

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Highland Park. It is a mid-block parcel facing Centre B Street NW, one block south of 40 Avenue NE and one block west of Centre Street N, which is an Urban Main Street as identified in the *Municipal Development Plan* (MDP). The site is approximately 0.06 hectares (0.14 acres) in size with dimensions of approximately 15 metres wide by 36 metres deep. 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 north, south and west are designated Residential – Contextual One / Two Dwelling (R-C2) District. The parcels to the east are Direct Control (DC) District ([Bylaw 217Z81](#)), the parcels to northeast are Commercial – Neighbourhood 2 (C-N2) District facing Centre Street N and 40 Avenue NW, and the parcels to the southeast and across Centre Street N are Multi-Residential – Contextual Low Profile (M-C1) District.

Highland Park has a range of services, commercial businesses and amenities to meet day-to-day needs of the residents. This includes the Highland Park Community Association building and park located approximately 300 metres (a five-minute walk) to the southwest, Buchanan School (K-6) approximately 250 metres (a four-minute walk) south, James Fowler High School (10-12) approximately 450 metres (a seven-minute walk) to the west, a pharmacy and two restaurants located approximately 140 metres (a two-minute walk) north.

Community Peak Population Table

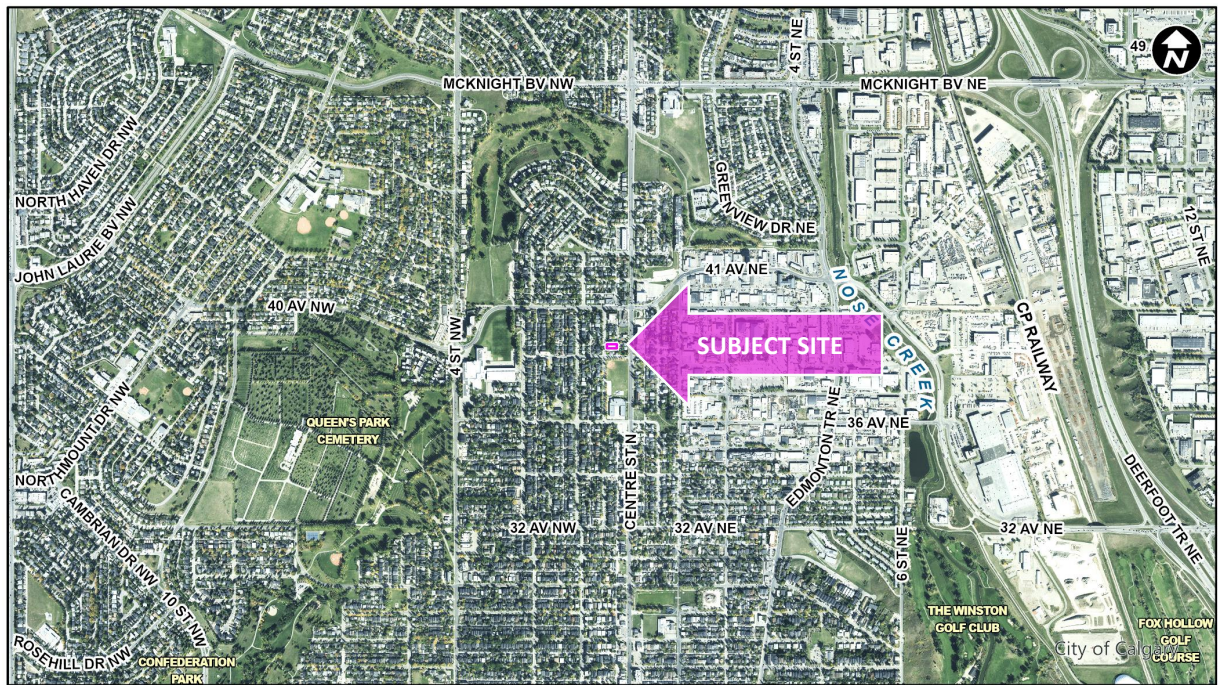
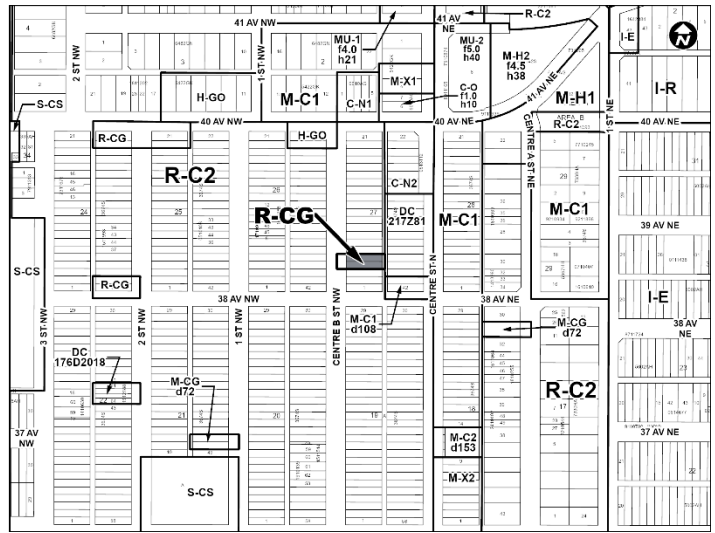
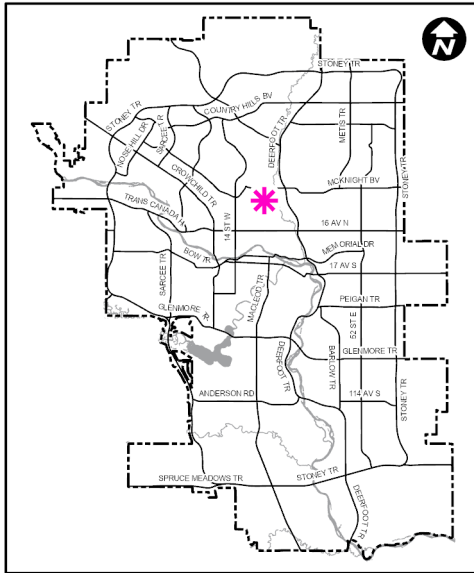
As identified below, the community of Highland Park reached its peak population in 1969.

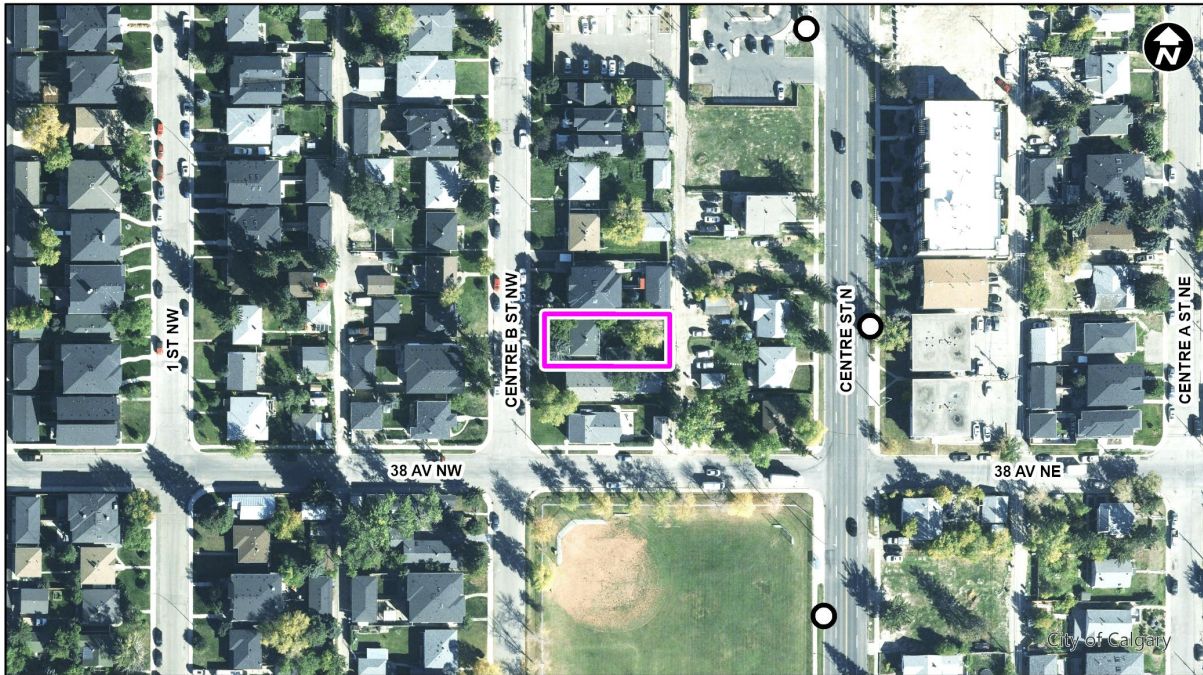
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District. The applicant has elected to proceed with this application for a decision at the July 16 Public Hearing in advance of 21P2024 taking effect on August 6.

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 density 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 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 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 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 and secondary suites;
- access and parking provisions;
- ensuring an engaging built interface along adjacent streets;
- mitigating shadowing, overlooking and privacy concerns; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian and vehicular access to the site is available from Centre B Street NW. Direct vehicular access to the site will be from the rear lane, accessed from 38 Avenue NE. On-street parking adjacent to the parcel is presently unrestricted. Regarding the Always Available for All Ages and Abilities (5A) Network, future on-street bikeways will be on 38 Avenue NE and Centre Street N and existing on-street bikeways are on 3 Street NW, 40 Avenue N, and 1 Street NE.

The site is near high-quality Transit service. Transit stops are located on Centre Street and 38 Avenue N. Route 3 (Sandstone/Elbow Drive) provides access to downtown and is located approximately 75 metres (a one-minute walk) from the site. A future Green Line LRT station will be located on Centre Street at 40 Avenue N. This station will be located approximately 150 metres (a two-minute walk) from the site.

A Transportation Impact Assessment was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer lines are available to serve future development on the site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of the 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 site is located within the Developed Residential – Established area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the relevant land use policies that support and encourage modest redevelopment at appropriate densities and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network. The proposed land use amendment is in alignment with the relevant policies in the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing the following as part of a future development permit application:

- LEED Gold certification (Program H: Focus land use planning to prioritize zero emissions city design);
- preserve large size trees and plant new trees and shrubs (Program K: Natural infrastructure); and
- permeable pavement (Program K: Natural infrastructure).

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the site in the Neighbourhood Local category (Map 3: Urban Form), with a Limited building scale modifier (Map 4: Building Scale) which allows for up to three storeys. The LAP speaks to a broad 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 activity centres, on higher activity streets and where the parcel has rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policies of the LAP.