

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, on the north side of 20 Avenue NW, mid-block between 13 Street NW and 12 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling and a rear detached garage that is accessed from a lane. There is no direct vehicular access to 20 Avenue NW.

Surrounding development is characterized by low-density residential development designated Residential – Grade Oriented Infill (R-CG) District. Directly opposite the site, on the south side of 20 Avenue NW, is a site designated as a similar Direct Control (DC) District, based on the R-CG District, allowing a greater number of dwelling units than the base district (LOC2019-0006). This site has an approved development permit for eight principal dwellings and secondary suites. There are higher-density land uses, zoned Multi-Residential – Contextual Low Profile (M-C1) District approximately 100 metres to the west of the site with numerous commercial land uses along 14 Street NW. Confederation Park is one block to the north along 12 Street NW (approximately 115 metres, a one-minute walk).

Community Peak Population Table

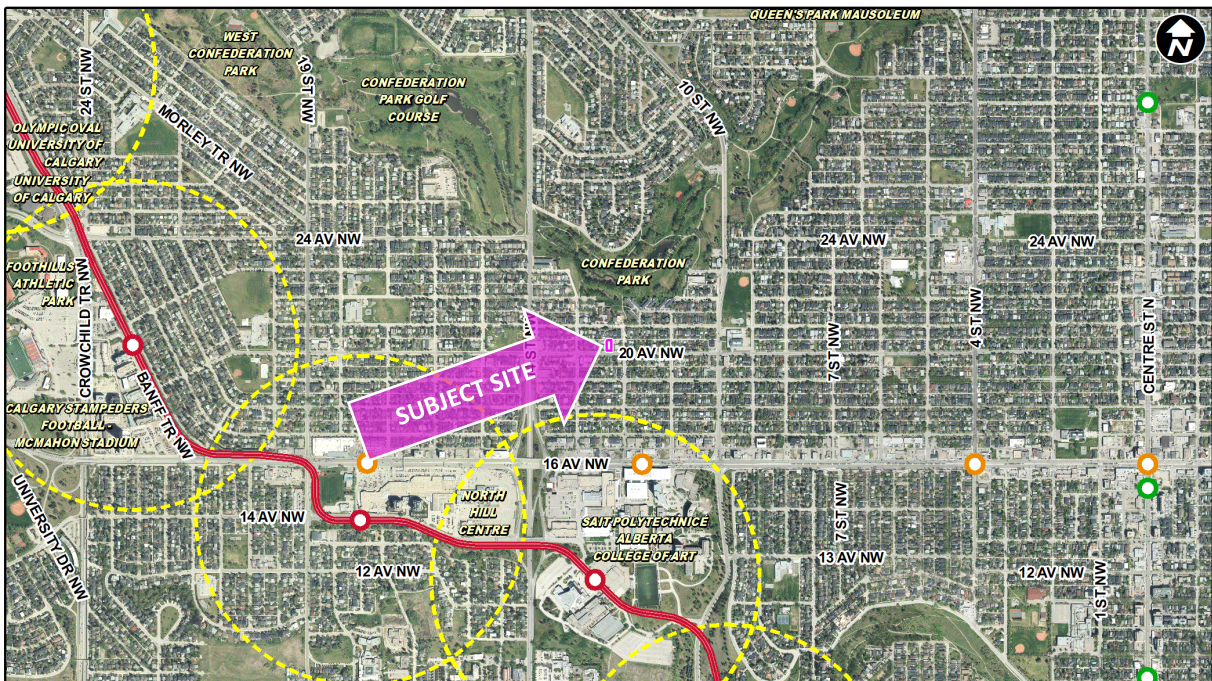
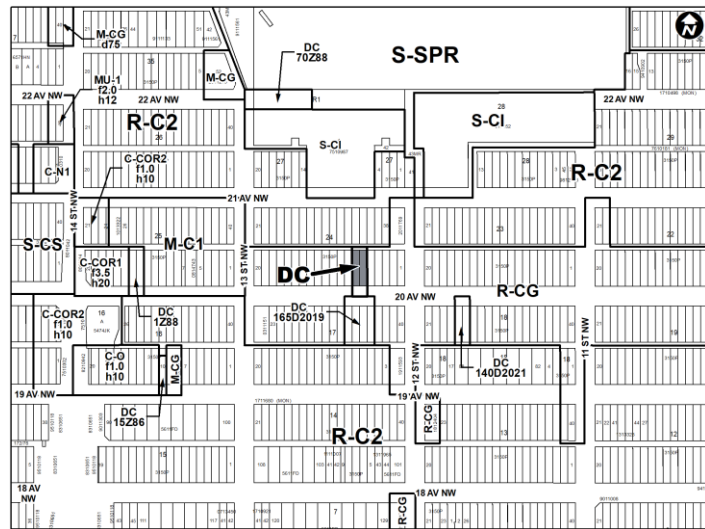
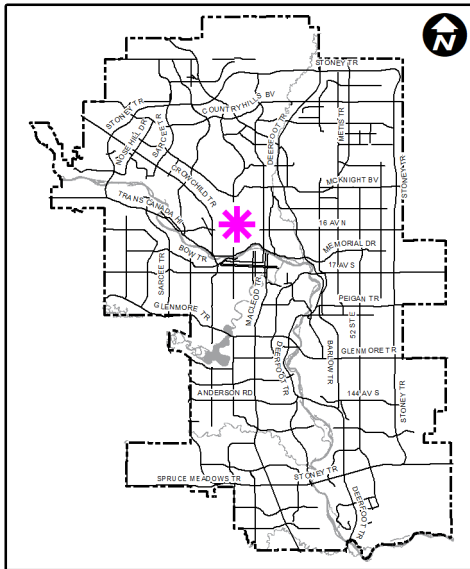
As identified below, the community of Capitol Hill reached its peak population in 2019.

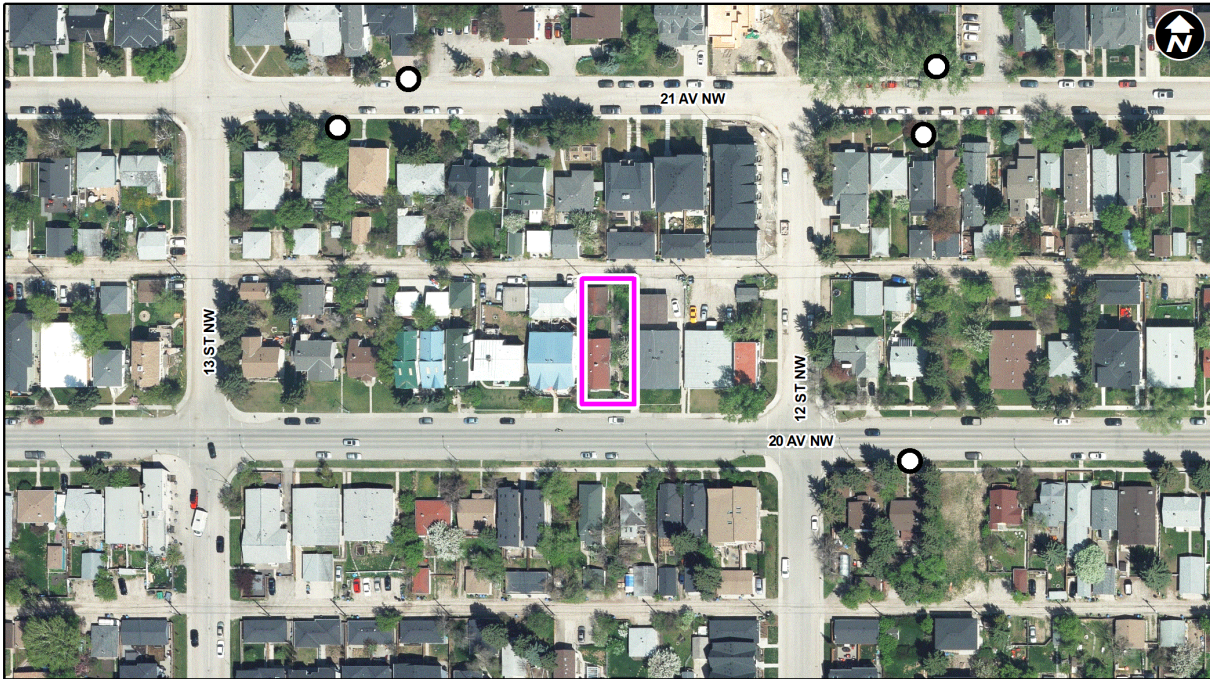
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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-CG District allows for up to a three-storey rowhouse building where each unit must provide an at-grade entrance facing a public street. The District provides for 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 allows for mid-block building forms that are sensitive to neighbouring low-density homes. This is achieved by overall height, parcel coverage, parking and amenity space rules that follow the existing R-CG District. The proposal also includes two new defined uses for “Basement Secondary Suites” and “Grade Oriented Rowhouse”. The proposed DC District allows for a low-density building form consistent with the R-CG District, but with a courtyard style grade-oriented development that prohibits stacked individual units and uses height chamfers. These considerations will decrease massing and shadow impacts on neighbouring properties. The DC District also provides rules for separation between residential buildings on the parcel to ensure usable and functional courtyard space between the two buildings and a density of 75 dwelling units per hectare.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a DC District is necessary as the application proposes an innovative building form that cannot reasonably be accommodated within any of the existing low density residential districts of Land Use Bylaw 1P2007. This proposal allows for

the applicant's intended development while maintaining the R-CG District base to accommodate the basic residential form. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 8 of the DC. Section 8 incorporates the rules of the base district in Land Use Bylaw 1P2007 where the DC 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 DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. In addition, the proposed DC District has included the opportunity for relaxations for Sections 9 through 18 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 will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this mid-block 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 bus service (Route 404, North Hill) located approximately 80 metres east (a one-minute walk) 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 450 metres (a six-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, sanitary and storm sewer are available for connection and specific site servicing details and stormwater management are being evaluated through 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.

Growth Plan (2022) The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 Developed Residential Areas – Inner City Area as identified on Map 1: Urban Structure of 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. Such 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 proposed district allows for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). During the review of the Development Permit application, the applicant will be requested to provide information relating to energy efficiency and climate resilient matters.

North Hill Communities Local Area Plan (2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the site as being part of the “Neighbourhood Connector” Category (Map 3: Urban Form) and with a “Low-Modified” building scale modifier (Map 4: Building Scale), which allows for up to 4 storeys. The LAP speaks to the Neighbourhood Connector area comprising primarily residential, street-oriented development that is contextually sensitive to surrounding land uses; and that a higher frequency of units is considered appropriate. The proposed land use amendment is in alignment with the applicable policy of the LAP.