

Background and Planning Evaluation

Background and Site Context

The subject site is on a corner parcel located in the community of Highland Park at the northeast corner of 4 Street NW and 33 Avenue NW. The site is approximately 0.07 hectares (0.16 acres) in size and is approximately 18 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a rear detached garage. There is a gravel rear lane to the north.

Surrounding development to the north, south and east is primarily single and semi-detached dwellings with some low-scale multi-residential and commercial developments to the south between 31 and 32 Avenue NW. To the north and south along 4 Street NW recent redevelopment includes rowhouse and townhouses developed under the Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) District. To the west of 4 Street NW are Queens Park Cemetery and Confederation Park offering access to significant open spaces and a variety of recreation opportunities.

There are three schools in close proximity to the site:

- James Fowler High School is 500 metres (seven-minute walk) to the north;
- Buchanan Elementary School is 850 metres (11-minute walk) to the east; and
- École Francophone Public Du North-Est De Calgary is 850 metres (11-minute walk) to the south.

In addition to the local school parks, other recreation and community amenities include:

- Horsy Park and the Mount Pleasant outdoor rink are 500 metres (seven-minute walk) to the southwest;
- Highland Park Community Centre is 650 metres (nine-minute walk) to the north; and
- North Mount Pleasant Arts Centre is 700 metres (10-minute walk) to the south.

The 4 Street NW Neighbourhood Main Street begins one block south of the subject site and includes a range of local commercial services.

Community Peak Population Table

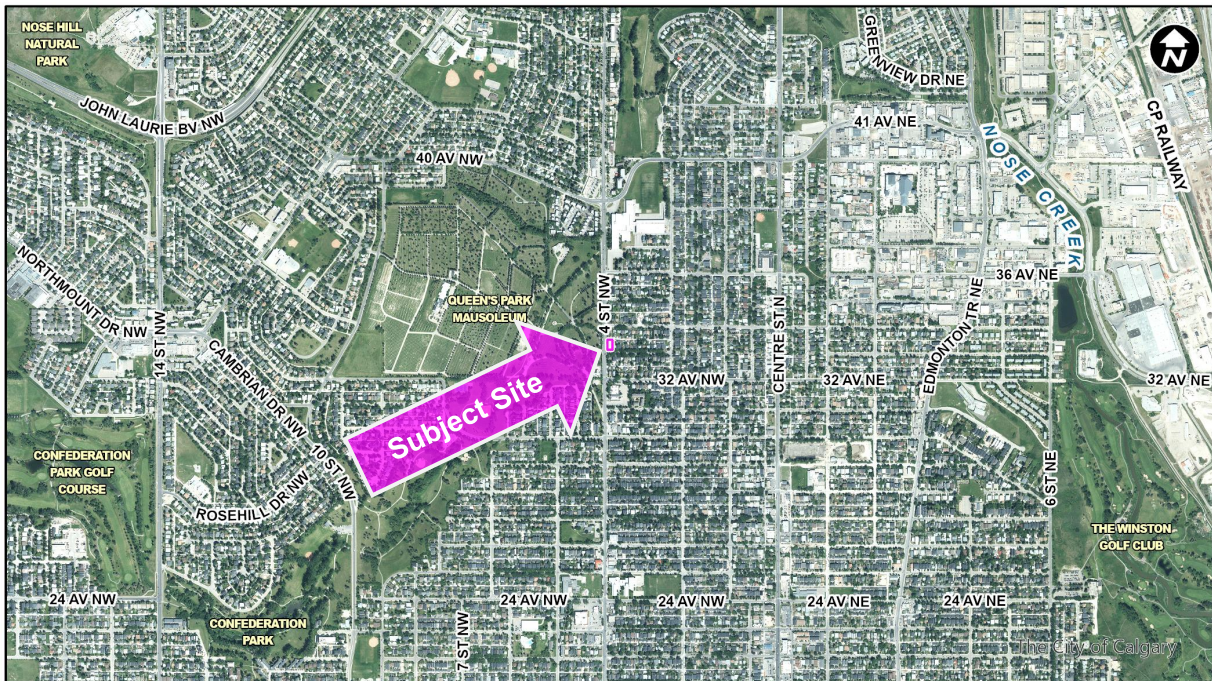
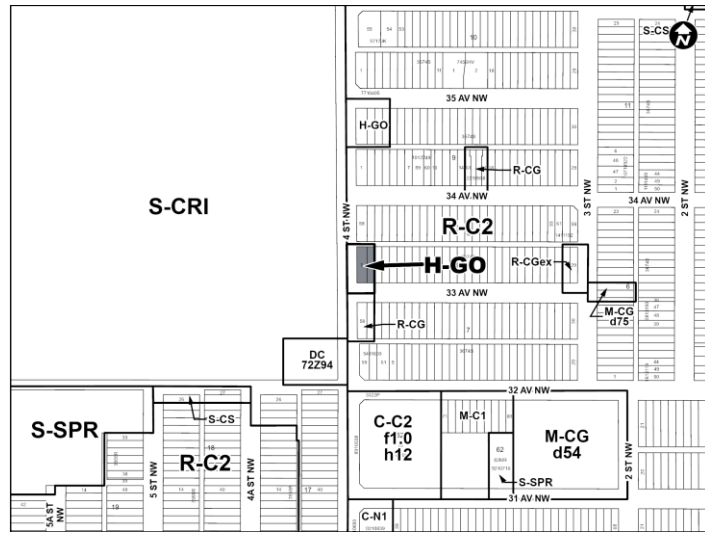
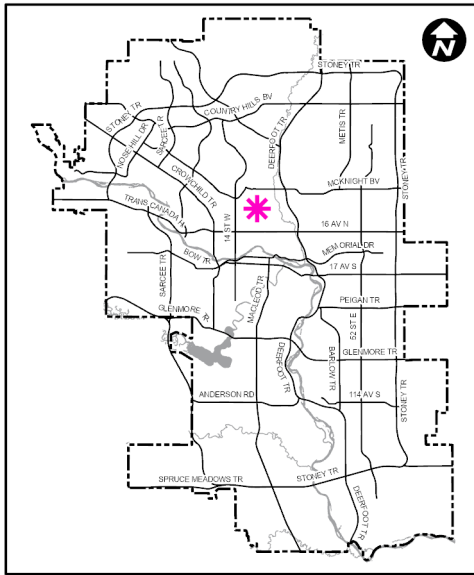
As identified below, the community of Highland Park reached its peak population in 1969.

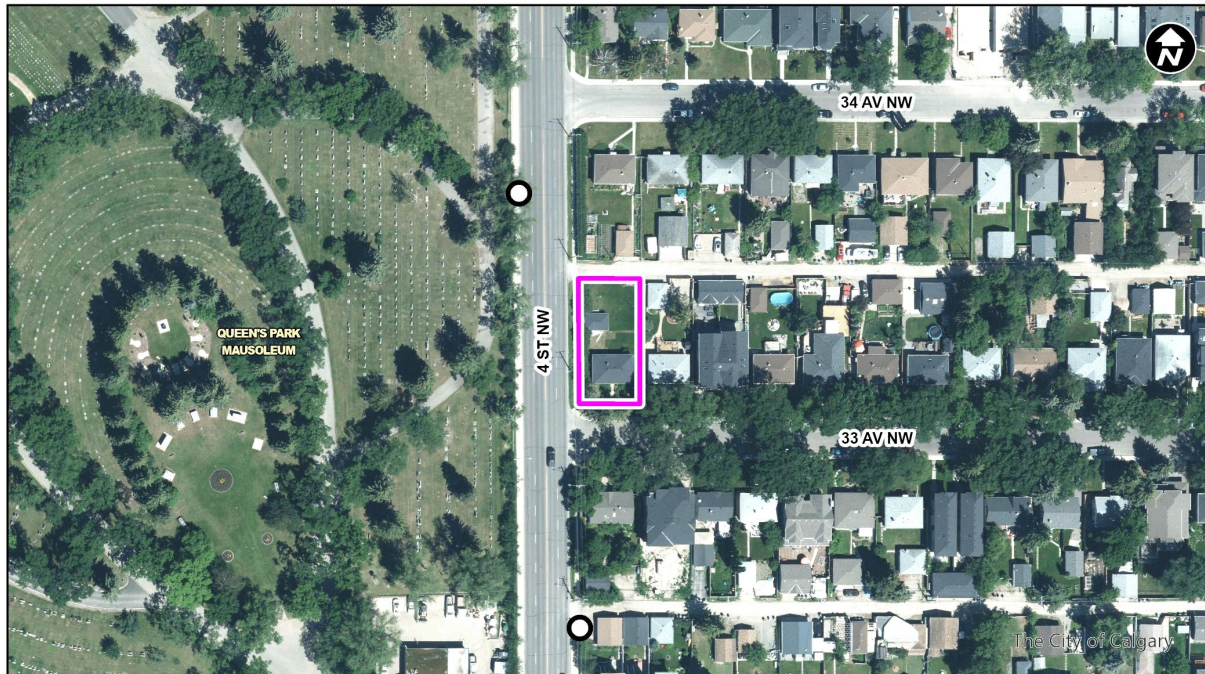
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	- 1,037
Difference in Population (Percent)	- 21.3%

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

None.

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 height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed H-GO District accommodates grade-oriented developments in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also includes secondary suites. As noted in the Applicant Submission, the applicant is proposing to build a rowhouse-style development with five units and five suites and provided a conceptual site layout showing how the proposed five units and five suites could be developed under the H-GO District (Attachment 2).

The H-GO District also provides rules for:

- a minimum side separation of 3.0 metres between a residential building and a side property line where the building extends beyond the back of the adjacent residential building;
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5; and
- a maximum building height of 12 metres.

Section 1386(d) of the Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas that are subject to an approved Local Area Plan, such as this subject site, the H-GO District is intended for areas which are identified as either the Neighbourhood Connector or Neighbourhood Flex urban form category. The subject site is identified as Neighbourhood Connector on Map 3: Urban Form of the *North Hill Communities Local Area Plan* (LAP) and is consistent with the relevant planning policies for that area.

Development and Site Design

If approved by Council, the rules of the H-GO District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the number and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigations of shadowing and privacy; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian and vehicular access to the site is available via 4 Street NW and 33 Avenue NW and the adjacent lane. 4 Street NW is classified as a collector road, and 33 Avenue NW as a residential road, as per the Calgary Transportation Plan.

The area is well served by Calgary Transit providing north, south, east and west-bound travel. The transit options include:

- Route 2 (Mount Pleasant/Killarney 17 Av SW) is 80 metres (one-minute walk) to the south;
- Route 38 (Brentwood Station/Temple) is 600 metres (eight-minute walk) to the north; and
- Route 3 (Sandstone/Elbow Dr SW) is 750 metres (10-minute walk) to the east.

4 Street NW is identified as a recommended On-Street Bikeway as per the Always Available for All Ages and Abilities (5A) Network. Additionally, 32 Avenue NW, 3 Street NW and 2 Street NW are designated as Existing On-Street Bikeways and provide north-south and east-bound mobility connections.

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

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing and stormwater management will be evaluated on the Development Site Servicing Plan (DSSP) at the future development permit stage.

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 site is located within the Developed Residential - Established area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of Established Areas to support the transit network, make more efficient use of existing infrastructure, public amenities and delivers incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). 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 Connector 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 to primarily residential uses in the area and encourages a range of housing types with a high frequency of units facing the street and supports higher density when located near commercial areas and transit station areas. The Low building scale policies within the Neighbourhood Connector category note that building forms should be designed to reduce the impacts of wind, provide sunlight access to streets and open spaces, and use variation in building height and material to reduce the perceived massing of larger buildings.

The proposed land use amendment is in alignment with applicable policy of the LAP.