

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Highland Park. The site is a midblock lot fronting onto 2 Street NW, between 41 Avenue NW and 42 Avenue NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage, which is accessed by the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached residential developments designated as the Residential – Contextual One / Two Dwelling (R-C2) District. Redesignation with moderate intensification has taken place in this area on some corner lots and along busier nearby roads. Several corner parcels within 200 metres of the subject parcel are also designated as Residential – Grade-Oriented Infill (R-CG) District. There are also examples of Multi-Residential – Contextual Low Profile (M-C1) District in the immediate area.

The site is located in close proximity to schools, community amenities and green space. Greenview Industrial Area, which includes some commercial sites, is located approximately 750 metres (11-minute walk) to the east. James Fowler High School is approximately 550 metres to the south (eight-minute walk), 4 Street NW is approximately 500 metres (10-minute walk) to the west and Centre Street N, an Urban Main Street, is approximately 250 metres (five-minute walk) to the east. Transit stops are available along Centre Street N, and 4 Street NW. The intersection of Centre Street NW and 40 Avenue NW is the approximate future location of a Green Line LRT Station.

Community Peak Population Table

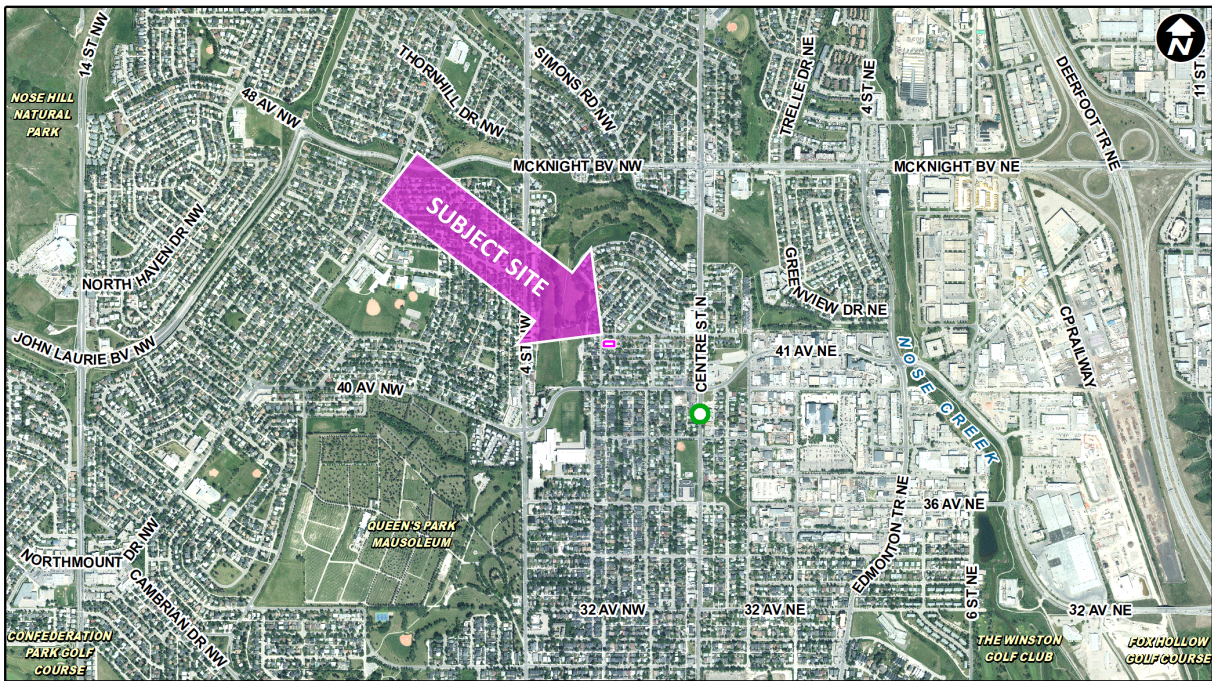
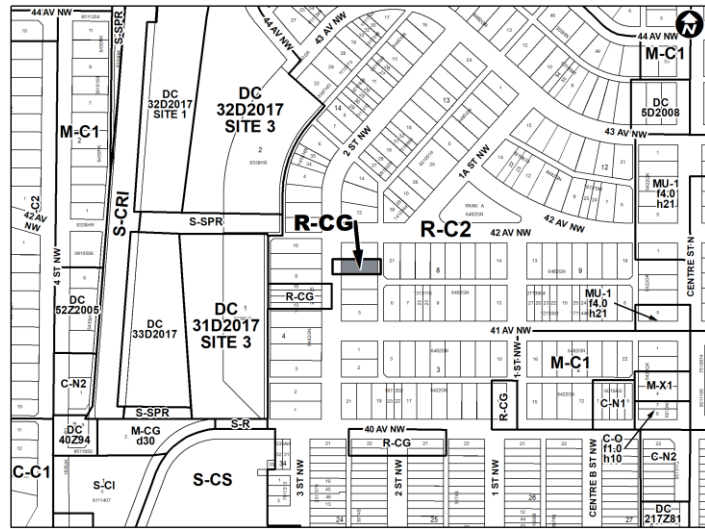
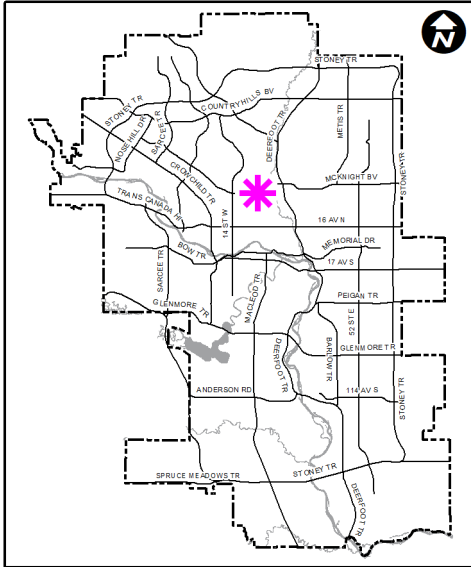
As identified below, the community of Highland Park reached its peak population in 1969.

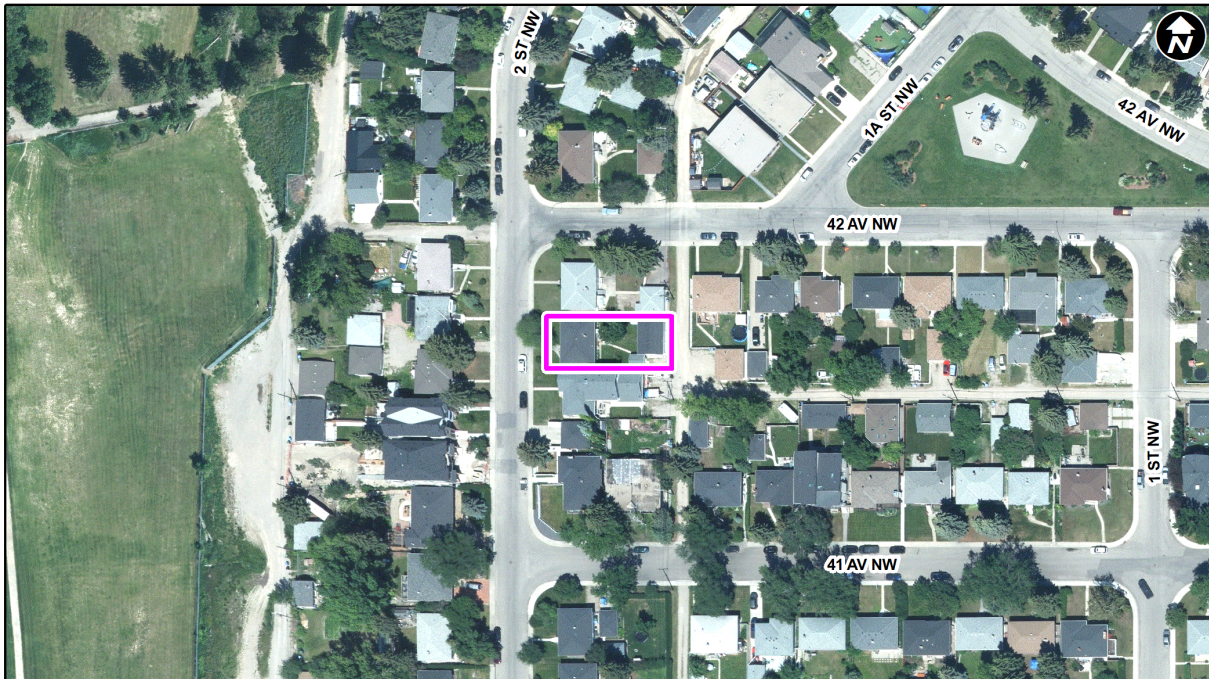
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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 the R-C2 District.

The proposed 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. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or 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 site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;

- parking and site access; and
- mitigation of shadowing and privacy impacts.

Transportation

Pedestrian and vehicle access to the site is currently available via 2 Street NW, which is classified as a Residential Road per the Calgary Transportation Plan. Both 41 Avenue NW and 42 Avenue NW are classified as Residential Roads. Future vehicle access to the site is available from the rear lane. On-street parking is available along 2 Street NW.

This area is serviced by Calgary Transit with local and primary transit locations in close proximity. The site is approximately 250 metres (five-minute walk) from 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/BRT North). 4 Street NW is approximately 500 metres (10-minute walk) to the east. Route 2 (Mount Pleasant/Killarney 17 Avenue SW) provides service along 4 Street NW. The subject site is within 600 metres of a future Green Line LRT station.

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 services 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 any development permit application.

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 – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the application complies with policies that recognize the predominantly low-density residential nature within these communities and

supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Strategy - Pathways to 2050](#). Further opportunities to align the 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 [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), allowing up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types.

The Limited building scale policies within the Neighbourhood Local category note that building forms containing three or more units are supported on parcels within transit station areas and where the parcel has a lane and parking can be accommodated on-site. The proposed land use amendment is in alignment with applicable policies of the LAP.