

Background and Planning Evaluation

Background and Site Context

The site is located mid-block on the north side of 32 Avenue NW, approximately 70 metres east of 4 Street NW in the community of Highland Park. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The site fronts onto 32 Avenue NW and has access via a lane from the north. The property currently contains a single detached dwelling and detached garage.

Surrounding development consists of single and semi-detached dwellings (Residential – Contextual One / Two Dwelling (R-C2) District) with nearby Commercial – Community 2 (C-C2) District to the southwest and Multi-Residential – Contextual Low Profile (M-C1) District to the southeast. The site is within 85 metres (a two-minute walk) of bus stops and within 150 metres (a three-minute walk) of Queens Park Cemetery, a shopping plaza and a place of worship.

The site benefits from convenient pedestrian access via adjacent sidewalks, proximity to pathways within Queens Park Cemetery, nearby bikeways on 3 Street NW, 32 Avenue NW, transit stops on 4 Street NW and Centre Street North, and convenient vehicular access to downtown Calgary.

Community Peak Population Table

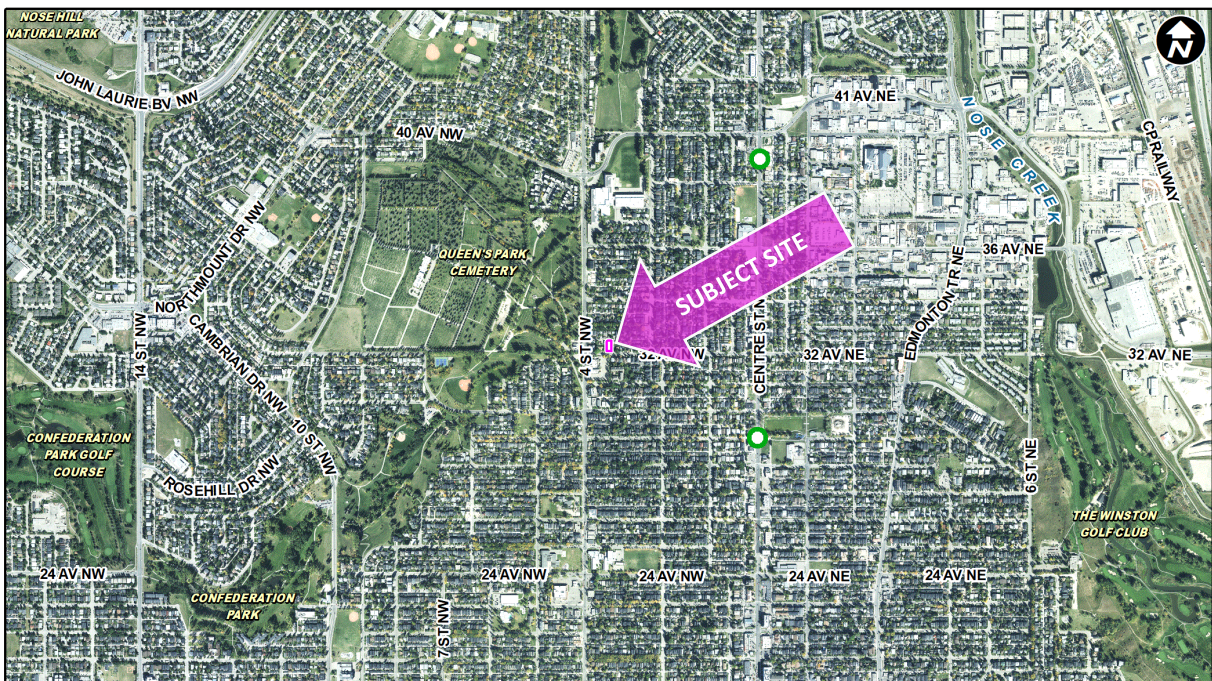
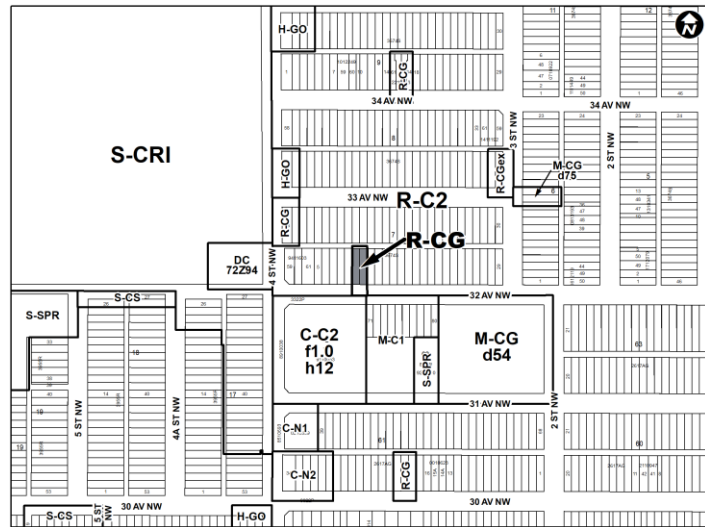
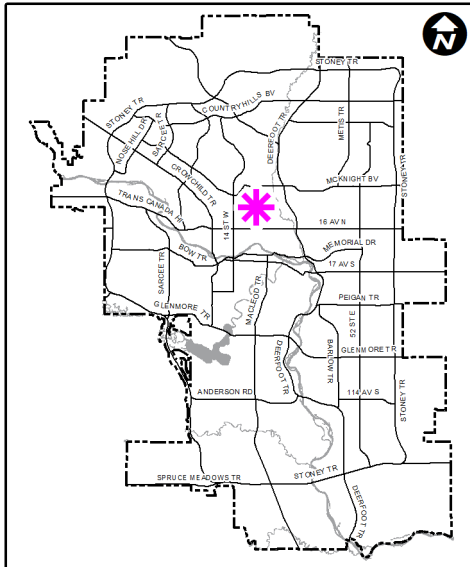
As identified below, the community of Highland Park reached its peak population in 1969.

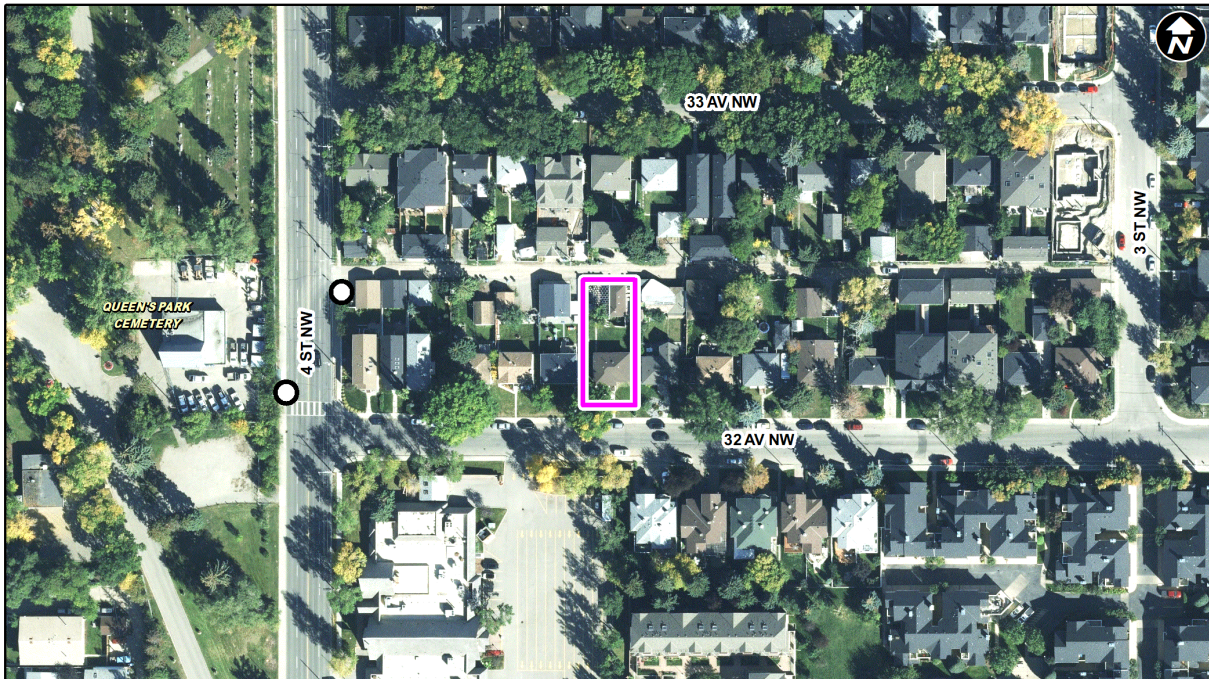
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

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 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;
- ensuring an engaging built interface along the adjacent street;
- mitigating shadowing, overlooking and privacy concerns;
- access and parking provisions; and
- landscaping and amenity space.

Transportation

Pedestrian and vehicular access to the site is available via a rear lane, and 32 Avenue NW which is classified as a Collector Road. There are no restrictions to on-street parking nearby. The Always Available for All Ages and Abilities (5A) Network indicates on-street bikeways can be accessed on 32 Avenue NW and 3 Street NW.

The area is served by Calgary Transit Routes 2 (Mount Pleasant/Killarney 17 Av) (85 metres west, a two-minute walk) and 3 (Sandstone/Elbow Dr SW) (535 metres, a nine-minute walk). The site is also within 680 metres (a 12-minute walk) of Route 300 BRT Airport/City Centre and Route 301 BRT North/City Centre, and the future 28 Avenue North Green Line LRT Station.

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, sanitary and storm sewer are available to serve future development on the subject site. Details of 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 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) identified the subject site as being part of the Neighbourhood Local Category (Map 3: Urban Form) with a Limited building scale modifier, which allows for up to three storeys (Map 4: Building Scale). The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The policies within the Neighbourhood Local category notes that building forms containing three or more units are supported where the parcel has a rear lane and can accommodate parking on site. The proposed land use amendment is in alignment with the applicable policies of the LAP.