

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill and is located midblock on the south side of 20 Avenue NW, between 12 Street NW and 11 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. The parcel is currently vacant with lane access. There is no direct vehicular access to 20 Avenue NW.

The area is generally characterized by a mix of rowhouses, single detached dwellings and semi-detached dwellings developed on lands designated as Residential – Grade-Oriented Infill (R-CG) District or Residential – Contextual One / Two Dwelling (R-C2) District. There is a small heritage grocery store located on the same block. The site is located approximately 170 metres from the entrance of Confederation Park, as well as 400 metres from the Capitol Hill Community Association site and commercial services along 14 Street NW. King George School is located 300 metres to the east and the Southern Alberta Institute of Technology (SAIT) is approximately 400 metres to the south.

Community Peak Population Table

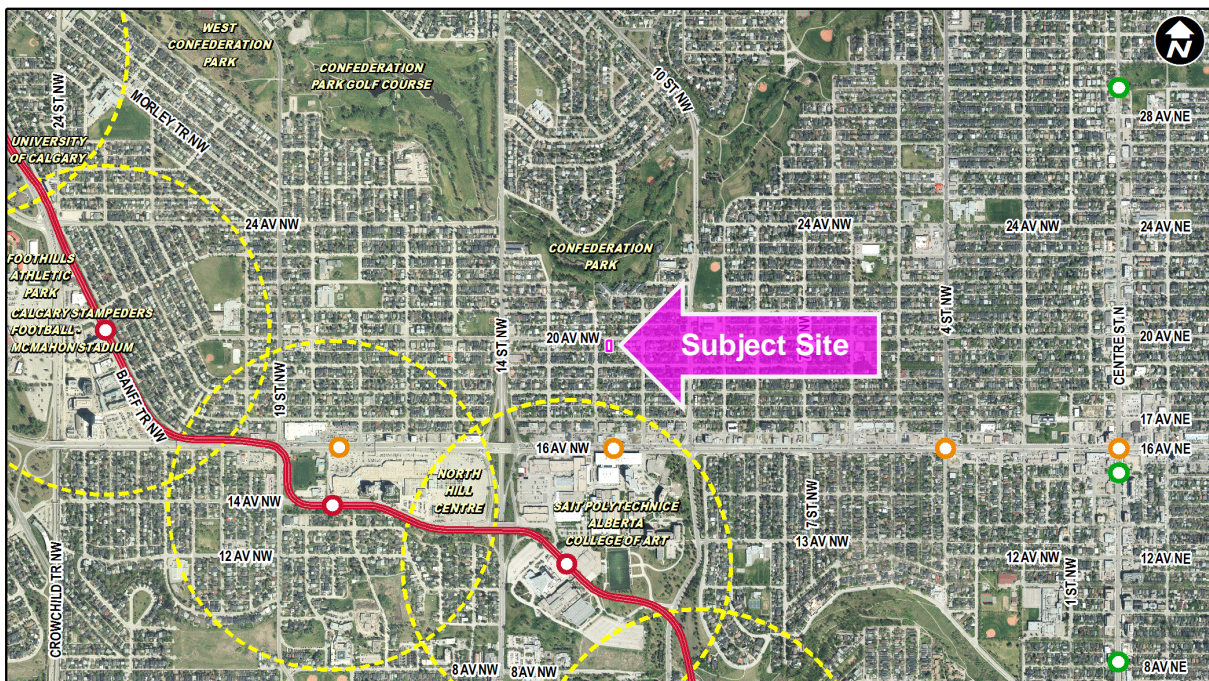
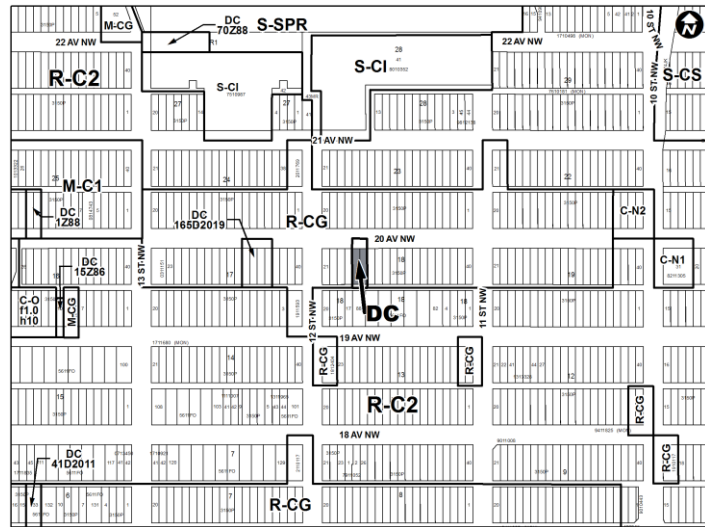
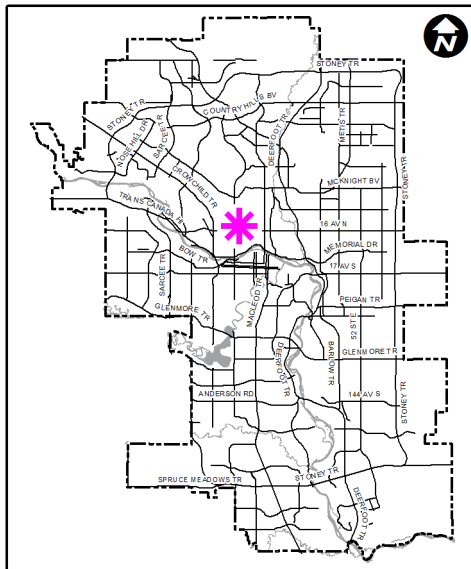
As identified below, the community of Capitol Hill reached its peak population in 2019.

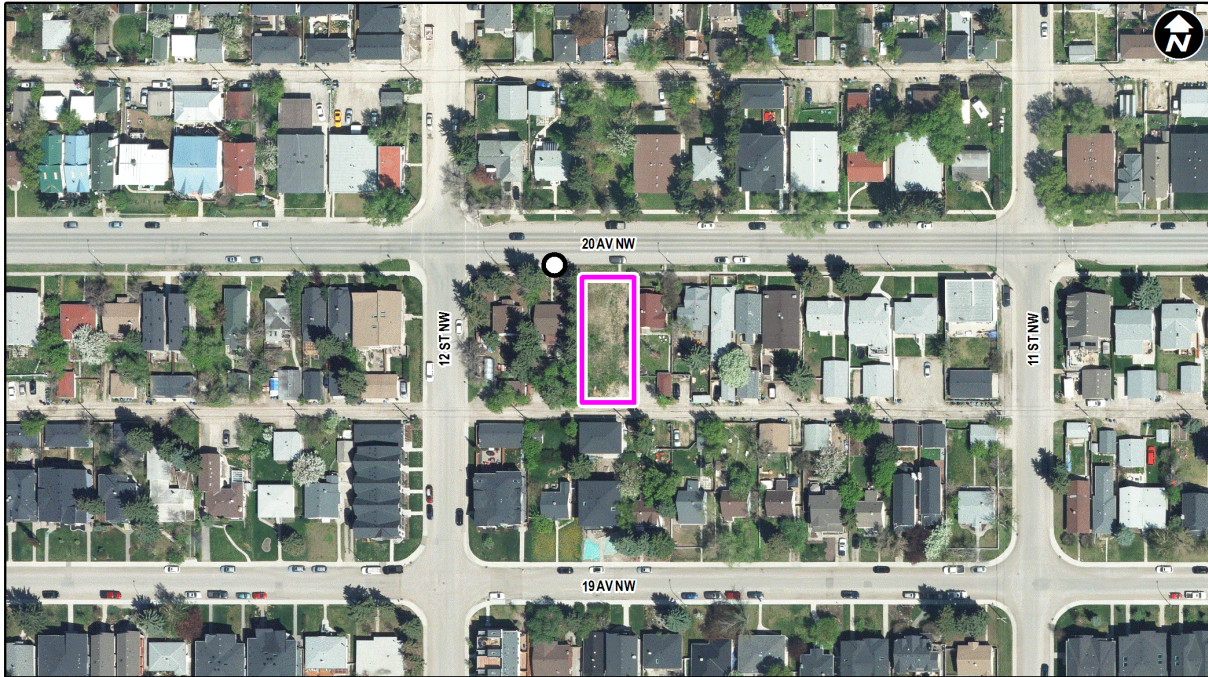
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

In 2015 Council directed Administration to redesignate a number of low-density areas in Banff Trail and Capitol Hill (including the subject site) to the R-CG District to implement applicable land use policies identified in the *North Hill ARP (2000)*. As such, the site was subject to a City-led land use redesignation (LOC2016-0325) to the R-CG District in 2017.

Planning Evaluation

Land Use

The existing R-CG District is a residential designation applied to developed areas to accommodate low density grade-oriented development. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject site based on parcel area.

The proposed DC District, based on the R-CG District, would allow for a range of low density housing forms and unit configurations including suites. The overall height, allowable density, parcel coverage, parking, and amenity space rules follow the R-CG base designation. As a result, the proposed DC District would allow for low-density building forms generally consistent with R-CG District rules.

According to the applicant, the intent is to develop two main residential buildings (semi-detached dwellings) with two units facing 20 Avenue and two units facing an internal amenity space. The proposed DC district therefore includes site-specific rules for separation between residential buildings to ensure usable and functional amenity space that may be provided between the two buildings. The minimum building separation is also intended to reduce shadowing and overlooking into neighbouring yards. To further mitigate massing impacts of the anticipated development on adjacent lands, the proposed building height rules require a building

stepback from side property lines as identified in Section 13 of the proposed DC District (Attachment 2).

The proposed DC District includes a rule that would allow the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this rule is to ensure that rules regulating aspects of development that are not specifically regulated by the proposed DC District can also be relaxed in the same way that they would be in a standard district.

Lastly, the proposed DC District includes the opportunity for relaxations for Sections 7 through 15 of the DC District which include many rules related to the built form including heights, setbacks, and parcel coverage. The intent of including these additional DC sections in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District, and the R-CG base district, will provide guidance for future site development including appropriate uses, 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:

- emphasizing individual at-grade entrances and an engaging interface along the 20 Avenue NW frontage;
- ensuring high quality amenity space for all units on the site;
- provision of trees and landscaping; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 20 Avenue NW. Street parking is also available on 20 Avenue NW, which is classified as a collector, and is restricted to 2 hours, 8 a.m. to 6 p.m., Monday to Friday. Direct vehicular access will be required to come from the lane.

The site is serviced by Calgary Transit with standard service bus stops located approximately 15 metres west (less than a one-minute walk) and 400 metres (six-minute walk) west along 20 Avenue NW. The nearest Primary Transit location is the MAX Orange BRT located on 16 Avenue NW adjacent to SAIT, which is located approximately 550 metres (seven-minute walk) to the south.

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

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required.

Utilities and Servicing

Water and sanitary sewer are available for connection and specific site servicing details, and stormwater management will be evaluated with the future development permit.

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 allow for more efficient use of land, existing infrastructure, public amenities, and transit. Ground-oriented housing is encouraged with the highest densities occurring in close proximity to transit stops. The proposal is in keeping with relevant MDP policies as the proposed DC District allows for building forms that are sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

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

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Rowhouse area on Map 4 of the [North Hill ARP \(2000\)](#). The Low Density Rowhouse policy indicates that grade-oriented residential development is appropriate within these areas. The proposal is in alignment with the ARP.

North Hill Communities Local Area Plan (Proposed – 2021)

The [North Hill Communities Local Area Plan](#) has received first reading from Council and is currently being circulated to the Calgary Metropolitan Region Board (CMRB). Following approval from the CMRB, the Plan will return to Council for second and third reading in September 2021. Planning applications are being accepted for processing during the local area planning process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.