the west by 4 Street NW, a collector roadway with limited crossing opportunities. The nearest crossing is 100 metres north to provide access to a stop for the southbound Route 2 bus. West of 4 Street NW is Queen's Park Cemetery designated under the Special Purpose – Community Regional Infrastructure (S-CRI) District.

The site is close to two Main Street areas: 4 Street NW south of 32 Avenue NW is identified as a Neighbourhood Main Street and Centre Street N, is identified as an Urban Main Street. The site is also close to a range of community amenities including Queens Park Cemetery and Confederation Park, the Highland Park Community Centre, Buchanan School and James Fowler High School all within a 10-minute walk or less.

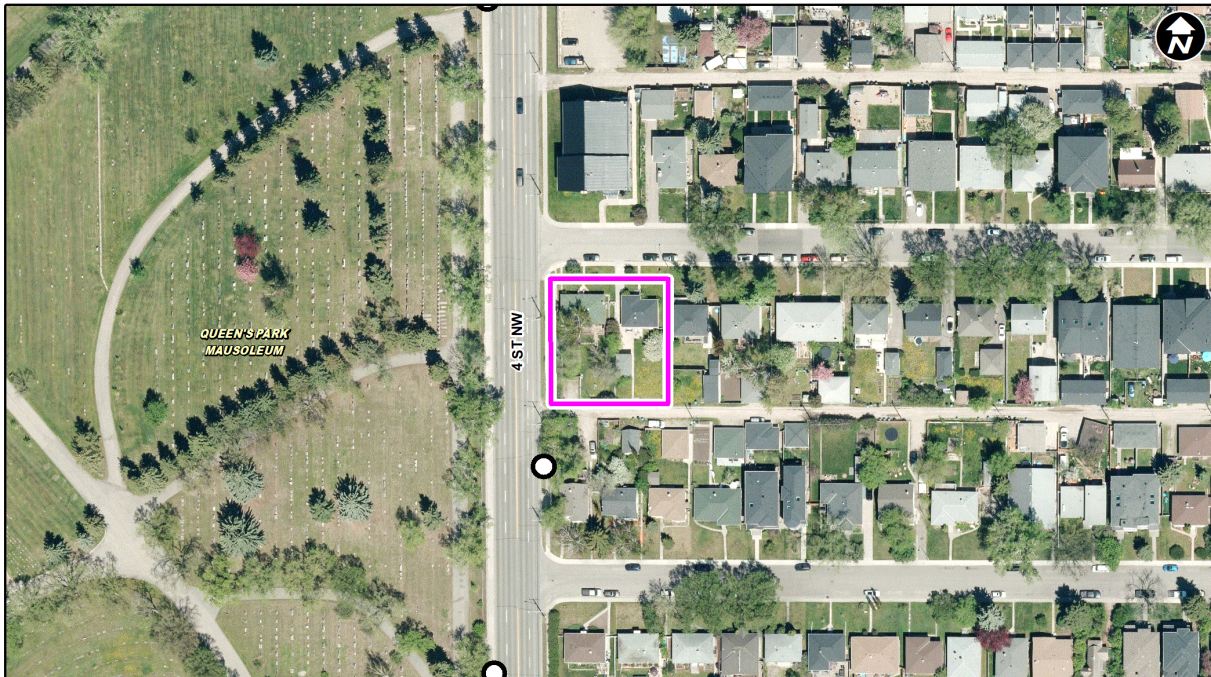
Community Peak Population Table

As identified below, the community of Highland Park reached its peak population in 1969, and the population has decreased by 21% since then.

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached and single detached dwellings. This district allows for a maximum of two dwellings with secondary suites and a maximum building height of 10 metres.

The proposed H-GO District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse, townhouse, stacked townhouse units. Dwelling units in the form of smaller, basement units are also allowed but are not classified as secondary suites. There is no maximum unit density applied through the regulations of the H-GO District. Instead, development scale and intensity are managed through a combination of:

- a maximum height of 12.0 metres;
- a maximum parcel coverage of 60%;
- a minimum of 0.5 parking stalls per unit and suite; and
- a maximum Floor Area Ratio (FAR) of 1.5 that allows for a total developable area of 1,885 square metres (20,290 square feet).

This site is appropriate for the proposed H-GO District. In areas that have an approved Local Area Plan, the H-GO District is intended to be designated on parcels identified as

Neighbourhood Connector or Neighbourhood Flex land use categories. This site is identified as part of the Neighbourhood Connector area within the *North Hill Communities LAP*.

The H-GO District also meets the land use policy of the *North Hill Communities LAP* Low Scale Neighbourhood Connector area by providing for a wide range of primarily residential forms less than six-storeys in height.

The original application requested a change to a Direct Control (DC) District based on Multi-Residential – Contextual Grade-Oriented (M-CG) District. Following Council’s approval of the H-GO District on 2022 October 5, the application was changed to seek the H-GO District. Other ground-oriented districts (including the M-CG and R-CG Districts) were considered but it was deemed that the H-GO District was closest to the regulations of the draft DC at the time of conversion. Further, this change did not materially impact the uses proposed on the site or the site plan that was originally contemplated.

Development and Site Design

The rules of the proposed H-GO District provide guidance for the proposed redevelopment of the site including appropriate uses, building height and massing, landscaping, parcel coverage and storage of mobility options. Other key factors that are being considered during the review of the development permit application include the following:

- orienting the development façades to the street;
- creating a high-quality courtyard amenity space;
- providing space for public realm enhancements within the 2.134 metre bylaw setback to meet modern design standards and support an increased quality of pedestrian experience along 4 Street NW;
- providing appropriate waste management pick-up and storage;
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and alternate mobility storage lockers; and
- mitigating shadowing, overlooking and privacy concerns with the adjacent residential parcel to the east.

Transportation

The [*Calgary Transportation Plan*](#) (CTP) identifies this portion of 4 Street NW as a collector road. 4 Street NW south of 32 Avenue is classified as a Neighbourhood Boulevard within the Neighbourhood Main Street structure outlined in the MDP. The *North Hill Communities LAP* policy supports designing the pedestrian mobility network to be accessible, buffered from busy roadways and wide enough to accommodate the anticipated amount of pedestrian activity.

The site is located in between transit stops for the Route 2 bus (Mount Pleasant/Killarney 17 Av S). These stops are located 100 metres (a two-minute walk) and 50 metres (a one-minute walk) north and south respectively. Existing on-street bike routes (signed, not barrier separated) include 2 and 3 Street NW and 32 Avenue N and 40 Avenue N. Map 1 of the CTP identifies 4 Street NW, 36 Avenue NW and 32 Avenue NW as on-street bikeways, although appropriate infrastructure upgrades are not currently developed, planned or funded.

The H-GO district includes specific requirements to provide a range of mobility options for residents, including either alternate mobility storage or secure bicycle parking for any units that do not include a dedicated parking stall.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available to service future development, but storm sewer is not currently located adjacent the site and a main extension at the developer's expense will likely be required. Details of site servicing and stormwater management will be reviewed in further detail at the development permit stage to the satisfaction of the Manager Infrastructure Planning, Water Resources.

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 site is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a redevelopment of the site in a form that is compatible with the existing context in terms of height, scale and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

North Hill Communities Local Area Plan (2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types with a high frequency of units facing the street and supports higher density when located near commercial areas and transit station areas. The Low building scale policies within the Neighbourhood Connector category notes that building forms should be designed to reduce the impacts of wind, provide sunlight access to streets and open spaces, and use variation in building height and material to reduce the perceived massing of larger buildings. The proposed land use amendment is in alignment with applicable policy of the LAP.