

Background and Planning Evaluation

Background and Site Context

The site is comprised of three parcels, 4016, 4020 and 4024 – 3 Street NW, which are located on the south side of 40 Avenue NW and on the east side of 3 Street NW. The combined parcel area is approximately 0.17 hectares (0.43 acres) and are approximately 16 metres wide by 37 metres deep. The sites front onto 3 Street NW and have access via a lane from the east. Two parcels currently have driveways accessed from 3 Street NW. The properties currently contain existing single detached dwellings and detached garages.

Surrounding development is generally characterized by a mix of single detached dwellings, semi-detached dwellings, and new rowhouses to the east along 40 Avenue NW. Parcels to the north, west and south are currently designated Residential – Contextual One / Two Dwelling (R-C2) District, which permits a maximum of two dwelling units. An adjacent parcel to the east is designated Residential – Grade-Oriented Infill (R-CG) District and parcels further east and on the north side of 40 Avenue NW are designated Housing – Grade Oriented (H-GO) District.

Community Peak Population Table

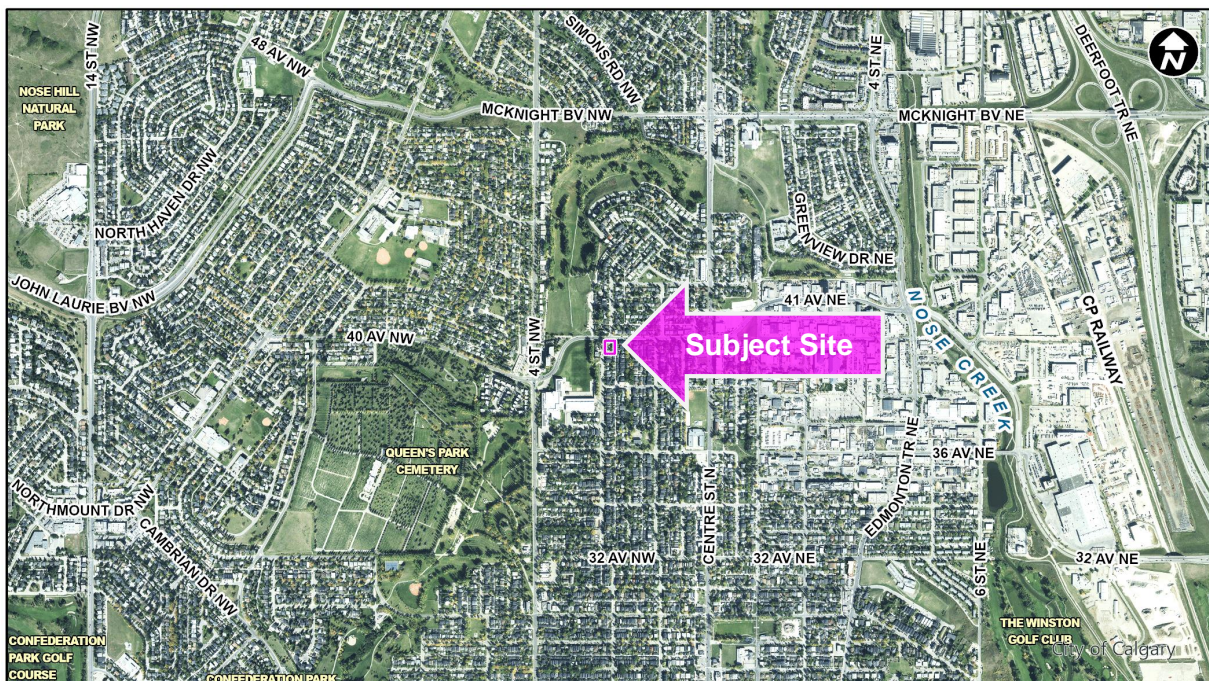
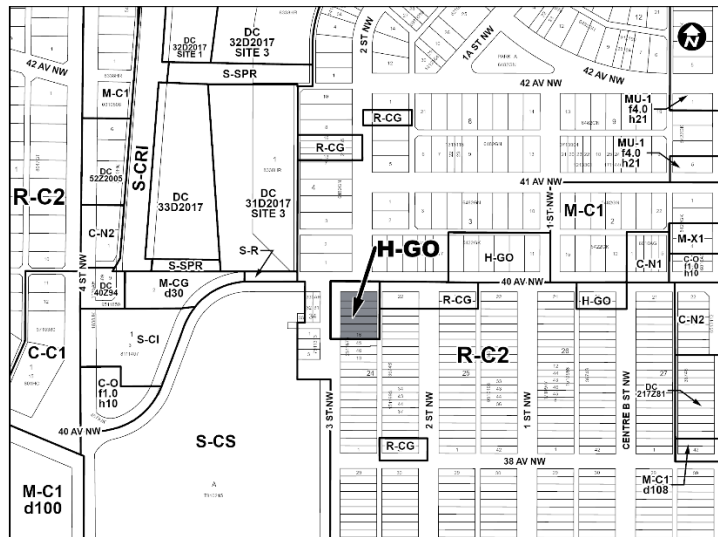
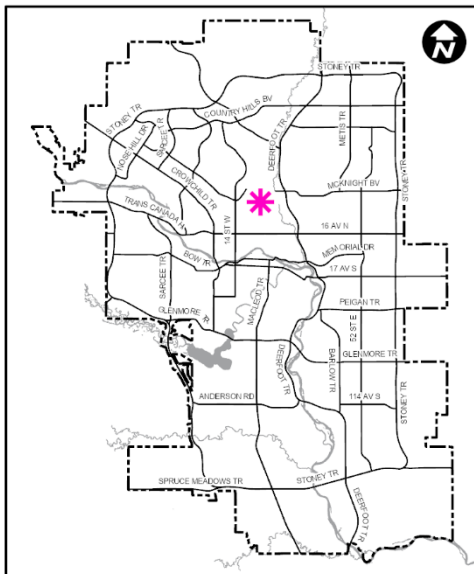
As identified below, the community of Highland Park reached its peak population in 1969.

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 citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and 4024 and 4020 – 3 Street NW will be redesignated to the Housing – Grade Oriented (H-GO) District, and 4016 – 3 Street NW will be redesignated to Residential – Contextual Grade-Oriented Infill (R-CG) District. The applicant has elected to proceed with this application for a decision at the 2024 September 10 Public Hearing.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (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 Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented housing forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height setbacks and amenity space that are intended to decrease massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended to be designated on parcels within the Inner City Area and in an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex urban form categories. The site is located within a Neighbourhood Flex urban form category within the *North Hill Communities Local Area Plan* (LAP).

Development and Site Design

If approved by Council, the rules of the proposed H-GO 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 corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 40 Avenue NW and 3 Street NW;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; and
- amenity space.

Transportation

Pedestrian and vehicular access to the site is available via 3 Street NW, 40 Avenue NW and via the rear lane. 3 Street NW and 40 Avenue NW are classified as Residential Streets according to the Calgary Transportation Plan. Access to the Always Available for All Ages and Abilities (5A) Network is available via an on-street bikeway located on 3 Street NW and 40 Avenue NW.

The area is well served by Calgary Transit. The Route 2 (Mount Pleasant/Killarney 17 AV SW) (300 metres, a six-minute walk), Route 3 (Sandstone/Elbow Drive SW) (370 metres, a six-minute walk), Route 38 (Brentwood Station/Temple) (200 metres, a three-minute walk), Route 62 (Hidden Valley Express), Route 64 (MacEwan Express) Route 116 (Coventry Hills Express) (350 metres, a six-minute walk), and Route 142 (Panorama Express) are all located within close proximity of the subject site.

A Transportation Impact Assessment was not required in support of this 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 policy 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 the future development permit application:

- LEED GOLD certification (Program H: Focus land use planning to prioritize zero emissions city design);
- Preserve mature vegetation (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 as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low – Modified building scale modifier, which allows for up to four storeys (Map 4: Building Scale). The LAP speaks to a mix of commercial and residential uses, where buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, residential uses and light industrial uses on the ground floor. This category was applied to corridors in the community that have a commercial character, in areas where commercial development would be appropriate, areas adjacent to Neighbourhood Commercial nodes and corridors. The proposed land use amendment is in alignment with the applicable policies of the LAP.