

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 17 Avenue NW, mid-block between 12 Street NW and 13 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 site is currently developed with a single detached house and a rear detached accessory building accessed from a front driveway. The existing front driveway will be closed as part of the proposed development permit.

The surrounding context consists of a mix of low-density residential development designated as the R-CG District and Residential – Contextual One/ Two Dwelling (R-C2) District. The south side of 17 Avenue NW is developed with a mix of semi-detached dwellings and low scale apartment buildings designated as Multi-Residential – Contextual Low Profile (M-C1) and Multi-Residential – Medium Profile Support Commercial (M-X2) Districts.

The site is 100 metres north of 16 Avenue NW which is an Urban Main Street, part of the Primary Transit Network and a major arterial roadway developed with commercial uses under the Commercial – Corridor 2 (C-COR2) District. The main campus of the Southern Alberta Institute of Technology (SAIT) is approximately 140 metres to the south (a two-minute walk), with a crosswalk access over 16 Avenue NW available at 12 Street NW.

Community Peak Population Table

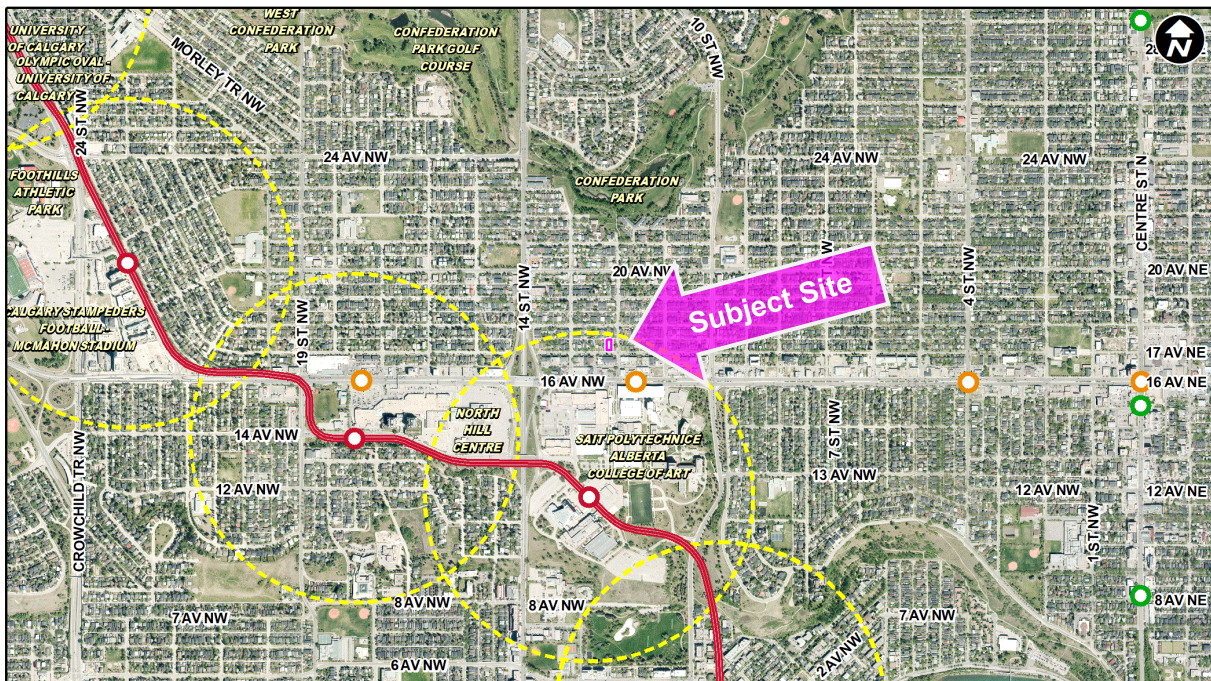
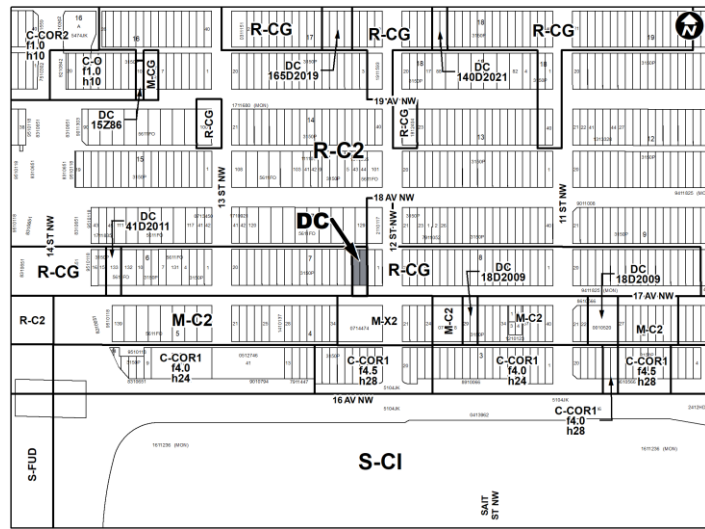
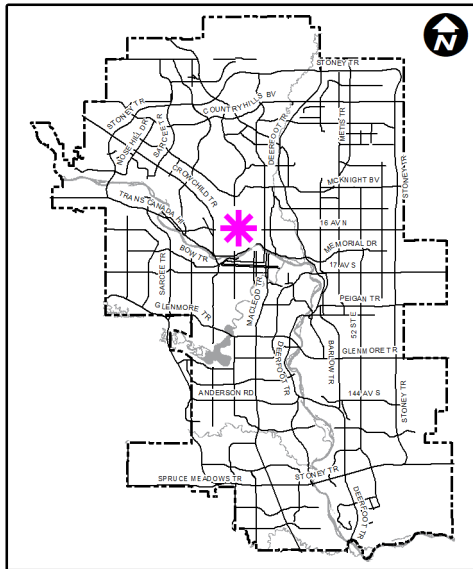
As identified below, the community of Capitol Hill reached its peak population in the latest municipal census year, 2019.

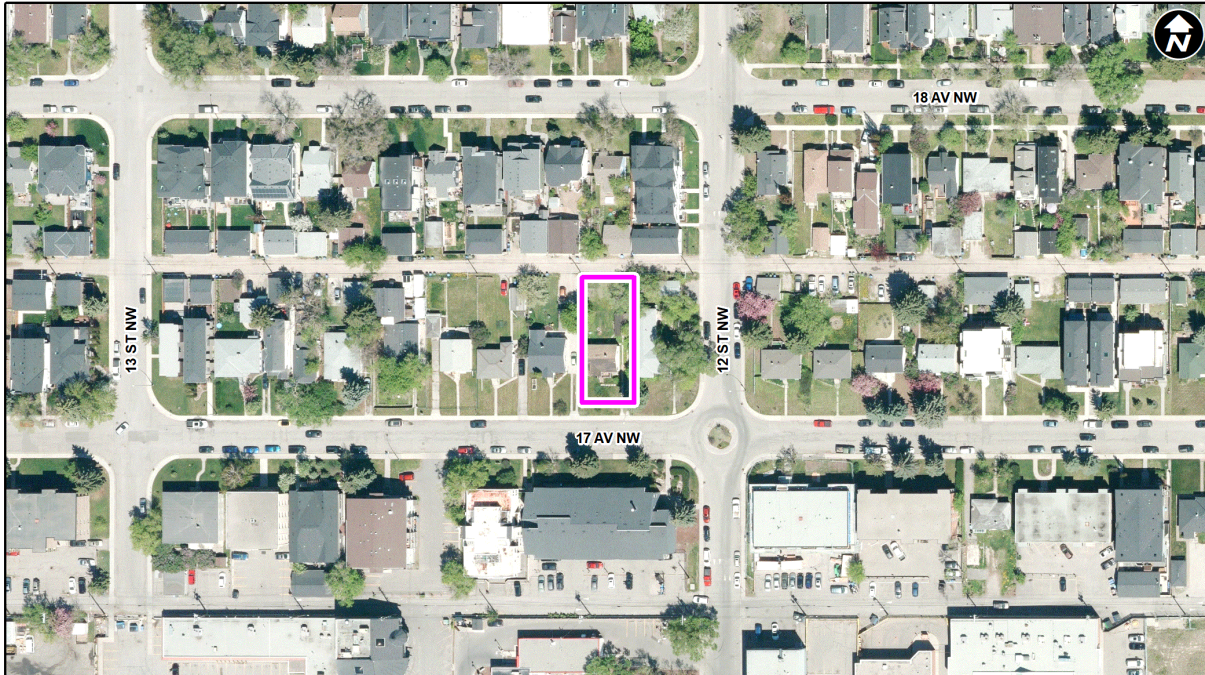
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 three dwelling units on the subject site based on parcel width.

The proposed DC District allows for mid-block building forms that are contextually appropriate given the range of housing forms in the immediate area. This is achieved by overall height, parcel coverage and amenity space rules that follow the R-CG District. The proposed DC District allows for low-density development consistent with the R-CG District, in a courtyard-style grade-oriented form that prohibits stacked individual units and uses height chamfers. These rules are intended to decrease massing and shadowing impacts on neighbouring properties. The DC District also provides rules for:

- separating residential buildings on the parcel to ensure functional courtyard space between the two buildings;
- retaining the existing maximum density of 75 dwelling units per hectare; and
- modifying the parking requirements for units less than 45 square metres (485 square feet) in area given the site's proximity to high-frequency transit service.

In alignment with 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 base R-CG District to match the surrounding context. The same result could not be achieved with 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 7 of the DC. Section 7 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 to Sections 9 through 12 of the DC District which include 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 a relaxation included in Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this mid-block site, additional items that are being considered through the development permit process include, but are not limited to:

- emphasizing individual at-grade entrances and an engaging interface along the 17 Avenue NW frontage;
- ensuring high-quality amenity space for all units;
- provision of trees and landscaping; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 17 Avenue NW. Street parking is available along 17 Avenue NW, which is classified as a local street. Direct vehicular access to the proposed development will be required to come from the lane.

The site is serviced by Calgary Transit with both high frequency and standard bus service (Route 303 Max Orange - Saddletown/Brentwood, and Route 19 - 16 Ave N) located approximately 150 metres to the southeast (a three-minute walk) along 16 Avenue NW. The SAIT/AUArts/Jubilee LRT Station is located approximately 525 metres (a nine-minute walk) to the south.

The 12 Street NW on-street bike route is also located immediately to the east of the site and provides a low-traffic, unprotected bike route and connections to the broader active modes network.

Environmental Site Considerations

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

Utilities and Servicing

Water and sanitary sewer services are available for connection and specific site servicing details and stormwater management are being evaluated through the ongoing 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.

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 means of 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 – 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 make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed DC District allows for a modest redevelopment of the site in a form that is sensitive to the existing context in terms of height, scale and massing.

Calgary Climate Strategy – Pathways to 2050 (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policy of the LAP.