

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Highland Park at the southwest corner of 33 Avenue NE and 2 Street NE. The site is approximately 0.05 hectares in size and is approximately 15 metres wide by 35 metres long. The site is currently developed with a single detached dwelling and a driveway accessed from 33 Avenue NE. It is in the lowest position on the block facing 33 Avenue NE, with it sloping up to the west. Future vehicle access is available from the rear lane along the south side of the site.

Surrounding development consists primarily of a mix of single and semi-detached residential developments designated as R-C2 District. Redesignation with moderate intensification has taken place in this area on some corner lots and along busier roads. Two corner parcels immediately across the rear lane to the south are designated as R-CG District. The one on the east side of 2 Street NE is currently under construction of a rowhouse building. Several mid-block lots within 200 metres to the south are designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The site is situated in close proximity to schools, community amenities and green space. The Edmonton Trail industrial-employee hub with some commercial sites is located approximately 250 metres (3-minute walk) away to the north. The Fox Hollow Golf Course is about 800 metres to the southeast. Centre Street N is about 400 metres (5-minute walk) to the west and Edmonton Trail is approximately 250 metres (3-minute walk) to the east.

Community Peak Population Table

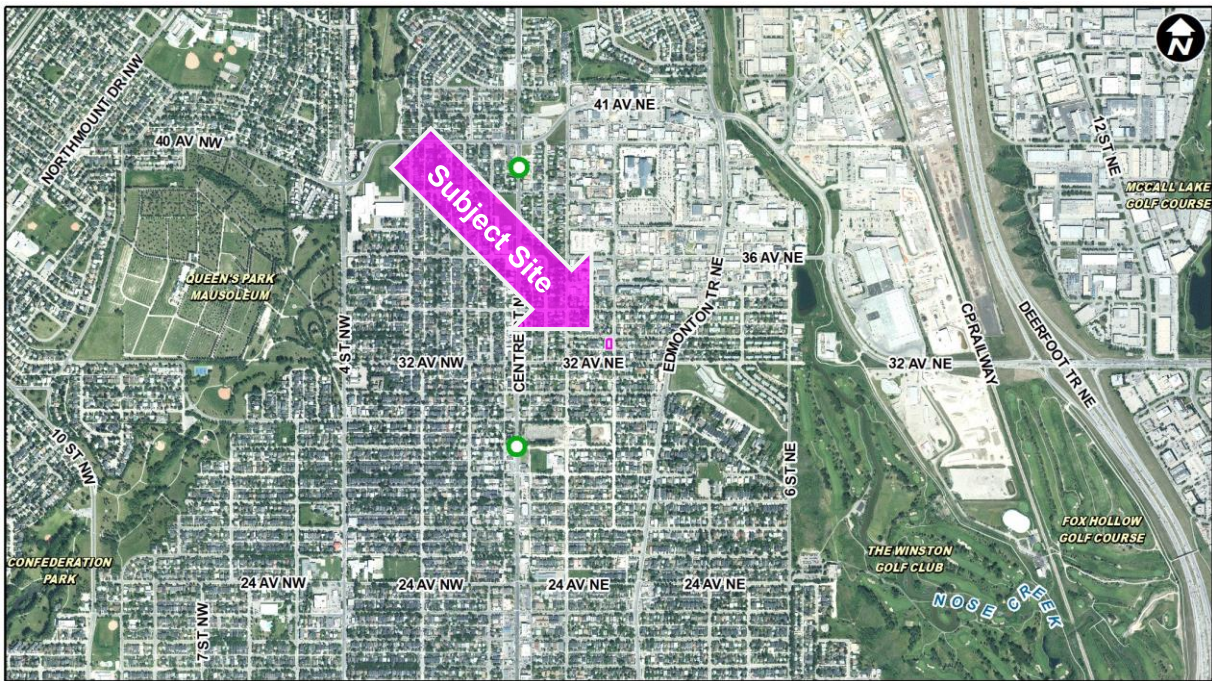
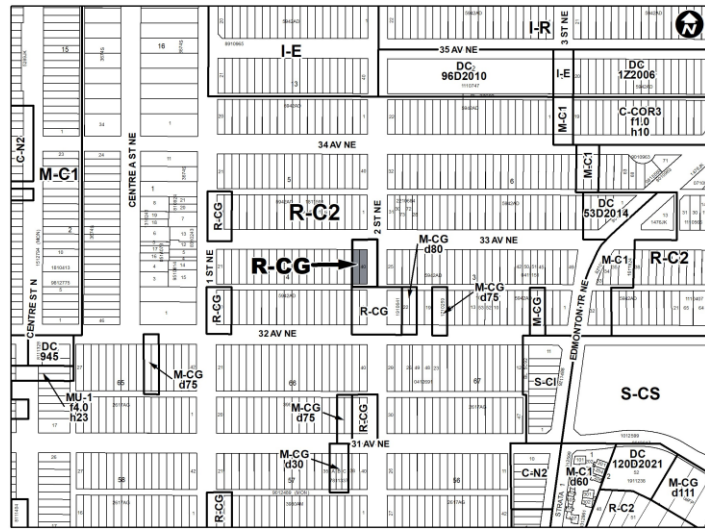
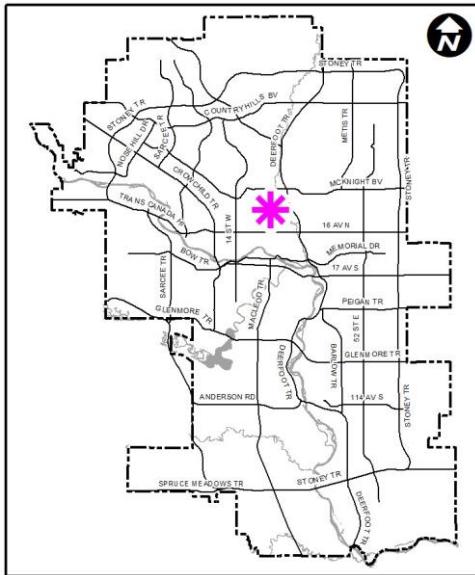
As identified below, the community of Highland Park reached its peak population in 1969.

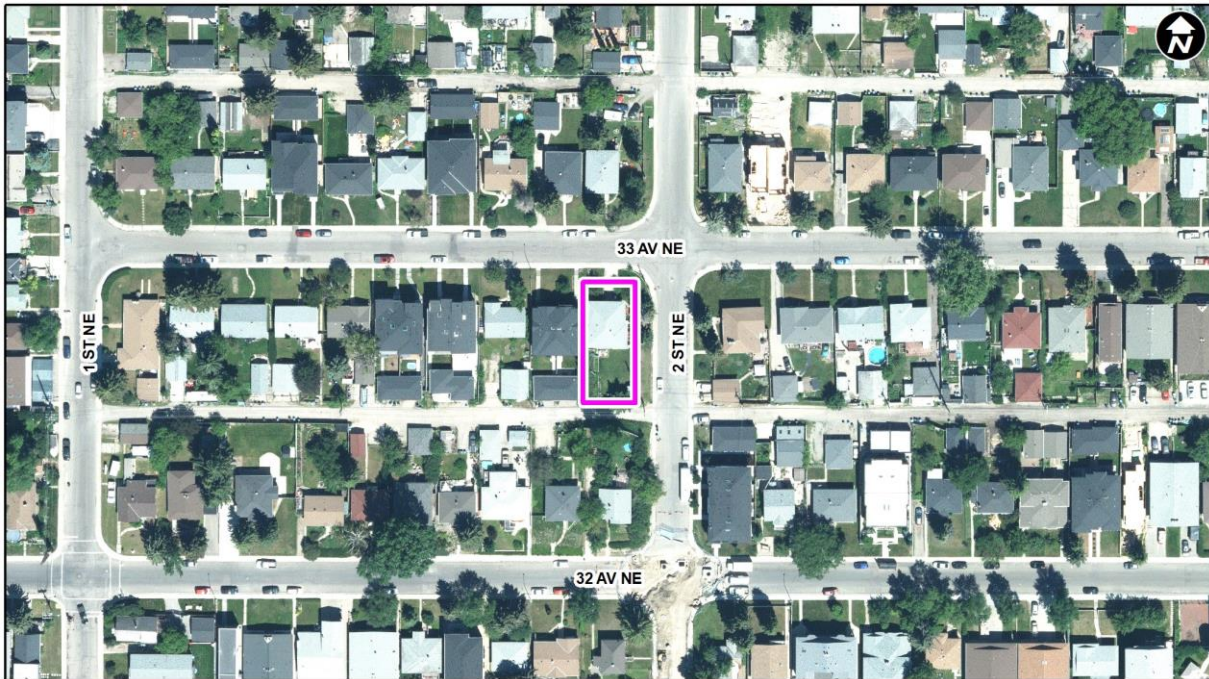
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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. 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 R-C2 District.

The proposed R-CG District allows for additional low-density housing form of townhouses and rowhouses in addition to the residential uses allowed in the R-C2 District. The R-CG 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.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG 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 not limited to:

- the layout and configuration of dwelling units and secondary suites;
- mitigation of shadowing, privacy and visual overlooking; and

- retaining walls and slope adaptation.

Transportation

Pedestrian and vehicle access to the site is currently available via 2 Street NE and 33 Avenue NE. 2 Street NE and 33 Avenue NE are both classified as Residential Roads as per the Calgary Transportation Plan. Future vehicle access to the site is available from the rear lane. On-street parking is available along both 33 Avenue NE and 2 Street NE.

This area is serviced by Calgary Transit with local and primary transit locations in close proximity. The site is approximately 400 metres (5-minute) walk to Centre Street N, which is serviced by frequent transit such as Route 300 (City Centre/BRT Airport), Route 3 (Centre ST N/Forest Lawn), and Route 301 (City Centre/301 North). Edmonton Trail NE, is approximately 250 metres (3-minute walk) away to the east. Route 4 (Huntington) and route 5 (North Haven) provide service along Edmonton Trail NE.

Pedestrian access to the site is available from the existing sidewalk along 2 Street NE and an existing on-street bikeway is located along 32 Avenue NE south of the site (approximately 50 metres away) connecting the Always Available for All Ages & Abilities (5A) Network. A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No Environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development of the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

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 [Municipal Development Plan](#) (MDP) identifies the subject site is located within the Inner City Area (Map 1: Urban Structure). The MDP recognizes the predominately low density residential nature of this area and supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The applicable MDP policies encourage redevelopment in the established communities to make more efficient use of existing infrastructure, public amenities and transit to increase climate resilience. The proposed land use amendment is in keeping with relevant policies in the MDP.

Calgary Climate Strategy (2022)

This application supports actions identified in the Net Zero Emission Buildings, Zero Emission Vehicles, and Natural Infrastructure sections (Programs A, F and K) of the [Calgary Climate Strategy – Pathways to 2050](#). Commitments described in the applicant's Climate Resilience Inventory Form (LEED GOLD certification, EV charging, solar panel usage, tree retention and permeable pavement) would be implemented at the development permit stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located within the Neighbourhood Local area as identified on Map 3: Urban Form with Limited (up to 3 storeys) scale modifier on Map 4: Building Scale in the [North Hill Communities Local Area Plan](#) (LAP). The LAP speaks to primarily residential uses in the area and encourages a range of housing types. As noted in the LAP, redevelopment with three or more units are supported in the areas near an identified Main Street (Centre Street N in this case) and where the parcel has a lane and parking can be accommodated on site. This proposal aligns with the LAP policies.