

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, at the southwest corner of 14 Street NW and 23 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size, and is approximately 15 metres wide by 37 metres long. The site is currently developed with a single detached dwelling, and has rear lane access along the south side of the site. The site is subject to a road right-of-way bylawed setback of 5.182 metres from 14 Street NW.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District, with a townhouse development designated Multi-Residential – Contextual Grade-Oriented (M-CGd89) District immediately to the northeast of the site.

Confederation Park is located approximately 75 metres to the north, the Capitol Hill Community Association is approximately 175 metres to the south, and St Pius X Elementary School and Capitol Hill Elementary School are located 500 metres to the west. North Hill Mall and SAIT are approximately 700 metres south of the site.

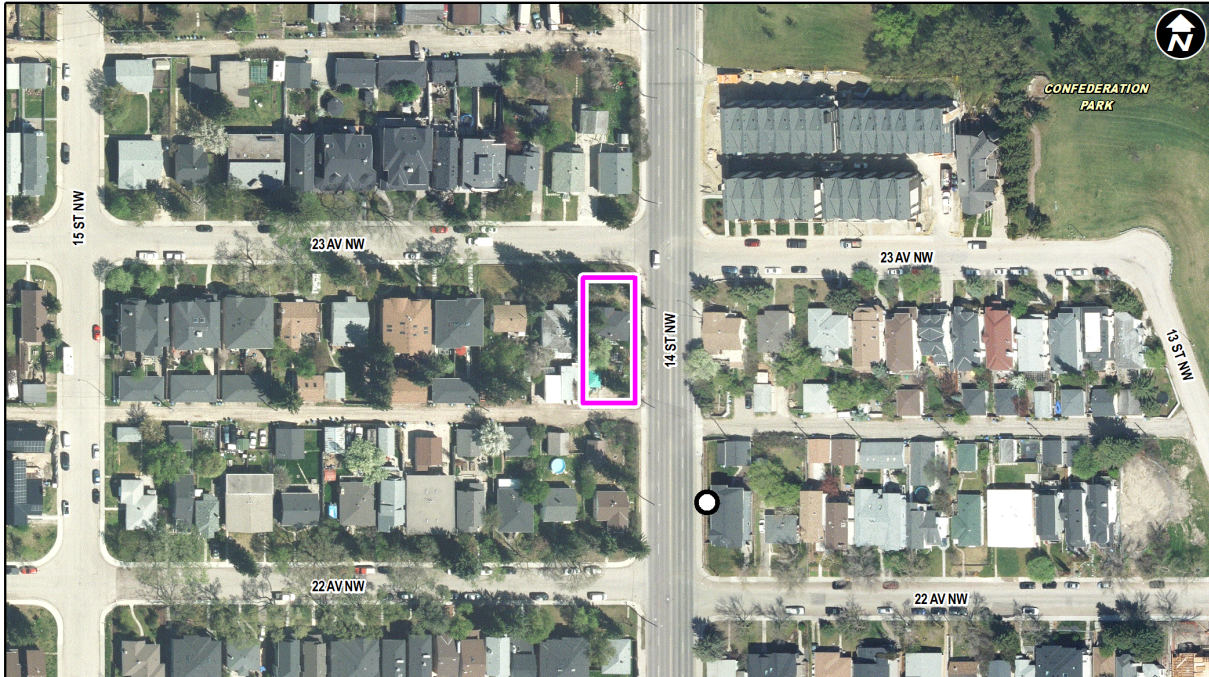
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units per parcel.

The proposed M-CGd75 District is a multi-residential designation that is primarily for townhouses and fourplexes where some or all of the units have direct access to grade. The M-CGd75 District allows for a maximum building height of 12 metres (three to four storeys). The proposed 75-unit per hectare density modifier would allow a maximum of four dwelling units on this site based on parcel area.

If the applicant wishes to pursue a rowhouse building with suites instead of live/work units in the future, a redesignation may be required. Secondary Suites (as a listed use in Land Use Bylaw) are not allowed in multi-residential buildings, which rowhouses are considered in the M-CG District, and are instead considered as individual dwelling units, which factor into the density calculation. Removing the density modifier to allow for more flexibility for future redevelopment was discussed, but the applicant chose to have a density modifier.

Development and Site Design

The applicable policies of the [North Hill Area Redevelopment Plan](#) - 2000 (ARP) and the rules of the proposed M-CGd75 District will provide guidance for the future redevelopment of this site including appropriate uses, height, building massing, landscaping, and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along 14 Street NW and 23 Avenue NW;
- improving pedestrian connections by ensuring vehicle access to the site is from the rear lane; and
- ensuring proposed buildings are compatible with the adjacent low density residential development.

The existing approved *North Hill ARP (2000)* allows for mid-rise development at this site. The applicant was encouraged to consider consolidating lots to achieve the density envisioned by the plan by creating a greater developable area. The applicant has communicated with the adjacent landowners in an attempt to include additional parcels in this application. The adjacent landowners would like to wait and see the results of this application, as the cost of redesignation is prohibitive for them at this time. If the redesignation of the subject site is successful, it has been indicated that the applicant's client would consider discussing consolidating the adjacent lot at a later date for the development permit stage.

The applicant is aware that developing this site on its own may be challenging. Parking and site design will be limited due to the road right-of-way setback, site grades, and Enmax guy wire locations in the rear lane. The applicant has been in contact with Enmax to discuss potential relocation of the guy wires. Further, the applicant is aware that they made need to develop fewer units if site constraints cannot be accommodated.

Transportation

A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from the existing sidewalks on 14 Street NW and 23 Avenue NW. Vehicular access to the site will be provided from the existing rear lane. Street parking is available on 23 Avenue NW.

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 on 14 Street NW within 50 metres of the site (one-minute walk), and at 20 Avenue NW approximately 350 metres to the south (four-minute walk).

The site is subject to a bylawed road right-of-way setback of 5.182 metres from 14 Street NW. No plans for the setback have been identified at this time. As part of the *North Central Mobility Study*, further review of 14 Street NW for multi-modal enhancements has been recommended in the future as part of the medium-term mobility recommendations (five-10 years).

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available for connection from 23 Avenue NW but storm sewer is unavailable adjacent to the site. Stormwater management solutions will be evaluated 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 land use amendment builds on the principles of the IGP 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 Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

The subject site is identified on Map 4: Future Land Use Policy – Capitol Hill of the [North Hill ARP](#) as within the Medium Density Mid-Rise area, and on Map 5: Maximum Building Heights – Capitol Hill as within an area with a maximum building height of 16 metres.

The Medium Density Mid-Rise area allows for buildings of up to six stories in height (16 metres maximum for this specific site), and includes building forms such as townhouses, apartments, and live/work units. The proposal is in alignment with the ARP.

North Hill Communities Local Area Plan – Proposed (2021)

On 2021 March 21, Administration presented the proposed [North Hill Communities Local Area Plan](#) (LAP) to Council. The proposed LAP includes Capitol Hill and surrounding communities. On 2021 April 12 Council referred the LAP back to Administration to incorporate amendments, policies from the Guide for Local Area Plans, as required, and return directly to Council on 2021 June 21. Planning applications are being accepted for review during this process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed [North Hill Communities LAP](#).