

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park and is a corner lot fronting onto 34 Avenue NE and Centre A Street NE. The parcel is approximately 0.08 hectares (0.21 acres) in size and approximately 23 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling with a detached garage and lane access at the rear. There are steep slope conditions along 34 Avenue NE and Centre A Street NE, which will be considered further at the development permit stage.

The surrounding development is characterized primarily by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District located near to the site along 33 Avenue NE and 2 Street NE. Most parcels located along Centre Street N are designated as Multi-Residential – Contextual Low Profile (M-C1) District and Commercial – Neighbourhood 2 (C-N2) District. Parcels to the northeast of the site are zoned as Industrial – Edge (I-E) District, Industrial – Redevelopment (I-R) District and Industrial – General (I-G) District.

The site is ideally located near community amenities, parks, schools, and commercial areas. The Buchanan Elementary School and Playground are 270 metres northwest (a five-minute walk) while the Highland Park Community Centre is 500 metres away (an eight-minute walk) northwest of the site. Centre Street North is one block west of the site and is a designated Main Street.

Community Peak Population Table

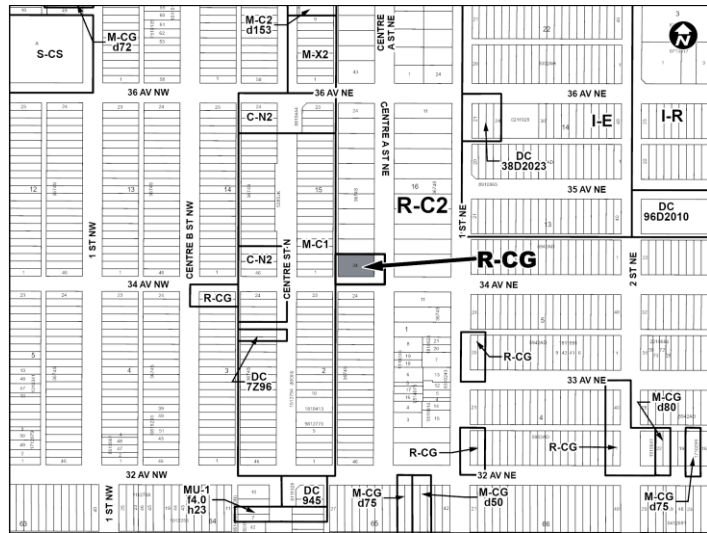
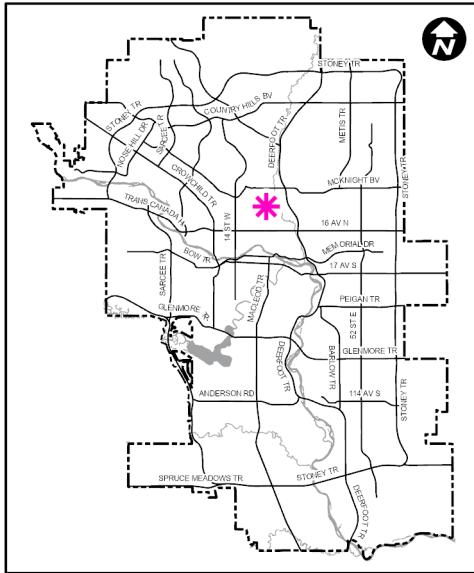
As identified below, the community of Highland Park reached its peak population in 1969.

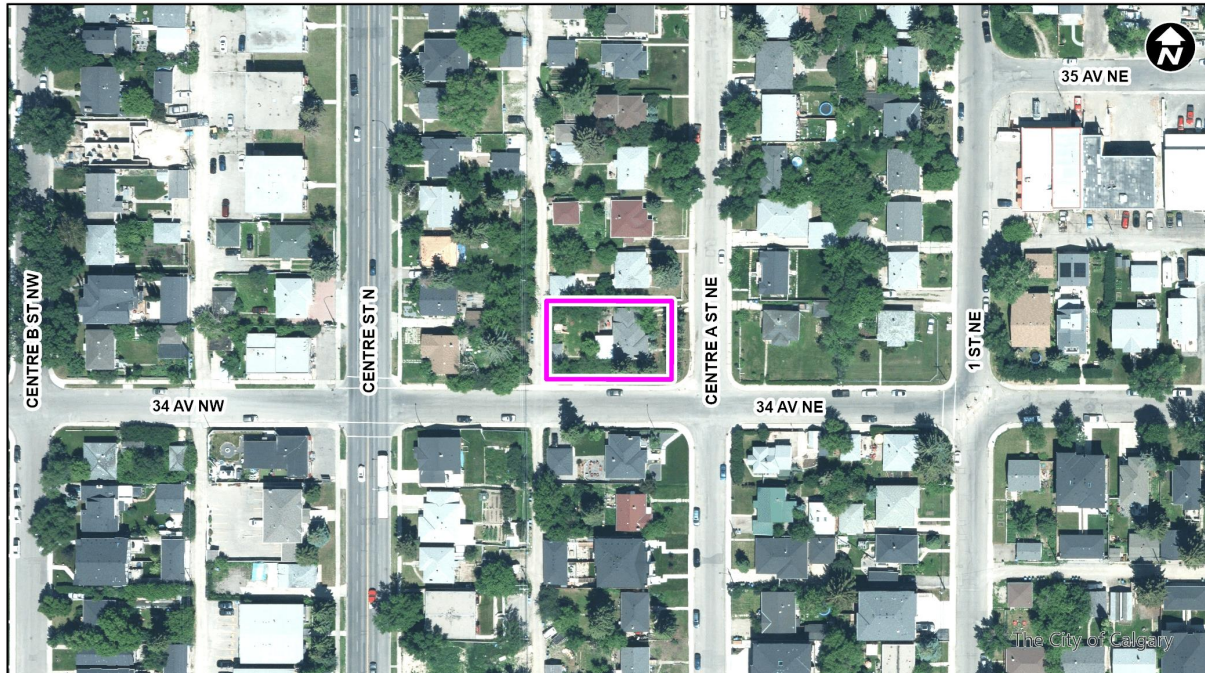
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

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 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 six 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:

- contextualizing the building massing and the relationship with adjacent residential parcels;
- providing an engaging interface with 34 Avenue NE and Centre A Street NE;
- adapting to the slope along 34 Avenue NE;
- retaining established boulevard trees; and
- mitigating shadowing and privacy.

Transportation

Pedestrian and vehicular access to the site is available from 34 Avenue NE and Centre A Street NE. All future vehicle access for the proposed development will only be permitted from the adjacent lane and reviewed in greater detail at the development permit stage. On-street parking is unrestricted along 34 Avenue NE and Centre A Street NE.

The site is well-served by biking infrastructure with the Always Available for All Ages and Abilities (5A) Network routes available along 1 Street NE (North – South) located 110 metres east (a two-minute walk) and 32 Avenue NE (East – West) located 150 metres south (a three-minute walk) and Centre Street North a recommended street bikeway located 50 metres west (a one-minute walk).

Centre Street North is classified as being part of the Primary Transit Network and is 50 metres away (a one-minute walk) from the site. Transit stops are available within 160 metres (a three-minute walk) on northbound and southbound Centre Street North (Route 3 – Sandstone/Elbow Dr SW) and along Edmonton Trail (Route 4 – Huntington and Route 5 – North Haven) are approximately 600 metres away (a 10-minute walk).

Future Greenline LRT Stations are located on Centre Street North, and at 40 Avenue NE and 28 Avenue NE, both within a 500-metre distance (an eight-minute walk).

A Transportation Impact Assessment (TIA) and parking study were not required as part of this 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 particularly in transition zones adjacent to areas designated for higher density (i.e. Neighbourhood Main Street).

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies as the application complies with relevant land use 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 Climate 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 notes that building forms containing three or more units are supported on parcels near a Main Street 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.