

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Highland Park and is situated on the northwest corner of 40 Avenue NW and 1 Street NW. The site is approximately 0.33 hectares (0.83 acres) in size and is approximately 91 metres wide by 36 metres deep. The subject site is made up of 6 parcels – the corner parcel (204) is designated Residential – Grade-Oriented Infill (R-CG) District and is currently undeveloped. The other 5 parcels (208, 212, 216, 220, 224) are designated Residential – Contextual One / Two Dwelling (R-C2) District and are currently developed, each with a single detached dwelling and a detached garage (with the exception of parcel 208) accessed by a rear lane along the north side of the site.

The subject site is in proximity to a range of low scale residential and commercial buildings on a diversity of land use districts. Much of the community north, east and south of the site is made up of single detached and duplex dwellings designated Residential – Contextual One (R-C1) District and R-C2 District. There are several parcels that have recently been redesignated to R-CG District on corner parcels throughout the community. The block east of the site is primarily designated Multi-Residential – Contextual Low Profile (M-C1) District and there are various commercial-oriented developments one block east of the site at the intersection of 40 Avenue NW and Centre Street N.

The subject site is located approximately 350 metres (five-minute walk) east of James Fowler High School and 370 metres (six-minute walk) northwest of Buchanan School. It is also approximately 380 metres (six-minute walk) north of the Highland Park Community Association and its affiliated amenities (playground, after school care centre, skating rink, and community garden).

Community Peak Population Table

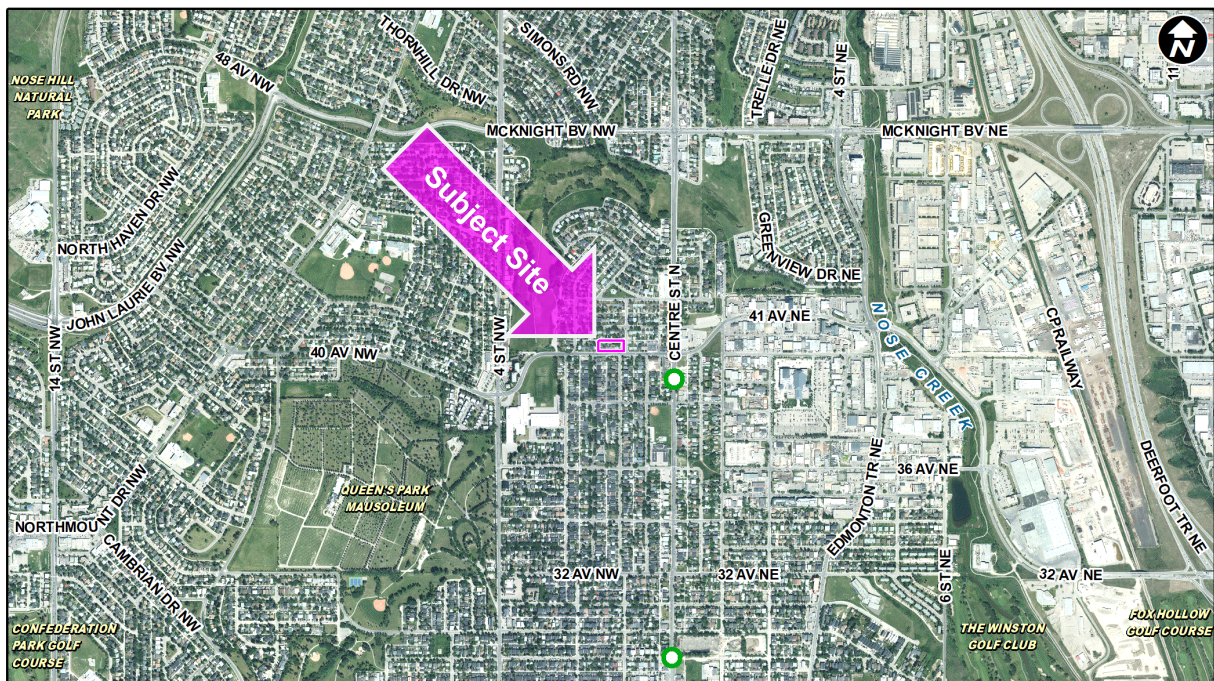
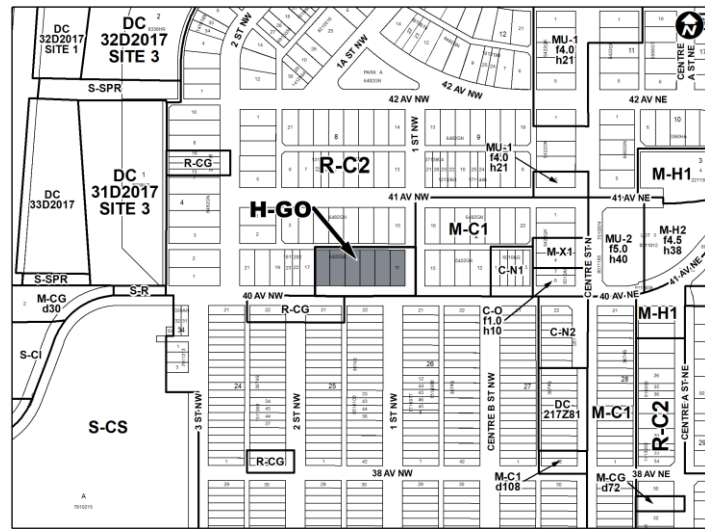
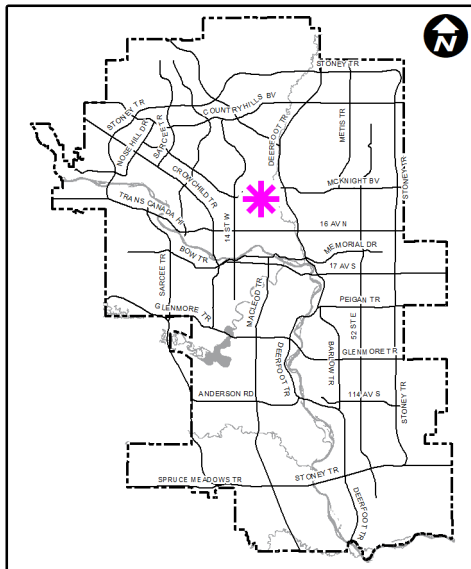
As identified below, the community of Highland Park reached its peak population in 1969.

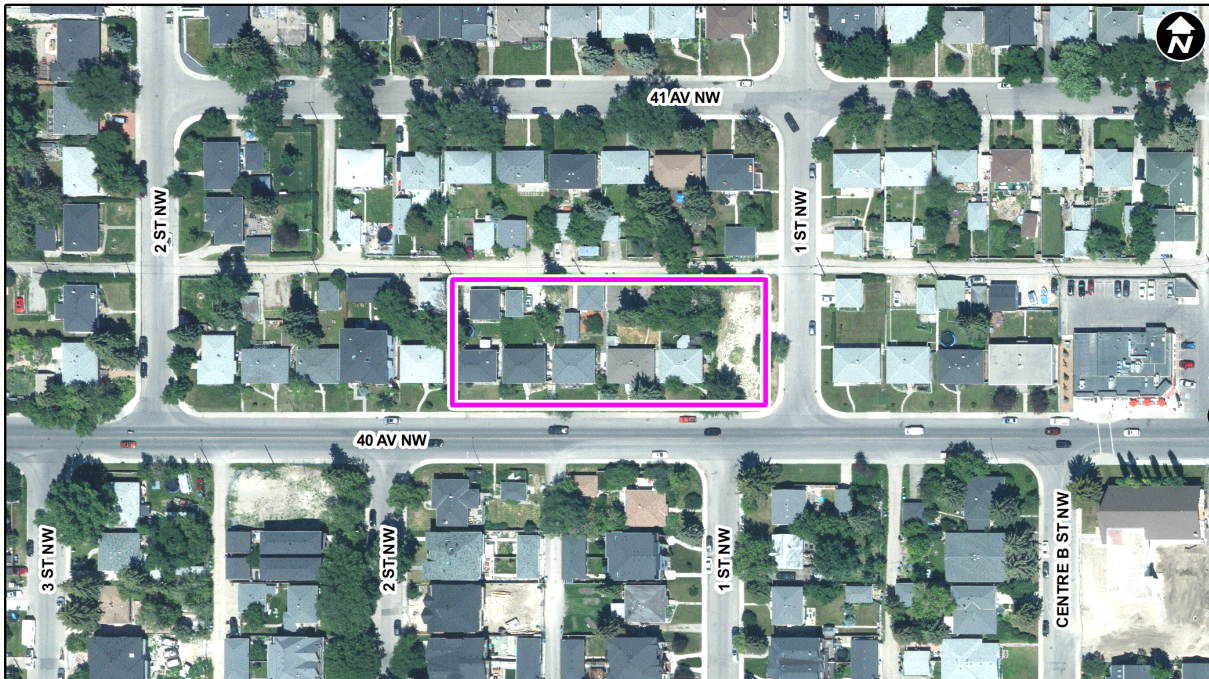
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	- 1,037
Difference in Population (Percent)	-21.3%

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 subject site is currently designated R-CG and R-C2. The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. 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 the R-C2 District.

The proposed Housing – Grade Oriented (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 and stacked townhouse units. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum Floor Area Ratio (FAR) of 1.5 that allows for a total developable area of 5012 square metres (53,948 square feet);
- 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 maximum building height of 12.0 metres; and

- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

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 the Neighbourhood Connector Urban Form Category, and is therefore appropriate for redesignation to H-GO District.

Development and Site Design

The rules of the proposed H-GO 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 site, additional items that will be considered at the development permit stage include, but are not limited to:

- ensuring an engaging built interface along both 40 Avenue NW and 1 Street NW;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including motor vehicle parking, bicycle parking and alternate mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and
- ensuring appropriate amenity space for residents.

Transportation

The subject site is in close proximity to Centre Street N, where Route 3 (Sandstone/Elbow Drive SW) and Bus Rapid Transit Routes 301 and 300 (North/City Centre and Airport/City Centre) share northbound and southbound stop locations. A northbound stop is located 220 metres (four-minute walk) and a southbound stop is located within 200 metres (three-minute walk) of the subject site.

Along 40 Avenue NW, adjacent to the parcel, Route 38 (Brentwood Station/Temple) offers service every 15 minutes during peak hours. Both the westbound and eastbound stops are located within 120 metres (two-minute walk) of the subject site.

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. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

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 [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Established area as identified in Map 1: Urban Structure. 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, rowhousing 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 the changing demographic needs of communities.

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

Calgary 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 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. The policies in the LAP support a broad range and mix of housing types, unit structures and forms. Additionally, building forms that contain three or more residential units should be supported in on higher activity streets, and where the parcel has access to a lane and appropriate parking can be accommodated on site.

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 the applicable policies of the LAP.