

# Background and Planning Evaluation

## Background and Site Context

The subject site is on a corner parcel situated on the southwest corner of 40 Avenue NW and Centre B Street NW, one block west of the Centre Street NW Urban Main Street (two-minute walk). The site is approximately 0.06 hectares (0.15 acres) in size with dimensions of approximately 17 metres wide by 36 metres deep, located in the northwest community of Highland Park. The site is currently developed with a single detached dwelling and a detached garage. Lane access is available to the site.

Surrounding development to the north, south and west is primarily single and semi-detached dwellings. The parcels to the south and west are designated within the Residential – Contextual One / Two Dwelling (R-C2) District and the parcels to the north are designated Multi-Residential – Contextual Low Profile (M-C1) District. Across the street to the east is the Highland Mennonite Brethren Church and to the northeast is a Commercial – Neighbourhood 1 (C-N1) District with a pharmacy and a few steps further is a fast-food restaurant. Buchanan School (Kindergarten to grade six), James Fowler High School, and the Highland Park Community Association are all within 550 metres (seven-minute walk) from the site.

## Community Peak Population Table

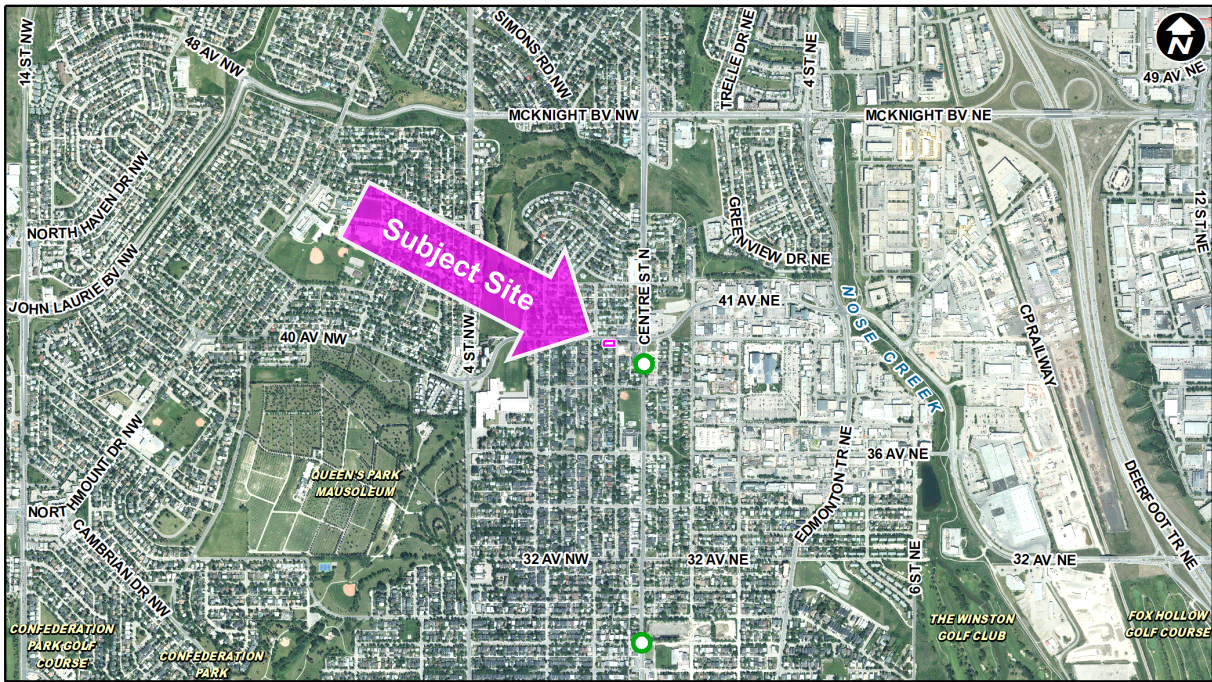
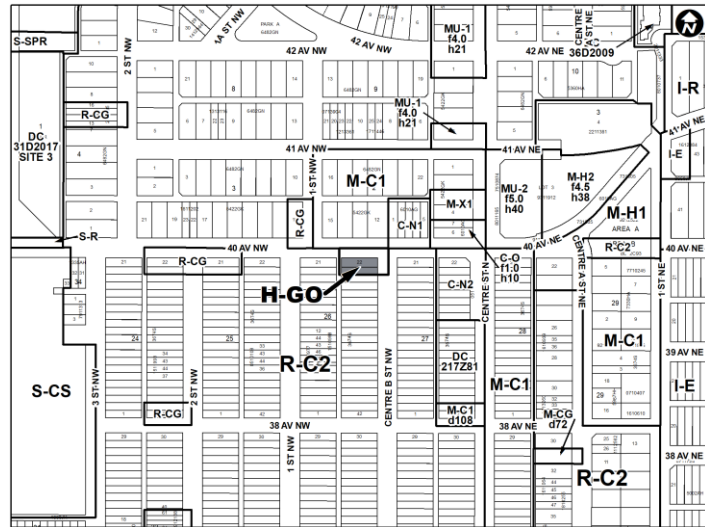
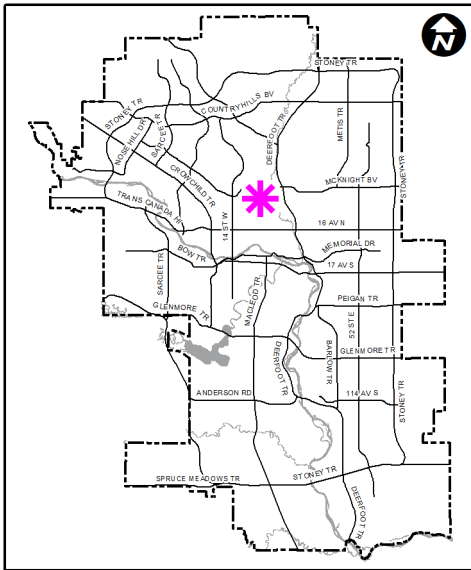
As identified below, the community of Highland Park reached its peak population in 1969.

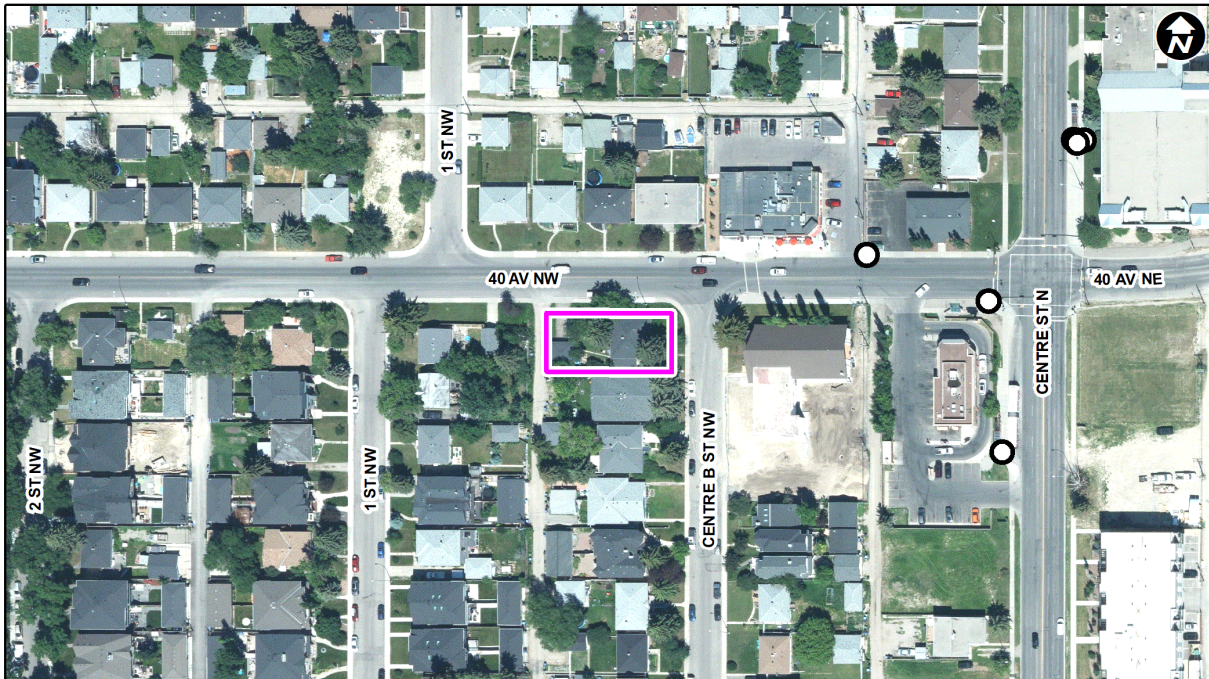
<b>Highland Park</b>	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Highland Park Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Contextual One / Two Dwelling (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 the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented developments in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings that also includes secondary suites. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite;
- a maximum floor area ratio (FAR) (the gross floor area of all buildings on a parcel divided by the area of the parcel) of 1.5; and
- a maximum building height of 12 metres.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in the Land Use Bylaw 1P2007 (LUB) under Section 1386 (d). The LUB states that

H-GO “should only be designated on parcels located within (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories”. The subject site is located on 40 Avenue NW, which is designated as a Neighbourhood Flex Urban Form Category in the North Hill Communities Local Area Plan (LAP) and is therefore eligible for H-GO designation.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given specific context of this site, additional items that may be considered at the development permit stage include, but are not limited to:

- designing the layout and configuration of dwelling units and secondary suites;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing, overlook and privacy concerns with neighbouring parcels; and
- ensuring appropriate amenity space for residents.

### **Transportation**

Pedestrian access to the site is available from the existing sidewalks on 40 Avenue NW and Centre B Street NW. An on-street bikeway exists on 40 Avenue NW which connects cyclists to the Always Available for All Ages and Abilities (5A) Network.

The subject site is well served by transit. Within 150 metres on 40 Avenue NW and Centre Street NW (two-minute walk), are multiple routes serving all directions: Route 3 (Centre Street N / Elbow Drive), 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 142 (Panorama Express), Route 300 (Bus Rapid Transit City Centre / Airport), and Route 301 (City Centre / North). As well, Centre Street NW and 40 Avenue NW is expected to be the approximate future location of a Green Line LRT Station.

The H-GO District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit, vehicular parking is to be situated on-site, with access from the lane. There are no on-street parking restrictions adjacent to the property.

A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, storm, and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit review process and Development Site Servicing Plan (DSSP) processes.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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)**

Administration's 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 the Developed Residential – 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 inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Sections 2.2.5 and 2.3.2 of the MDP identify opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. These policies include allowing for innovative and creative designs, providing an appropriate transition of intensity, and complementing the established character of the area. These sections of the MDP support growth and change in low-density neighbourhoods through redevelopment of a similar scale and built form, and developing a range of housing types including “accessory suites, semi-detached, townhouses, cottage housing, row housing and other ground-oriented housing”. An evolved range of housing types are expected to help achieve the ultimate goal of stabilizing population declines and supporting changing demographic needs of communities.

The proposed land use amendment is in alignment with the applicable policies of the MDP.

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

No specific measures have been indicated as part of this application that would apply from 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 site is subject to the [North Hill Communities Local Area Plan](#) (LAP) and is identified on Map 3: Urban Form as a Neighbourhood Flex Category and is listed as a Low – Modified (up to four storeys) as identified on the Map 4: Building Scale. Neighbourhood Flex is one of the identified areas within the LUB where the H-GO District is appropriate. The parcel is also within the 40 Avenue N Transition Zone for the 40 Avenue N Station Area. Policy consideration for being in this Transition Zone includes supporting a pedestrian friendly and transit friendly urban design, and supporting transit supportive uses and intensities.

The proposed land use amendment is in alignment with applicable policy of the LAP.