

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park and is a mid-block parcel on 32 Avenue NE between 1 Street NE and 2 Street NE. The parcel is approximately 0.08 hectares ± (0.19 acres ±) in size and is approximately 22 metres wide and 35 metres deep. The parcel is currently developed with a single detached dwelling and lane access is available along the north side of the site.

The subject is currently designated Residential – Contextual One / Two Dwelling (R-C2) District and is surrounded by single detached dwellings and duplex dwellings also designated R-C2 District. To the east and west of the site, on the corners of 1 Street NE and 2 Street NE, are parcels that were redesignated to Residential – Grade-Oriented Infill (R-CG) District. A variety of Multi-Residential parcels are located 90 meters (a two-minute walk) of the subject parcel.

The site is located approximately 400 metres (a four-minute walk) from the Georges P. Vanier School, a Calgary Board of Education Grade 6 to Grade 9 school, and 600 metres (a nine-minute walk) from Buchanan School, a Calgary Board of Education Kindergarten to Grade 6 school. Shops, restaurants, and other commercial services are located near the subject site along the Urban Main Streets of Edmonton Trail NE and Centre Street N. The subject site is located approximately 300 metres (a four-minute walk) west of Edmonton Trail NE and 230 metres (a three-minute walk) east of Centre Street N.

Community Peak Population Table

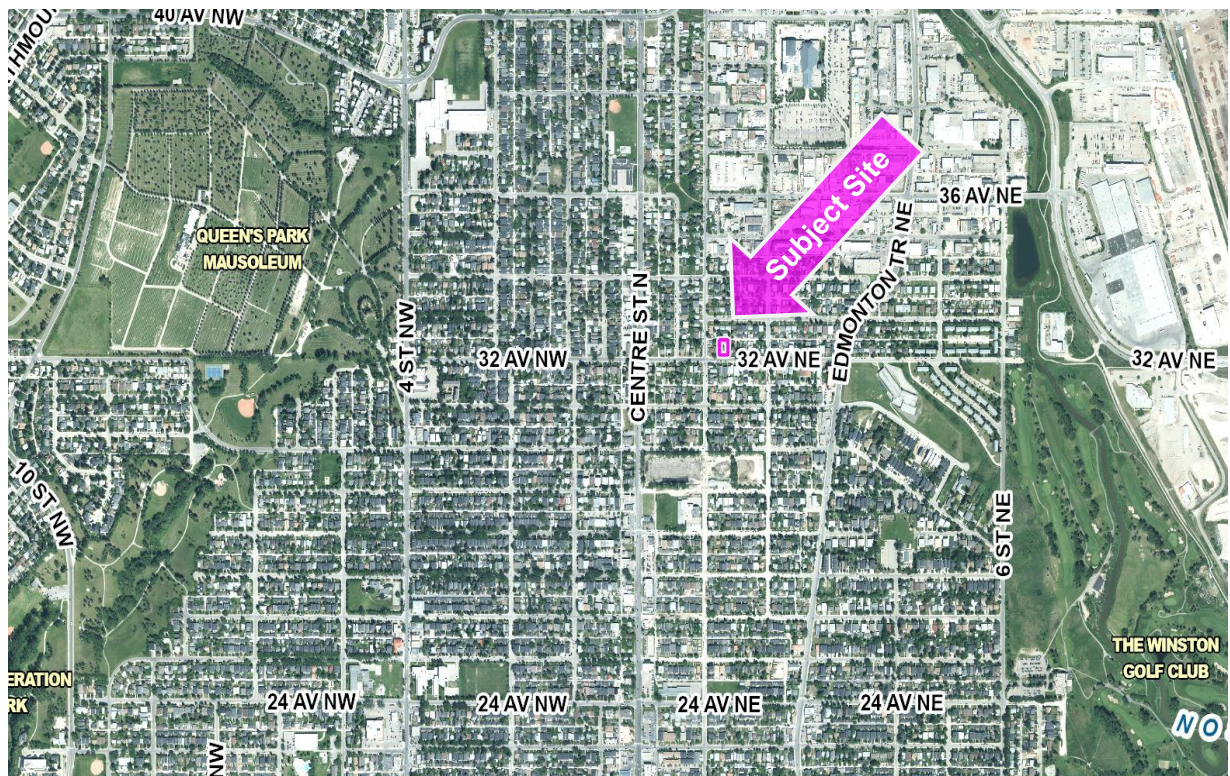
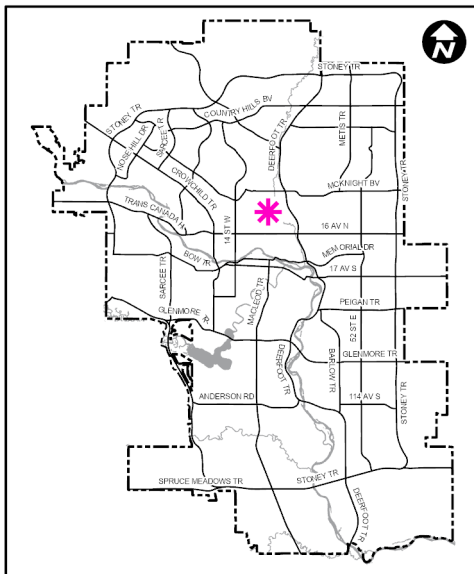
As identified below, the community of Highland Park reached its peak population in 1969.

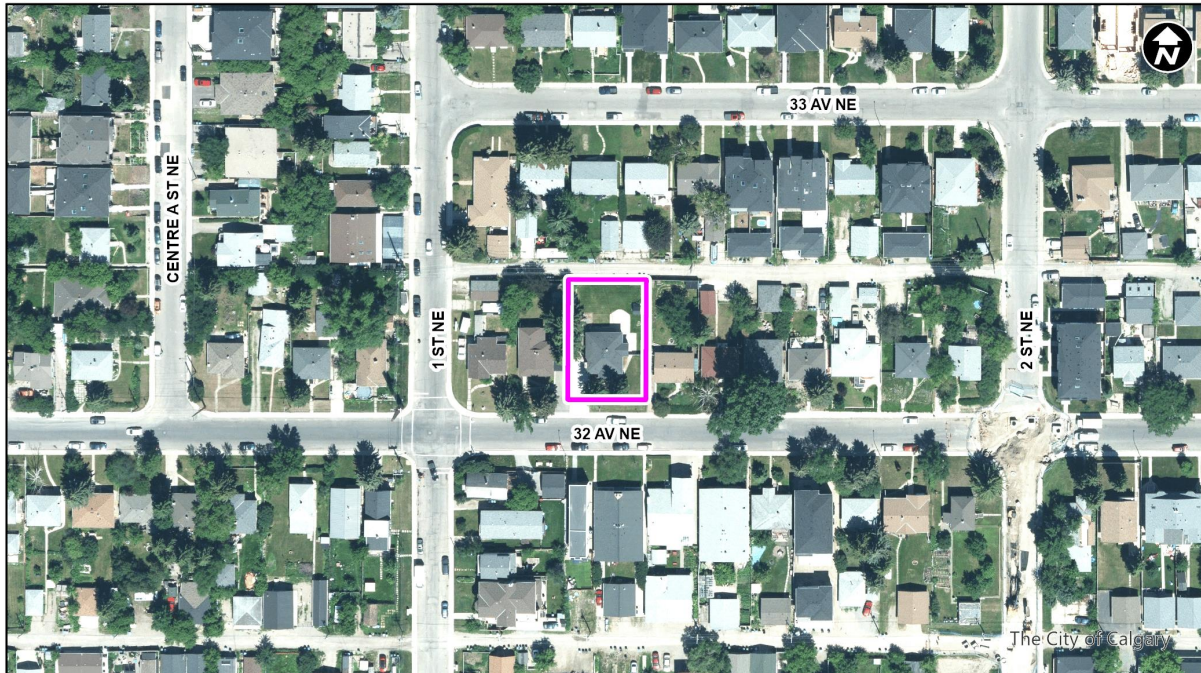
Highland Park	
Peak Population Year	1969
Peak Population	4, 875
2019 Current Population	3,383
Difference in Population (Number)	-1,492
Difference in Population (Percent)	- 21.27%

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 a low-density residential designation applied to developed areas that 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 is a low-density residential designation that is applied to developed areas that allows for a range of 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 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 the allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

The Housing – Grade Oriented (H-GO) District was considered as a potential land use for the subject site, however, it does not meet the location criteria for the district. The subject site is neither in the Neighbourhood Connector nor in the Neighbourhood Flex Urban Form Categories as outlined in the *North Hill Communities Local Area Plan*.

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 mid-block 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;
- access and parking provisions; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 32 Avenue NE and 1 Street NE.

An existing on-street bikeway, a part of the Always Available for All Ages and Abilities (5A) Network, is located along 32 Avenue NE and 1 Street NE, supporting access to and from the site by alternative transportation modes.

The subject site is well served by Calgary Transit. Transit stops are available within 230 metres (a three-minute walk) on Centre Street N (Route 3 – Centre Street N and Route 64 – City Centre). The subject site is also located within 300 metres (a four-minute walk) from Edmonton Trail NE where Bus Route 5 (North Haven) and Route 4 (Huntington) are located.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future 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 [Municipal Development Plan](#) (MDP) identifies the subject site as being located within the Developed Residential – Inner City Area (Map 1: Urban Structure). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. The proposal is in keeping with relevant MDP policies as the proposed R-CG District provides for a modest increase in

density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Strategy - Pathways to 2050](#). The proposed redesignation does, however, provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. 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 [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local urban form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Policies in the LAP allow for a broad range and mix of housing types, unit structures and forms. Several policies lay out conditions under which building forms that contain three or more residential units should be supported, including sites within transit station areas, sites near or adjacent to an identified 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 the applicable policies of the LAP.