

# Background and Planning Evaluation

## Background and Site Context

The subject site is approximately 0.06 hectares in size and is located in the community of Capitol Hill at the southwest corner of 13 Street NW and 19 Avenue NW. The parcel is approximately 15 metres by 36 metres and is currently developed with a single detached dwelling and a detached garage which is accessed from the rear lane.

There are a variety of land uses in the area, with the immediate area being predominantly developed with single and semi-detached dwellings. A mix of multi-residential and commercial land uses are present along 14 Street NW, 20 Avenue NW and 16 Avenue NW.

The subject site is located along 13 Street NW which is classified as a residential street and is 300 metres (four-minute walk) from the Primary Transit Network located along 16 Avenue N. The Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) are located approximately 350 metres (five-minute walk) south of the subject site. The North Hill Mall Community Activity Centre is located approximately 400 metres (six-minute walk) to the southwest.

## Community Peak Population Table

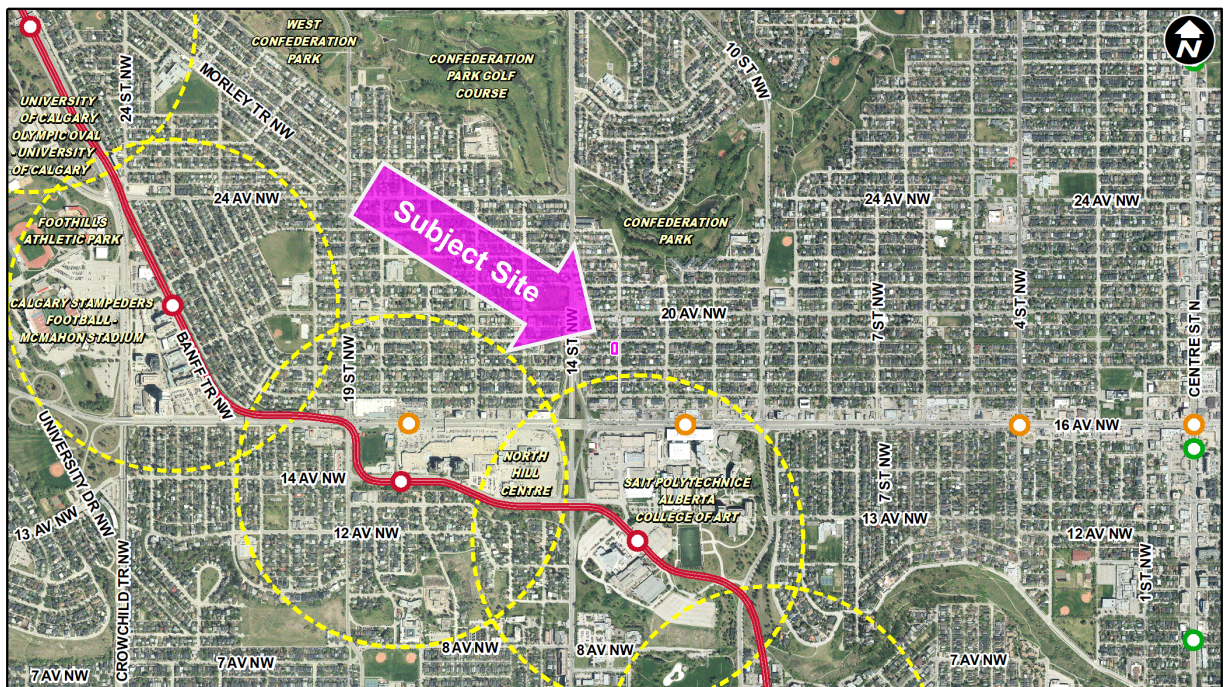
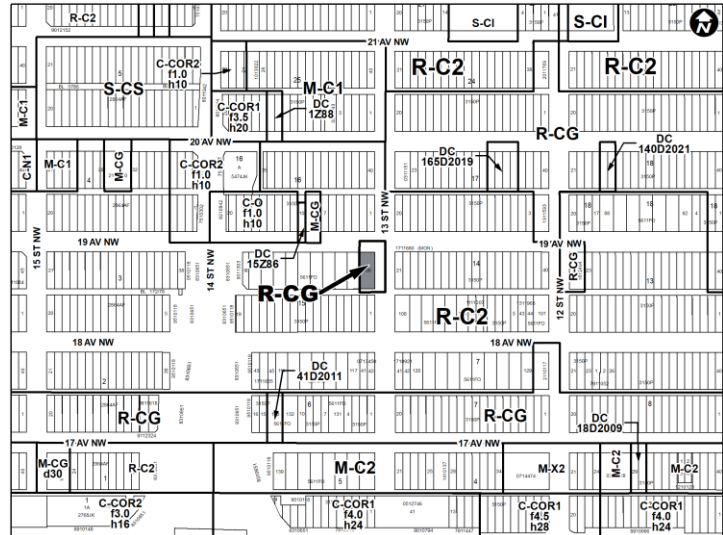
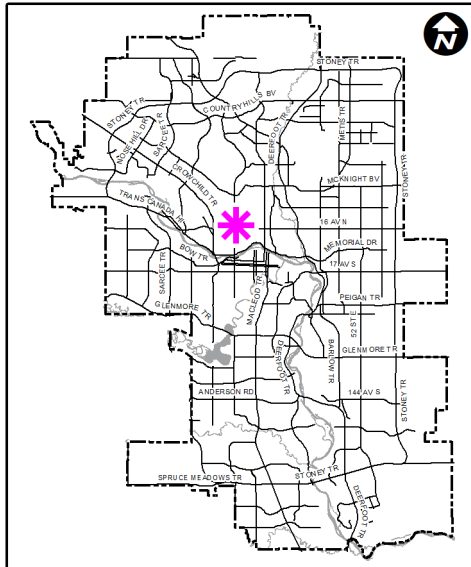
As identified below, the community of Capitol Hill reached its peak population in 2019.

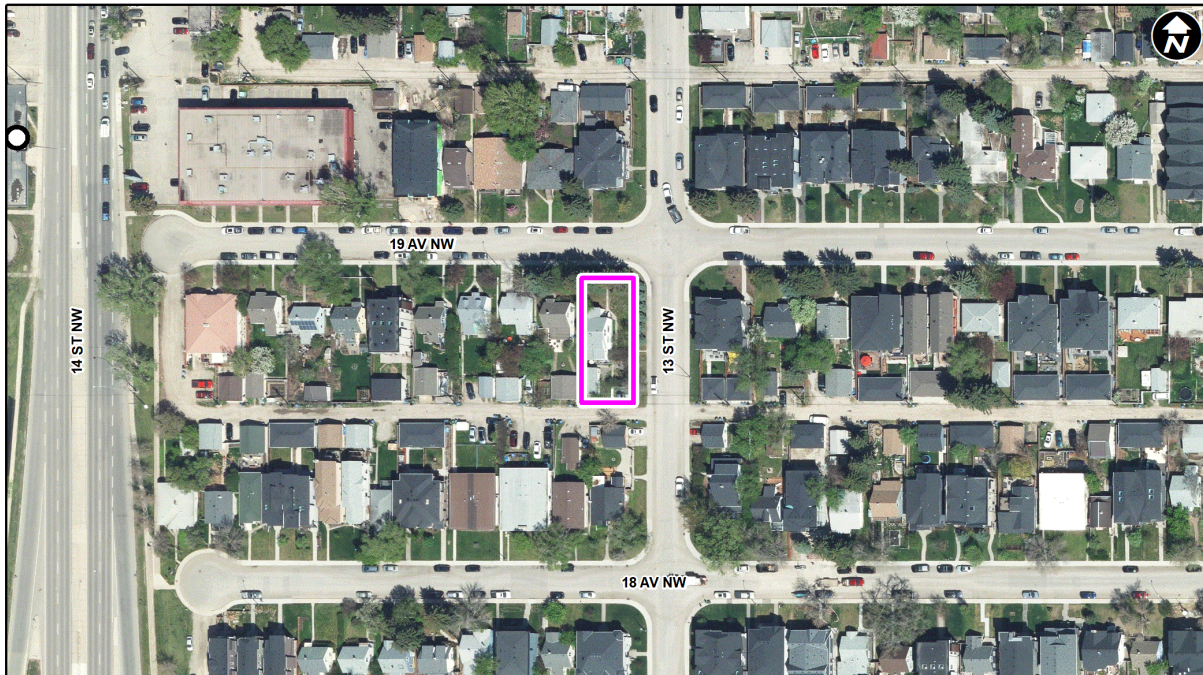
<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4744
2019 Current Population	4744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a residential designation applied to developed areas that are primarily for single detached, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites are a permitted use in the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. 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 parcel area, this would allow a maximum of four dwelling units on the subject site in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

## Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context and features of this corner site, additional items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 19 Avenue NW and 13 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate location of landscaping and amenity space.

## Transportation

Pedestrian access to the site is available from sidewalks along 13 Street NW and 19 Avenue NW with vehicular access to the site from the existing rear lane. The site is located 250 metres from a transit stop located along 14 Street NW (Routes 89, 414, 791, 792 and 832) and 350 metres from a MAX Orange transit stop located along 16 Avenue NW. On-street parking adjacent to the site is available along 19 Avenue NW and is restricted to residential parking permit holders Monday to Saturday. On-street parking is also available along 13 Street NW and is restricted to two hours Monday to Friday.

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

## Environmental Site

No environmental concerns were identified.

## Utilities and Servicing

Water, sanitary, and storm services are available nearby the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review 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 parcel is located within the Residential – Developed – Established area as identified in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is 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 on this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

**North Hill Communities Local Area Plan (Statutory – 2021)**

The subject site is located within the Neighbourhood Local area as shown on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures, and built forms. The site is also identified as Limited scale on Map 4 (Building Scale) which allows for development of up to three-storeys. The proposed land use amendment is in alignment with the applicable policies of the LAP.