

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Capitol Hill, west of 14 Street NW, south of 22 Avenue NW and is approximately 0.06 hectares (0.14 acres) in size. The dimensions of the site are 15.24 metres wide by 36.58 metres deep. A single detached dwelling exists at the site. Vehicle access is provided by a rear lane.

Surrounding development is mainly characterized by a mix of low and medium density residential and a variety of commercial uses. The site is approximately 75 metres from the Capitol Hill Community Centre Park, 250 metres (a 3-minute walk) from Confederation Park, 950 metres (a 12 minute walk) from SAIT and 1.3 kilometres (an 18 minute walk) from the Lions Park LRT Station. Bus transit service is available adjacent to the site at 14 Street NW.

Community Peak Population Table

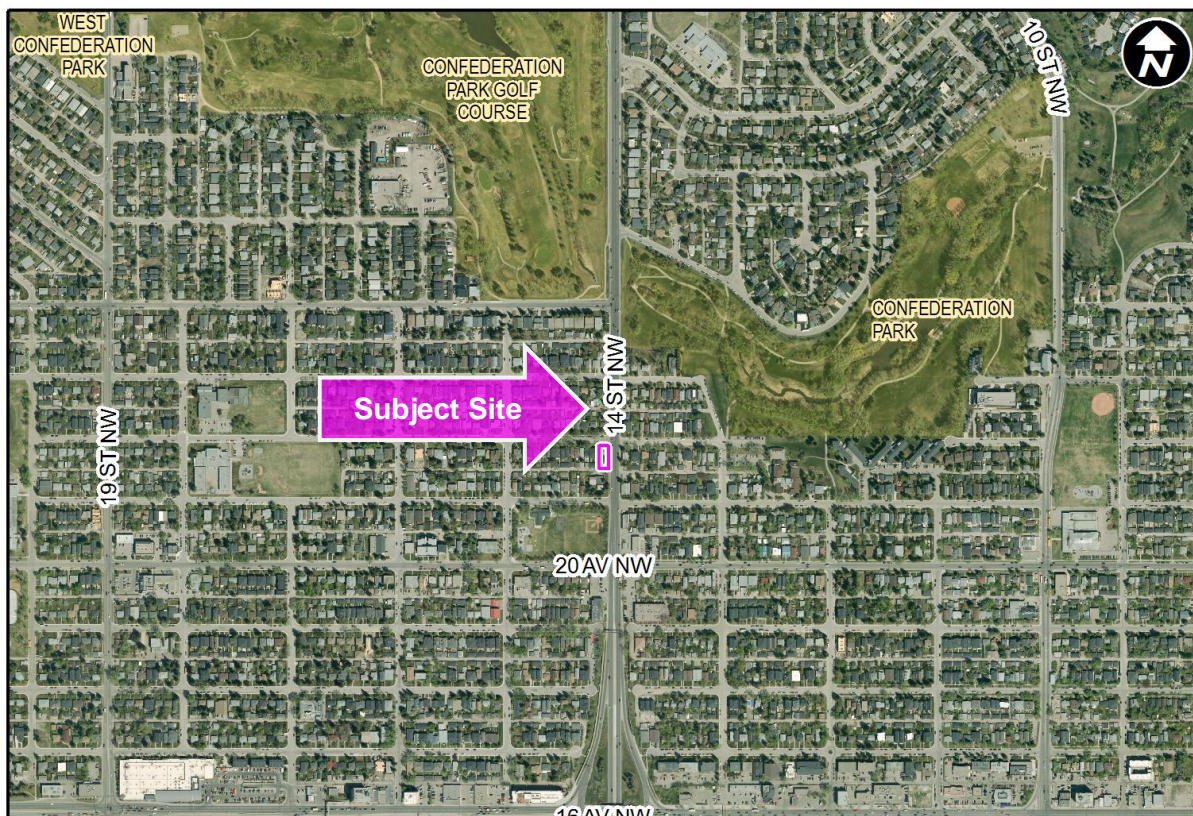
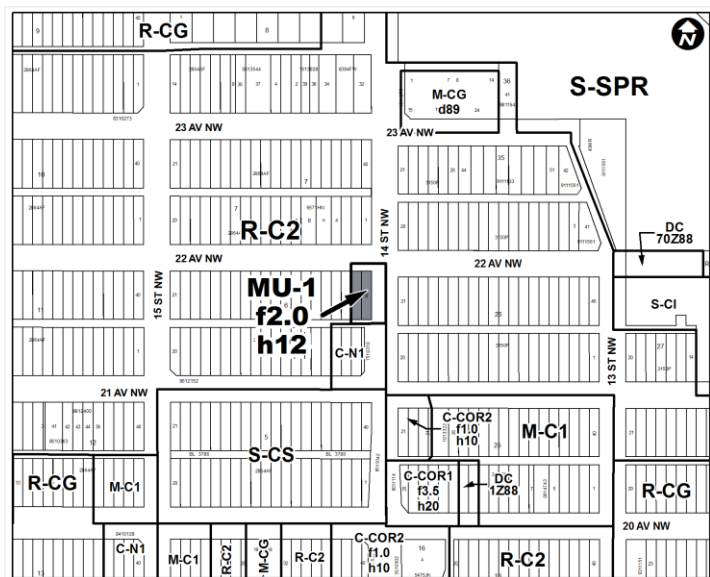
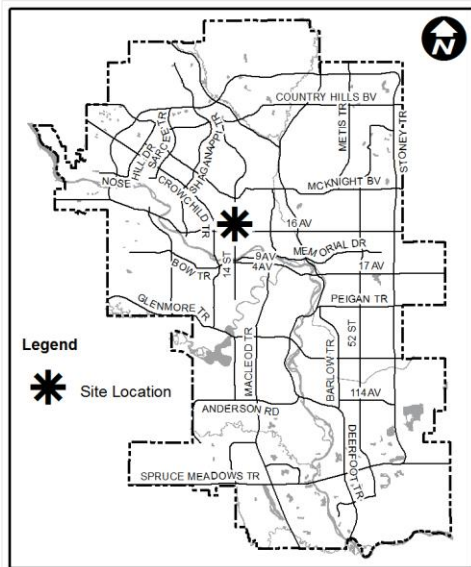
As identified below, the community of Capitol Hill reached its peak population in 2019.

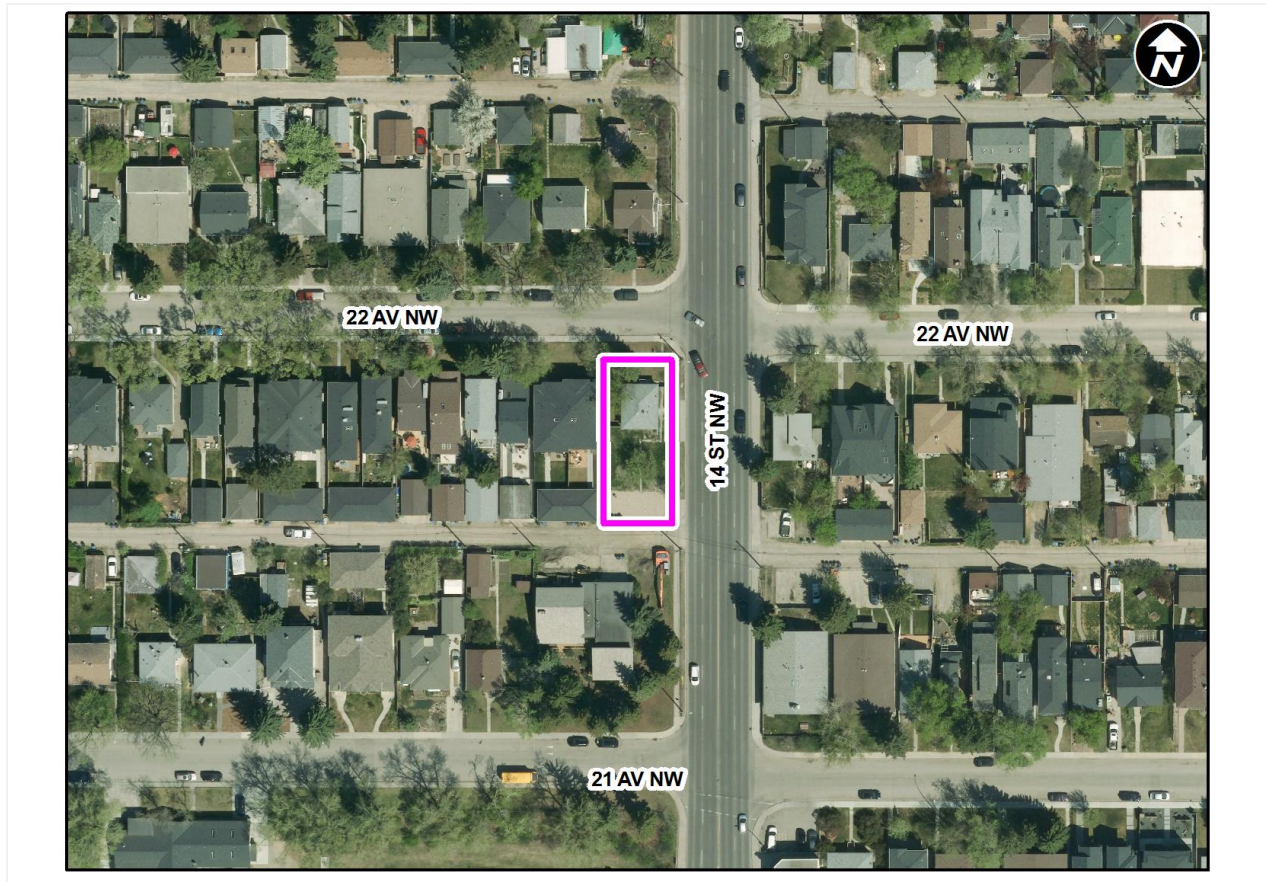
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Capitol Hill community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a low density residential designation in developed areas that is primarily for contextually sensitive redevelopment in the form of duplex, semi-detached and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres.

The proposed MU-1f2.0h12 allows for a mix of residential and commercial development in the same building and responds to the local context by establishing maximum building height for individual parcels. A maximum FAR of 2.0 and a height modifier of 12 metres is proposed. This will allow for a maximum building floor area of 1,114 square metres and approximately 3 to 4 storeys.

The *North Hill Area Redevelopment Plan (ARP)* identifies the site as Medium Density Mid-Rise with a maximum building height of 16 metres. Where residential uses are provided on the ground floor, the design of the building should allow for future conversion to retail/commercial uses.

The 16 metre height currently provided within the *North Hill ARP* would require a larger site area that could accommodate underground parking. If there is an opportunity in the future to consolidate 1501 - 22 Avenue NW with properties to the west to create a larger redevelopment site, an increased building height may be considered at that time. In isolation, a building height of 16 metres was reviewed and deemed to be too intense, hence the decrease to a 12 metre maximum height.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the *North Hill ARP* and the MU-1 District will provide guidance for future site development including building massing, height, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- overall site configuration including the building form and parking;
- ensuring an engaging built interface along 14 Street NW;
- climate resilience measures; and
- ensuring vehicle access to the site is off the lane.

Transportation

The subject site is located along the Primary Transit Network on 14 Street NW and is well served by Calgary Transit bus service, including stops located directly adjacent to the site on 14 Street NW and at 20 Avenue NW approximately 150 metres to the south. The Lions Park LRT Station is 1.3 kilometres (an 18-minute walk) from the subject site. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Climate Resilience

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed [development/land use amendment/policy amendment] builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to existing development. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the development provides for greater housing and employment choice within the community, higher densities in proximity to primary transit and optimal use of existing infrastructure.

Climate Resilience Strategy (2018)

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

The [North Hill ARP](#) identifies this site as Medium Density Mid-Rise as identified on Map 4. The Medium Density Mid-Rise area is intended to accommodate higher density development (5 to 6 storeys) in key locations, such as along main streets, at significant intersections or on sites where there is an ability to provide a transition to lower density areas. A limited range of support commercial uses may be allowed for sites on main streets or at significant intersections. The proposal is consistent with the ARP.

North Hill Communities Local Area Plan (Draft)

The *North Hill ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan \(LAP\)](#) which includes Capitol Hill and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *North Hill Communities LAP* is anticipated to be finalized in 2021 February. The proposal is consistent with the intent of the LAP.