

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, at the northwest corner of 14 Street NW and 22 Avenue NW. The site is approximately 0.11 hectares (0.28 acres) in size, with dimensions of approximately 30 metres in width and 37 metres in length. The two parcels that make up the site are currently each developed with a single detached dwelling. Rear lane access is provided along the north side of the site.

Surrounding development is characterized by low density residential development, but multi-residential land use districts are being actively introduced into the area. Two corner parcels located to the north of the subject site are designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District. One parcel to the south is designated as Mixed Use – General (MU-1 f2.0 h12) District.

The Capitol Hill Community Association facilities are approximately 260 metres (3-minute walk) directly south of the subject site and include a playground, baseball diamond, and community garden. The Capitol Hill Elementary School is 700 metres (9-minute walk) west of the site. Confederation Park is 300 metres (4-minute walk) north of the site, and 16 Avenue NW is located 1,100 metres (14-minute walk) south of the site, providing a variety of services and retail opportunities.

Community Peak Population Table

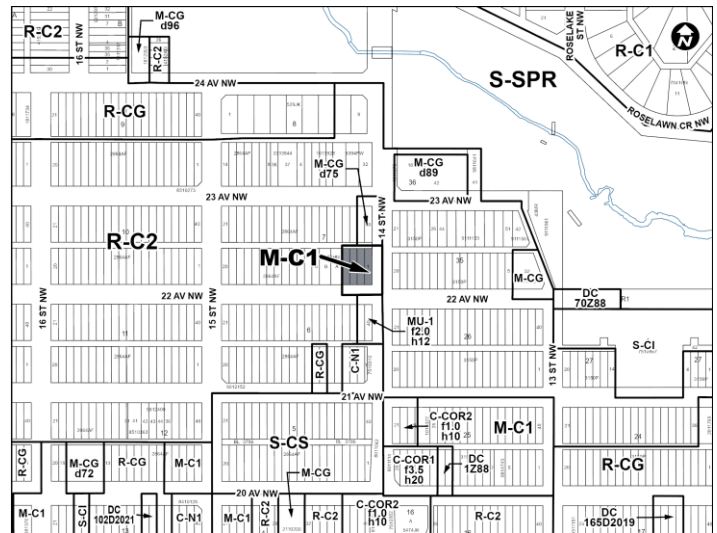
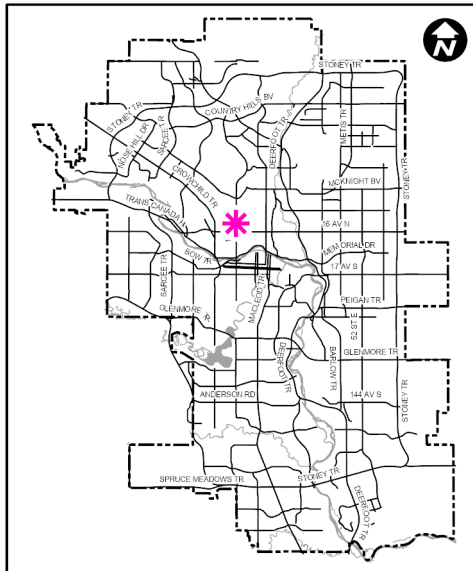
As identified below, the community of Capitol Hill reached its peak population in 2019.

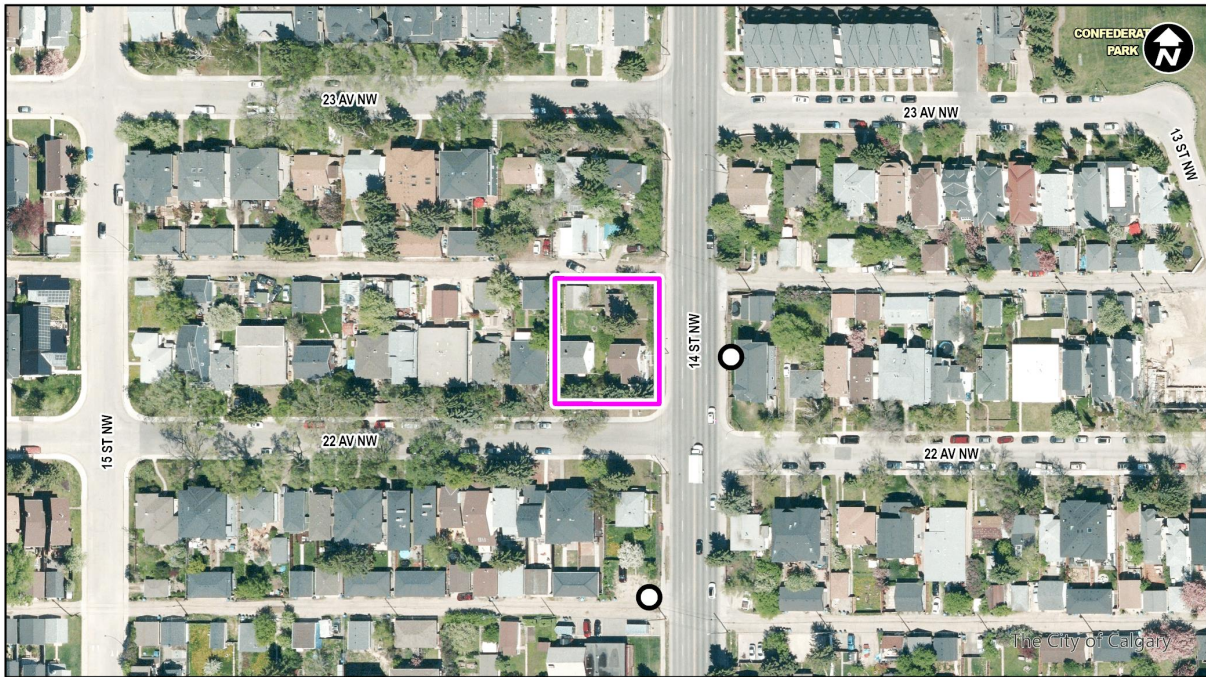
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Residential – Contextual One / Two Dwelling (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 Multi Residential – Contextual Low Profile (M-C1) District is intended for multi-residential development of low height and medium density in a variety of forms, and is intended to be in close proximity to low density development. The maximum height is 14 metres and the maximum density is 148 units per hectare, which would allow for up to 16 units on the subject site.

Development and Site Design

The applicable policies of the *North Hill Communities Local Area Plan* and the rules of the proposed M-C1 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 a pedestrian oriented interface along 14 Street NW and 22 Avenue NW;
- accommodating the 5.182 metres public realm setback from 14 Street NW required by Section 53.1 of the Land Use Bylaw;

- improving pedestrian connections by ensuring that vehicle access to the site is from the rear lane, and that parking is located on the northern portion of the site near the lane; and
- ensuring proposed buildings are compatible with the adjacent residential development.

Transportation

A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from the existing sidewalks on 14 Street NW and 22 Avenue NW. Vehicular access to the site will be provided from the existing rear lane. Street parking is available on 22 Avenue NW, but is not available on 14 Street NW due to the width of the road and volume of traffic.

The subject site is located along the Primary Transit Network on 14 Street NW and is well served by Calgary Transit bus service, including two stops located on 14 Street NW located within 60 metres of the site (one-minute walk).

The site is subject to a public realm 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 (5-10 years).

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available to service the subject site. Storm sewers are unavailable. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

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. The proposal is in keeping with relevant MDP policies as the M-C1 District 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 of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The *North Hill Communities Local Area Plan* (LAP) identifies the subject site within the Neighbourhood Connector urban form category, with a Low scale modifier (up to 6 storeys). The LAP describes Neighborhood Connector areas as being characterized by a broad range of housing types along higher activity, predominantly residential streets. The proposed land use amendment is in alignment with applicable policies of the LAP.