

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Highland Park, on the north side of 36 Avenue NW between 4 Street NW and 3 Street NW. The site is approximately 0.08 hectares (0.19 acres) in size and is approximately 23 metres wide by 34 metres deep. The site is currently developed with a single detached dwelling and a garage with front driveway access on 36 Avenue NW.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels designated as Residential – Grade-Oriented Infill (R-CG) District. James Fowler High School abuts the subject parcel to the west and the north.

Recreation facilities and park spaces in close proximity to the site are as follows:

- Confederation Park is approximately 100 metres (a two-minute walk) to the west;
- Highland Park (Seasonal) Outdoor Rink is 400 metres (a six-minute walk) to the east; and
- Highland Park Community Centre is 350 metres (a six-minute walk) to the east.

There are two schools in close proximity to the site:

- James Fowler High School is located to the west and shares property lines to the west and north with the subject parcel; and
- Buchanan School is 650 metres (a 11-minute walk) to the east.

The site is located approximately 50 metres (a one-minute walk) from a transit stop on 4 Street NW. Centre Street N, an Urban Main Street on the City’s Primary Transit Network, is located approximately 600 metres (a 10-minute walk) east of the site.

Although the site has been and is currently used for residential purposes, this parcel was unaffected by the citywide rezoning as that did not apply to properties designated as special purpose districts.

Community Peak Population Table

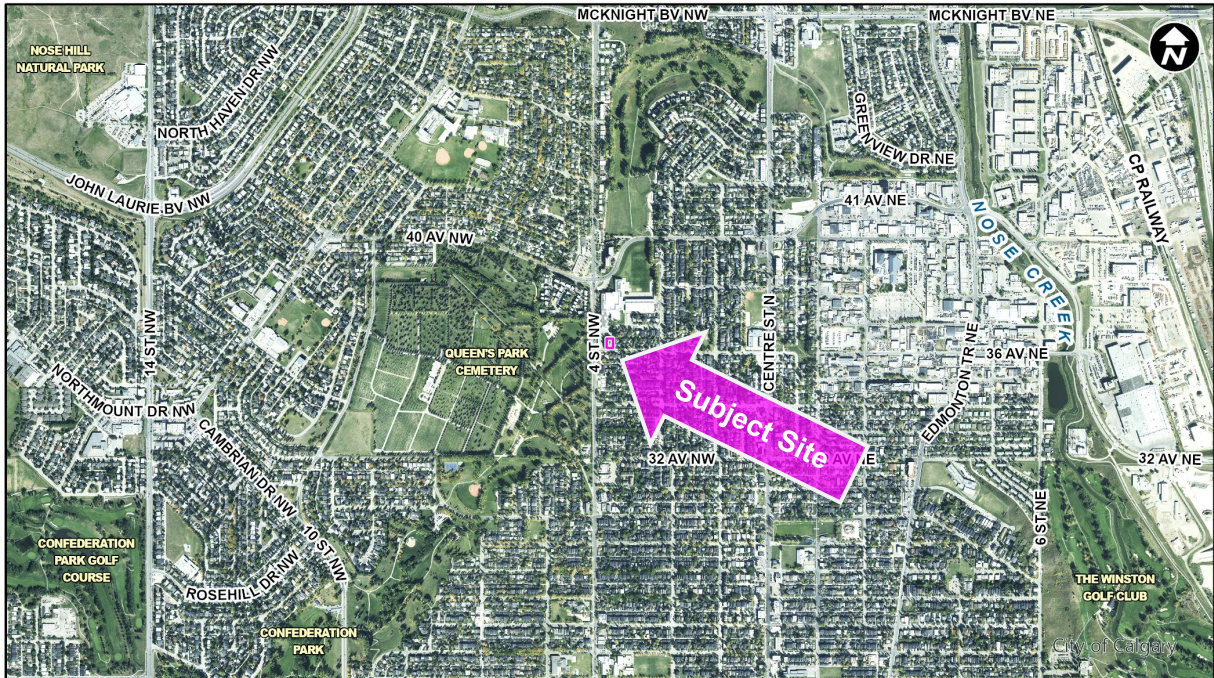
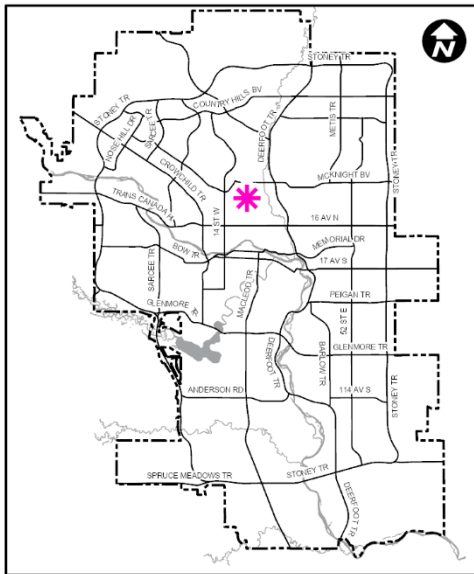
As identified below, the community of Highland Park reached its peak population in 1969.

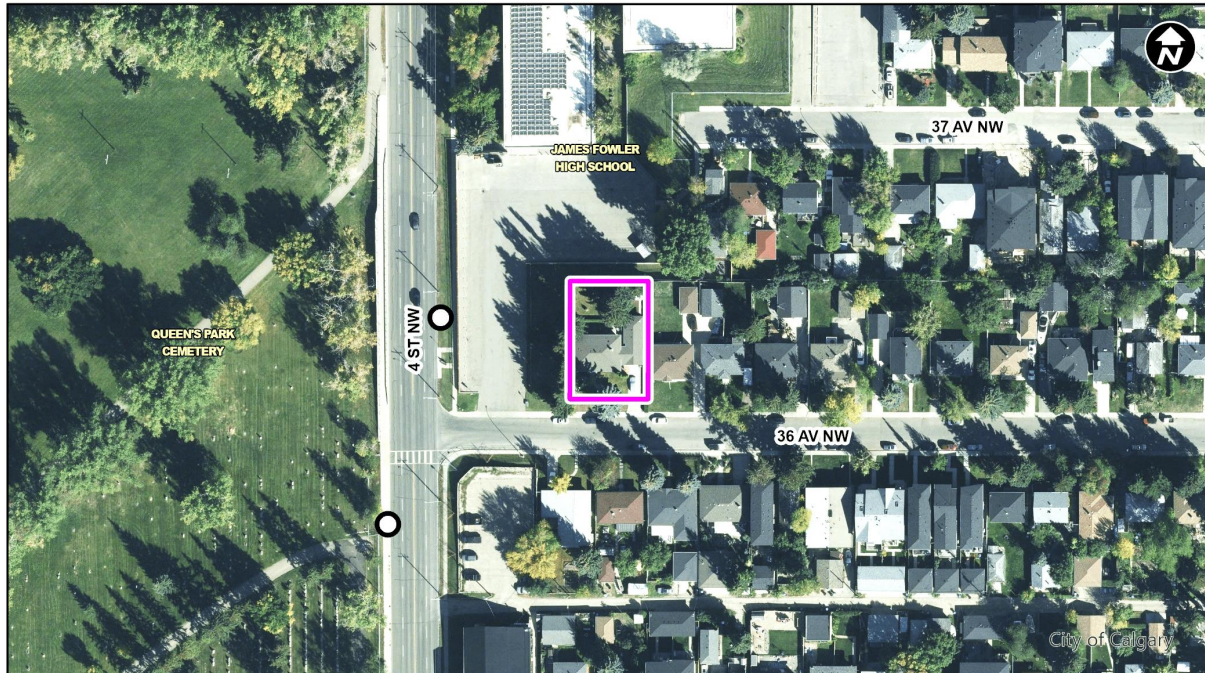
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

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 S-CS District is primarily for education and community uses including a limited range of small scale public recreation facilities. This district is intended to have limited application to parcels that are not designated reserve pursuant to the *Municipal Government Act*.

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 site area, this would allow a maximum of five dwelling units on the subject parcel.

Secondary suites 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

If approved by Council, 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.

No development permit application has been submitted at this time. The primary reason to submit the application was to establish the correct land use for the site; however, this could also lead to a future development permit for redevelopment purposes.

Transportation

Pedestrian access to the site is available from existing sidewalks on 36 Avenue NW, which is identified as a Residential Street in the Calgary Transportation Plan.

An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 3 Street NW, less than a block east of the site. In addition, both 4 Street NW and 36 Avenue NW are recommended on-street bikeway routes and part of the future 5A Network, supporting access to and from the site by alternative transportation modes.

The area is well served by Calgary Transit. A bus stop for Route 2 (Mount Pleasant/Killarney 17 Avenue SW) is located 50 metres (a one-minute walk) west of the parcel on 4 Street NW. Route 2 provides transit service every 20 minutes during the peak hours. The site is also 600 metres (a 10-minute walk) west of Centre Street N and 250 metres (a four-minute walk) south of 40 Avenue NW which are within the Primary Transit Network.

Bus Rapid Transit (BRT) service is available approximately 600 metres (a 10-minute walk) east of the site via Route 300 (BRT Airport/City Centre) and Route 301 (BRT North/City Centre) on Centre Street N. Unrestricted on-street residential parking is available along 36 Avenue NW.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available to service the site from 36 Avenue NW. Storm sewer is not currently located adjacent to the site and a main extension at the developer's expense may be required. Details of site servicing and stormwater management will be reviewed in further details at the 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 parcel is located within the Developed Residential, Established area, as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment with appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network. The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density residential district that provides for modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

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 any future development 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 Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a 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 an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site.

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