

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Capitol Hill at the northeast corner of 19 Avenue NW and 17 Street NW. It is approximately 0.06 hectares (0.14 acres) in size, measuring approximately 15 metres wide by 37 metres long. The site is currently developed with a single detached dwelling with a detached garage accessed from the rear lane.

The surrounding developments along 19 Avenue NW and 18 Avenue NW are primarily designated as the Residential – Contextual One / Two Dwelling (R-C2) District and developed with a mix of single and semi-detached dwellings. The majority of parcels to the north, across the rear lane on 17 Avenue NW, between 14 Street NW and 20 Street NW, are designated as Residential – Grade-Oriented Infill (R-CG) District or a variety of multi-residential districts. There is a neighbourhood commercial area located at the intersection of 18 Street NW and 20 Avenue NW. The parcel immediately to the west, across 17 Street NW, is designated as R-CG District with a rowhouse development currently under construction.

There are a number of schools, community amenities, parks and commercial centres in close proximity to the site. The 16 Avenue NW commercial corridor and the North Hill Shopping Centre are located approximately 500 metres (eight-minute walk) to the south. The Lions Park LRT station is approximately 550 metres (nine-minute walk) to the south. The Banff Trail Activity Centre and the Banff Trail LRT station are located approximately 900 metres (15-minute walk) to the west.

Community Peak Population Table

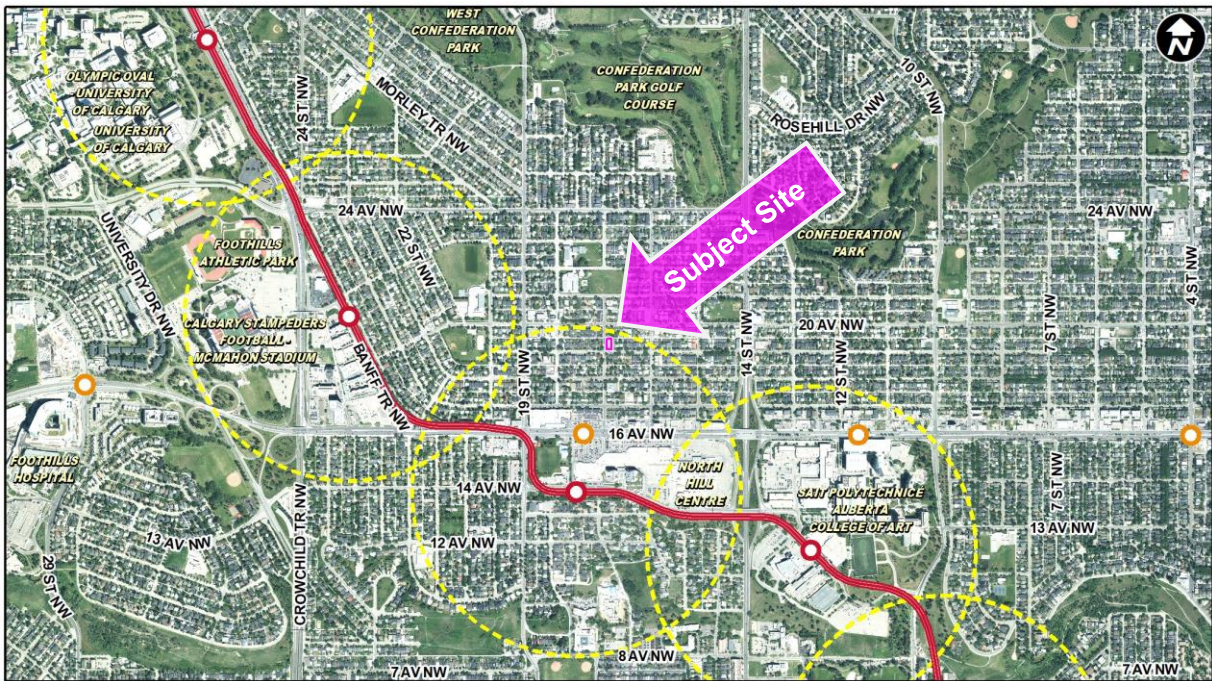
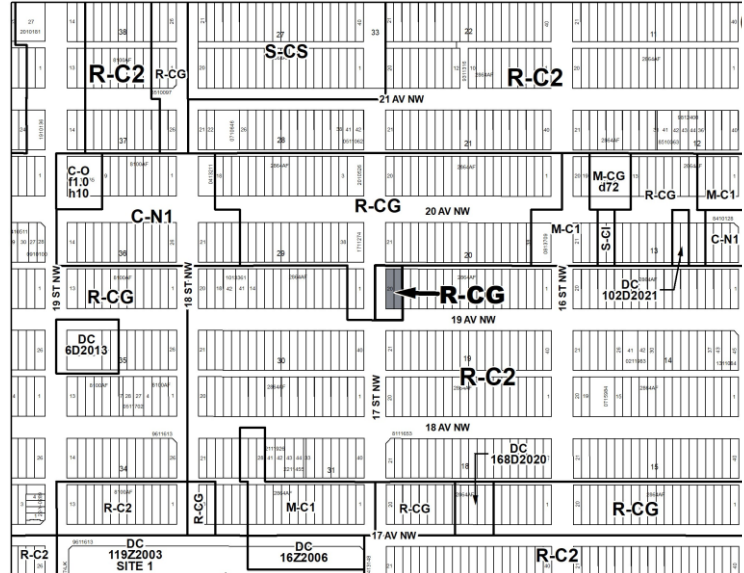
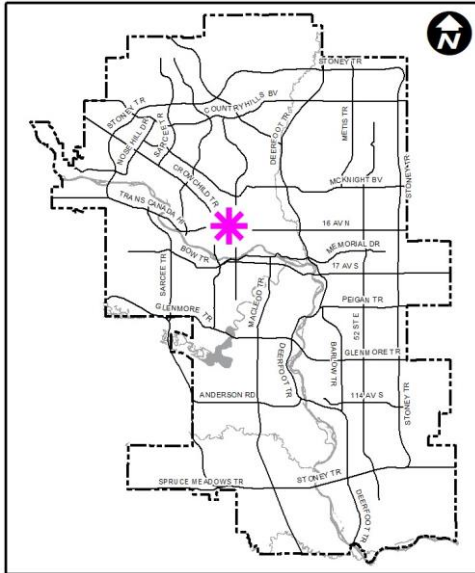
As identified below, the community of Capitol Hill reached its peak population in 2019.

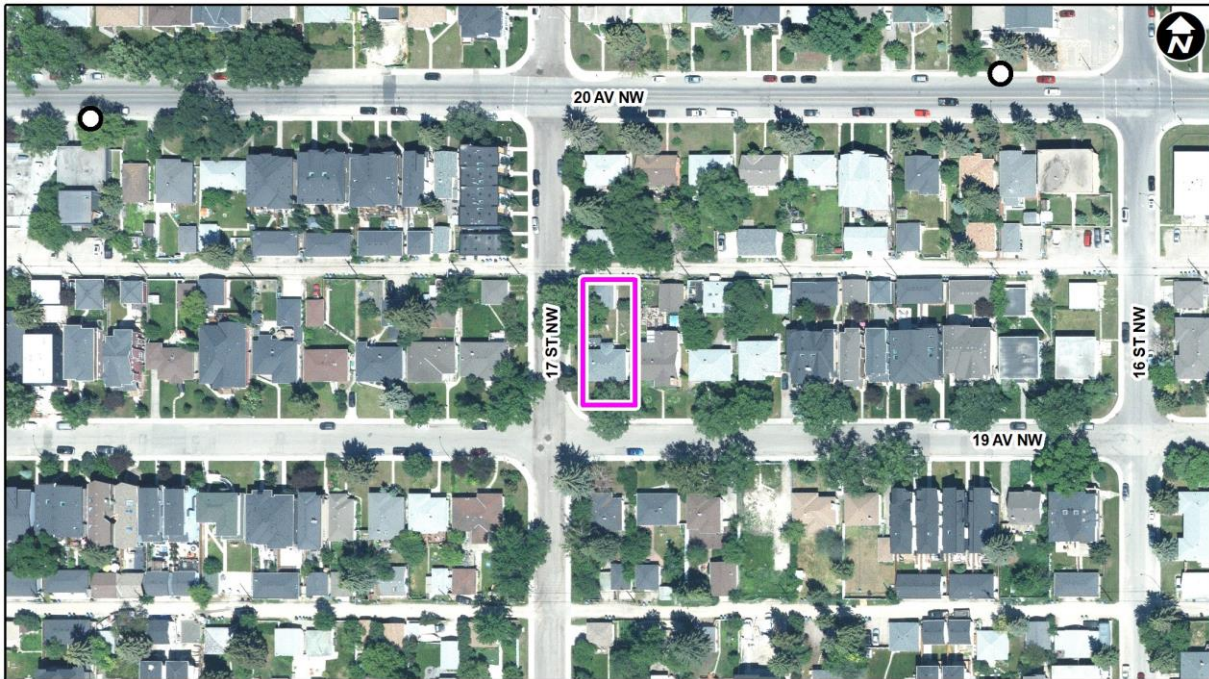
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex buildings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within 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, townhouses and rowhouses. 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 subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would 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 corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along both 19 Avenue NW and 17 Street NW; and
- retention of public trees where possible.

Transportation

Pedestrian access to the site is available on 19 Avenue NW and 17 Street NW. An existing on-street bicycle lane, connecting the Always Available for All Ages and Abilities (5A) Network is located along 19 Street NW, approximately 300 metres west of the site. Two on-street bicycle lanes are located along 17 Street NW and 20 Avenue NW respectively. In addition, an off-street pathway is planned on 16 Avenue NW, approximately 500 metres to the south.

This area is well served by Calgary Transit, including bus Route 65 (Market Mall/Downtown West), Route 404 (North Hill) and Route 414 (14 Street North) located at the intersection of 20 Avenue NW and 16 Street NW, approximately 150 metres (two-minute walk) from the site. Bus Route 303 (MAX Orange Brentwood/Saddletowne) and Route 19 (16 Avenue North) are located approximately 350 metres (six-minute walk) to the south along 16 Avenue NW. The site is also within 600 metres (ten-minute walk) of the Lions Park LRT station.

Existing vehicle access to the parcel is from the rear lane. This access is anticipated to be retained for future developments.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development on the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of any future 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 promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the subject site as being located within the Developed Residential - Inner City Area (Map 1: Urban Structure). The MDP recognizes the predominately low-density residential nature of this area and supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP policies encourage redevelopment in the established communities to make more efficient use of existing infrastructure, public amenities and transit, and also promotes climate resilience. The proposed land use amendment is in alignment with relevant policies in the MDP.

Calgary Climate Strategy (2022)

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

North Hill Communities Local Area Plan (Statutory – 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 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 or Main Street, on higher activity streets, and where the parcel has a rear lane and can accommodate parking on site. The proposed land use amendment is in alignment with the applicable policy of the LAP.