

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the northwest community of Capitol Hill, on the northwest corner of 19 Avenue NW and 11 Street NW. The development in the immediate area is characterized by a mix of single and semi-detached dwellings. The majority of land use in the immediate area consists of the R-C2 District; however, a number of corner sites south of the subject site and lands along 20 Avenue NW to the north are designated R-CG.

The site is approximately 550 metres (seven-minute walk) north of 16 Avenue NW, which is an Urban Main Street and forms part of the Primary Transit Network.

The subject parcel is approximately 0.06 hectare in size and has approximate dimensions of 37 metres by 15 metres. Vehicular access to the site is available from a rear lane. The parcel is currently developed with a single detached dwelling and rear detached garage with access from 11 Street NW. No development permit application has been submitted at this time.

Community Peak Population Table

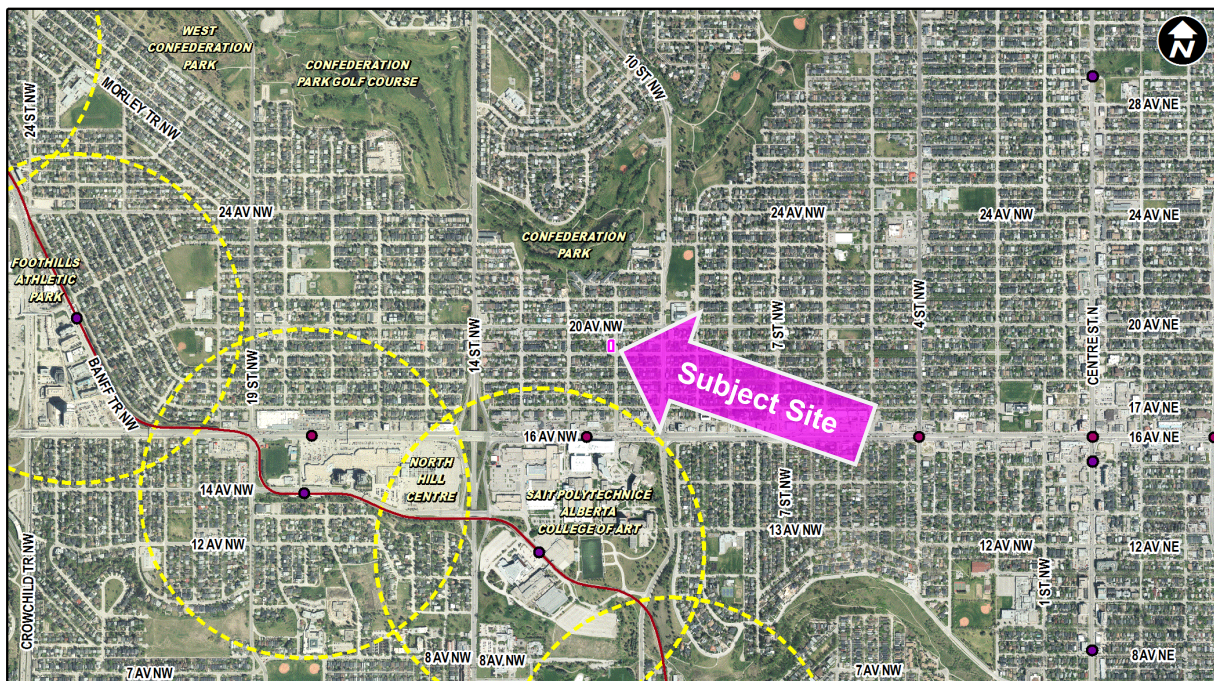
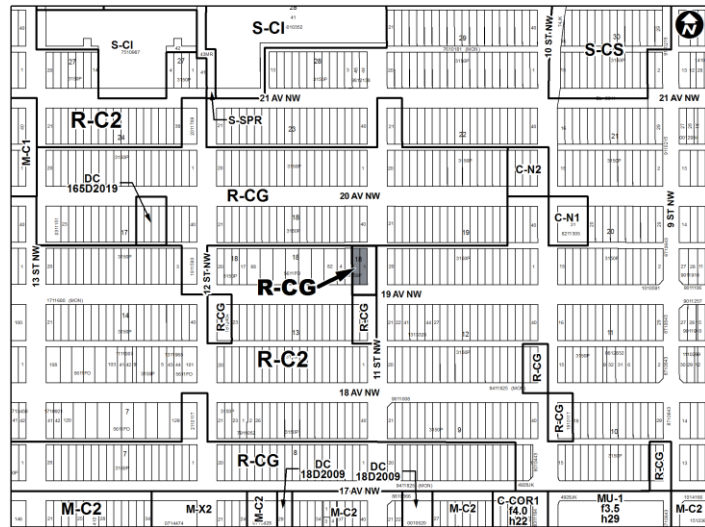
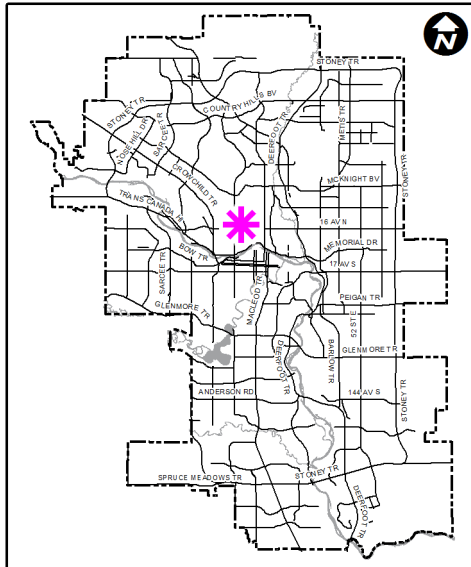
As identified below, the community of Capitol Hill reached its peak population in 2019.

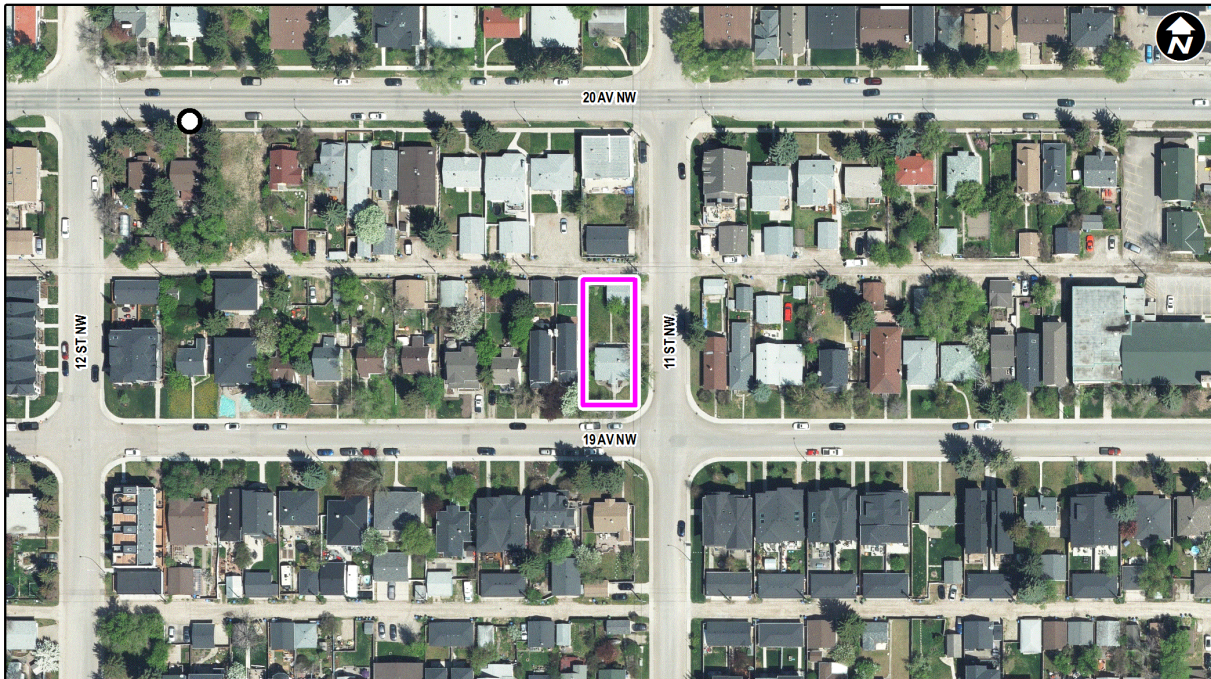
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 residential designation applied to developed areas that are primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CG District allows for a range of low density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to four dwelling units on the site where one façade of each dwelling unit must directly face a public street.

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

Development and Site Design

If this application is approved by Council, the rules of the R-CG District would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be required to come from the rear lane. Given the specific context of this corner site, additional items that may be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 11 Street NW and 19 Avenue NW frontages;
- mitigation of shadowing, overlooking, and privacy concerns of the adjacent property; and
- evaluation of any secondary suite designs.

Transportation

Pedestrian and vehicular access is available from 19 Avenue NW and 11 Street NW, as well as the rear lane. The area is well served by Calgary Transit with local and primary transit stops located in close proximity. The Max Orange BRT Route 303 is located approximately 550 metres (7-minute walk) south on 16 Avenue NW. The SAIT/ACAD/Jubilee LRT Station is located one kilometre (14-minute walk) to the south.

On-street parking adjacent to the site is regulated by the Calgary Parking Authority.

Environmental Site Considerations

There are no known environmental concerns.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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 of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. The proposal as presented is in alignment with the policies and intent of the MDP.

Climate Resilience Strategy (2018)

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

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 Area Redevelopment Plan \(2000\)](#) (ARP) as within the Low Density Rowhouse area, and on Map 5: Maximum Building Heights – Capitol Hill, as within an area with a maximum building height of 11 metres.

The Low Density Rowhouse area is intended to allow for a modest increase in density with a greater variety of housing types, while still being in scale with the existing context. New development should be low density grade-oriented residential development, such as rowhouse buildings, duplex dwellings, semi-detached dwellings, single detached dwellings and cottage housing clusters. 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 adjacent 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 the LAP 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*.