

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park and is comprised of two midblock parcels that front onto Centre A Street NE. The site is approximately 0.11 hectares (0.27 acres) in size and is approximately 37 metres wide by 30 metres deep. The parcels are currently developed with two single detached dwellings with front driveway access from Centre A Street NE.

Surrounding development is characterized primarily by residential development designated as Residential – Grade-Oriented Infill (R-CG) District and northwest of the site are parcels designated as Multi-Residential – Contextual Low Profile (M-C1) and Multi-Residential – Contextual Grade-Oriented (M-CG) Districts. Parcels located east of the site are within the Greenvue Industrial Park and are designated as Industrial – Edge (I-E), Industrial – Redevelopment (I-R), Industrial – Commercial (I-C) and Industrial – General (I-G) Districts.

The site is located near parks, schools and commercial uses. Buchanan Elementary School and Playground are 350 metres west (a six-minute walk) away and James Fowler High School is 550 metres (an eight-minute walk) west of the site. The Centre Street North Urban Main Street is located 150 metres west (a three-minute walk) with parcels designated as Commercial – Neighbourhood 2 (C-N2) and Multi-Residential – Medium Profile Support Commercial (M-X2) Districts.

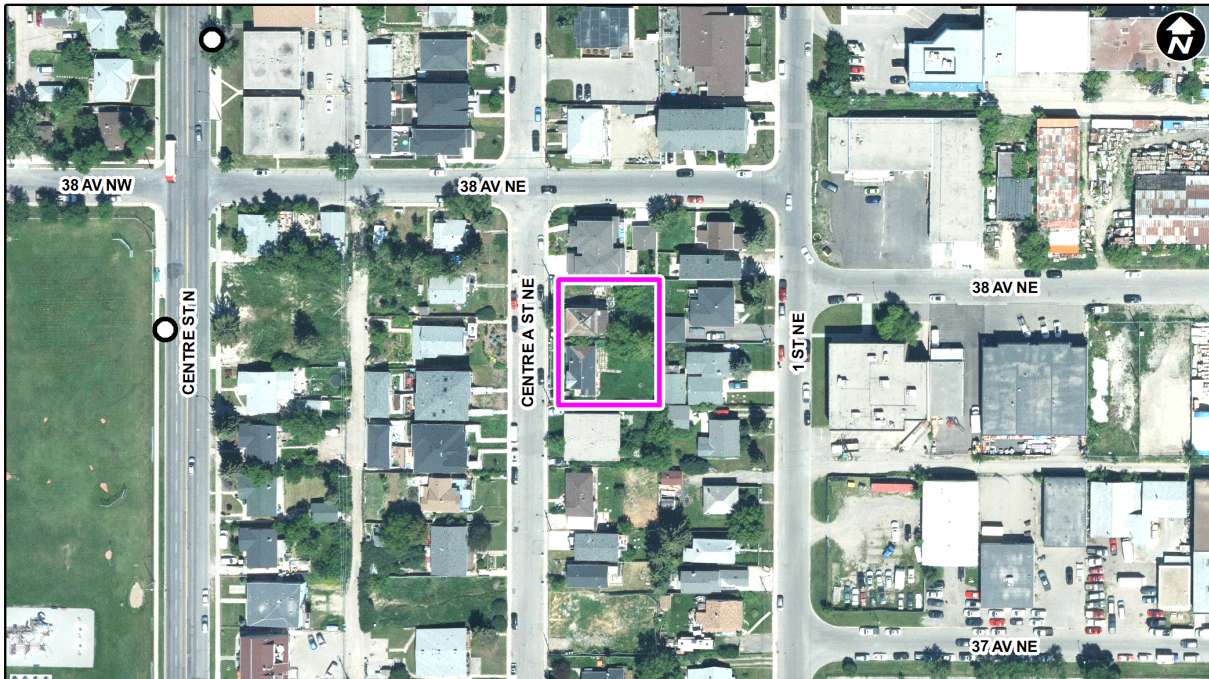
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is primarily for grade-oriented development in the form of rowhouse buildings, townhouses, duplex and semi-detached dwelling and cottage housing clusters. This District allows for a maximum building height of 11 metres and a maximum allowable density of 75 units per hectare. Based on the subject site parcel area, this would allow for up to eight dwelling units. Secondary suites are a permitted use within the R-CG District.

The proposed M-C1 District allows for multi-residential development in a variety of forms with low height and medium density. The M-C1 district allows for a maximum building height of 14 metres and maximum density of 148 units per hectare. Based on the subject site parcel area, this would allow for up to 15 dwelling units.

Secondary suites are a permitted use within the M-C1 District and do not count towards allowable density. The site is in close proximity to a future Green Line station located at Centre Street North and 40 Avenue NE, which is approximately 220 metres (a four-minute walk) north of the site.

Development and Site Design

The rules of the proposed M-C1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Given the context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- building massing and interface with adjacent residential parcels;
- pedestrian access and enhancements to the public realm;
- addressing slope conditions along Centre A Street NE; and
- interface with Centre A Street NE.

Transportation

Pedestrian access to the subject site is available from the existing sidewalks along Centre A Street NE. Unrestricted on-street parking is available along Centre A Street NE.

The nearest available transit stop offers several routes including Route 300 (BRT Airport/City Centre), Route 301 (BRT North/City Centre) and Route 3 (Sandstone/Elbow Dr SW) located along Centre Street North and is approximately 350 metres (a six-minute walk) away.

The Always Available for All Ages and Abilities (5A) Network is available through a shared lane located along 1 Street NE and is approximately 130 metres (a two-minute walk) to the east. The site is 260 metres south (a four-minute walk) of the regional pathway and an existing on-street bikeway located along 41 Avenue NE.

The site is within the Transit Oriented Development (TOD) area given its proximity to a future Green Line station (40 Avenue) and existing Bus Rapid Transit (BRT) lines. High-quality pedestrian connections will apply to this development as per TOD policies.

A Transportation Impact Assessment (TIA) was 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 the 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 and Main Streets – Urban Main Street 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 that is similar in built form and scale. Additional policy for Main Streets emphasizes a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses.

The proposal is in keeping with relevant MDP 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. This application proposes an addition of a multi-residential development of low height and medium density which aligns with the intent of the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways](#) to 2050 program and actions. 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 category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks primarily to residential uses in the area and encourages a range of housing types. The Low building scale policies notes that these areas may accommodate developments that are six storeys or less in forms such as stacked townhouses. The proposed land use is in alignment with applicable policy of the LAP as the site is within the 40 Avenue N Transit Station Area, a short walking distance to an Urban Main Street and aligns with the Low building scale modifier by maintaining building heights under six storeys.