

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Capitol Hill, fronting onto 17 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres long. The site is currently developed with a single detached dwelling and has rear lane access from 18 Street NW.

Along the north side of 17 Avenue NW, surrounding development is characterized primarily by low rise residential development designated as Residential – Contextual Grade-Oriented Infill (R-CG) District, Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. The Home Depot is located directly across the street, on the south side of 17 Avenue NW. A variety of other commercial development on 16 Avenue NW, which is classified as an Urban Main Street, is located in close vicinity to the subject lands. The site is approximately 300 metres (five-minute walk) to the North Hill Shopping Centre. The site is also approximately 300 metres (five-minute walk) north of the Hounsfield Heights/Briar Hill Community Association.

The site is within 400 metres (seven-minute walk) radius of an existing MAX Orange Line Station on 16 Avenue NW and is within 500 metres (eight-minute walk) of the Lions Park LRT station.

Community Peak Population Table

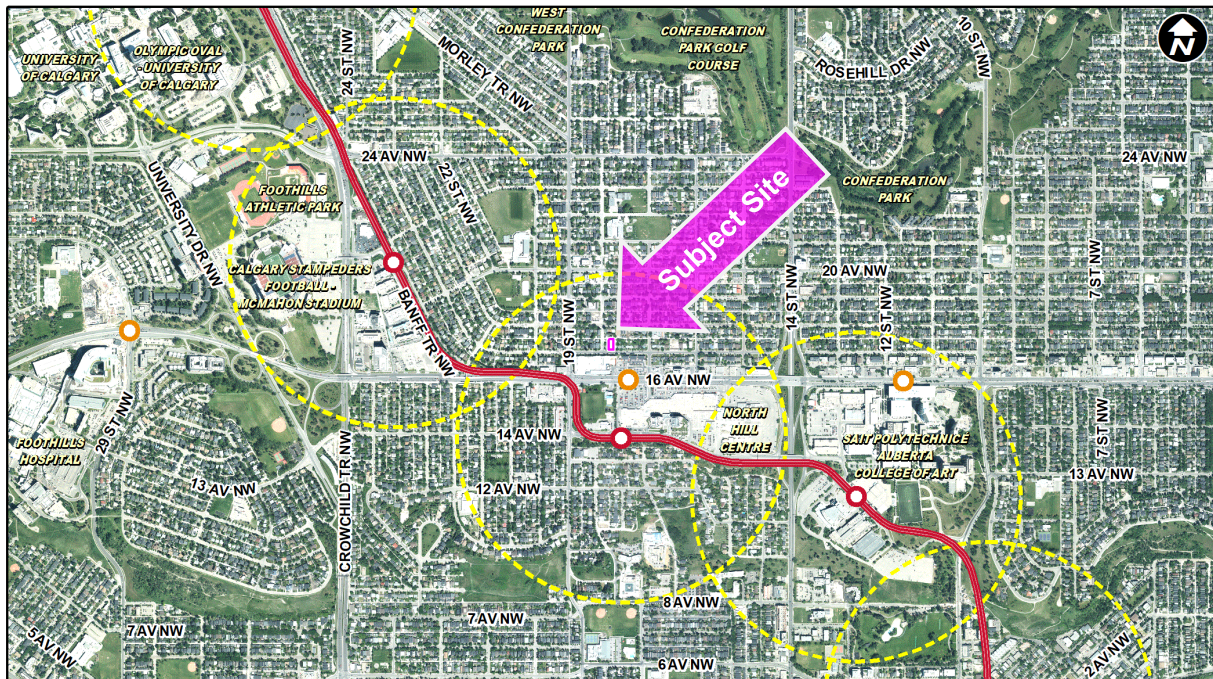
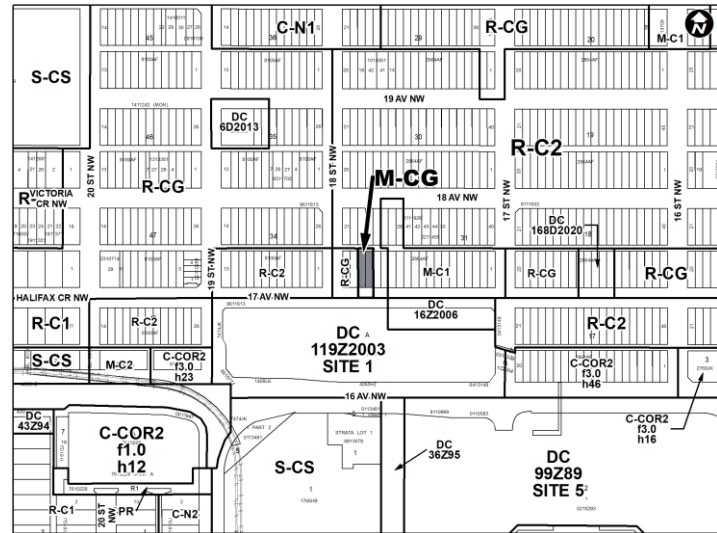
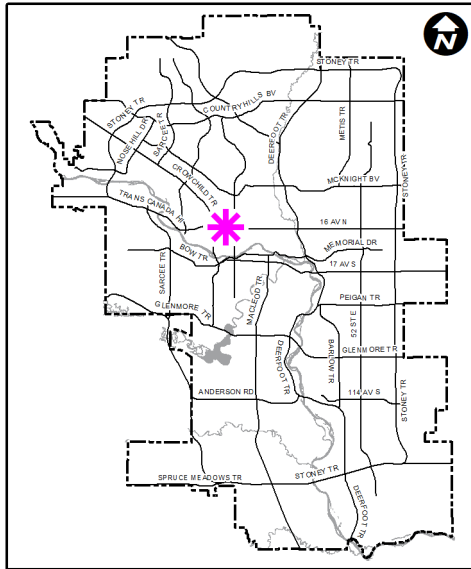
As identified below, the community of Capitol Hill reached its peak population in 2019.

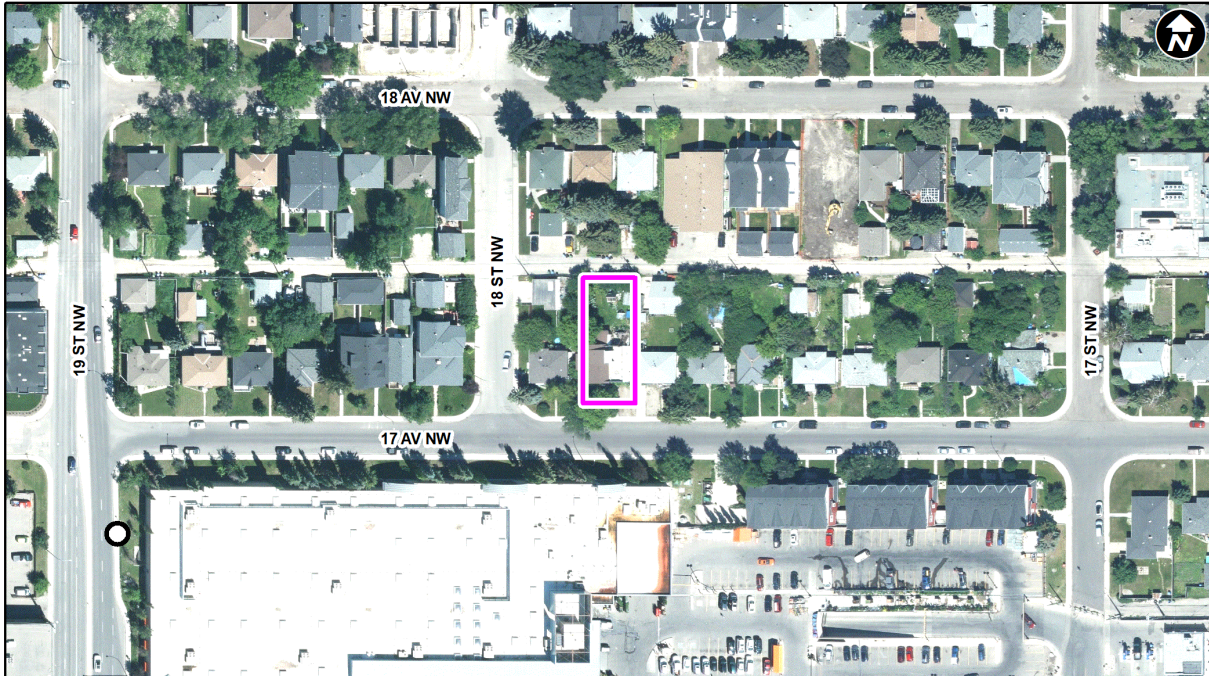
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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 intended to accommodate residential development and contextually sensitive redevelopment in the form of single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on the parcel. Secondary suites are permitted uses within the R-C2 District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is a multi-residential designation that is intended for townhouses and fourplexes where some or all the units have direct access to grade. The M-CG District is intended to be applied in proximity or adjacent to low-density residential development and has a maximum building height of 12 metres. It contains rules for development which allow for varied building setbacks that reflect the built form of the area. The maximum density for this site is 111 units per hectare. Based on the parcel area, this would allow a maximum of six dwelling units on this site. Secondary suites (one per dwelling unit) are also allowed and do not contribute towards allowable density.

Development and Site Design

The rules of the proposed M-CG District would provide guidance for the redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that will be considered at the development permit stage include the following:

- building and site design;

- number of units; and
- lot coverage.

Transportation

The site is within 400 metres (seven-minute walk) radius of an existing MAX Orange Line Station on 16 Avenue NW and is within 500 metres (eight-minute walk) of the Lions Park LRT station. A transit stop approximately 300 metres (five-minute walk) from the parcel along 20 Avenue NW provides service on Route 65 (Downtown West - Market Mall) every 20 minutes during peak hours. Route 404 (Mount Pleasant) and Route 414 (14 Street NW) offer services every hour. A transit stop located less than 100 metres (two-minute walk) from the parcel along 16 Avenue NW provides service along 16 Avenue NW via Route 31 (Dalhousie Station), Route 40 (Dalhousie Station), and Route 105 (Dalhousie Station – Lions Park Station) every 30 minutes during peak hours. Route 91 (Foothills Medical Centre) offers services every 20 minutes during peak hours.

The parcel is located one block away from 19 Street NW which has an existing on-street bike lane that connects the area to the major 5A (Always Available for All Ages and Abilities) Network. Pedestrian and vehicular access to the site is available via 17 Avenue NW, which is classified as a Residential Road as per the [Calgary Transportation Plan](#).

A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development of the subject site. 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.

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 parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies state that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. At future development stages, the applicant has committed to providing (rough-ins) for electric vehicle charging stations, solar power, and an energy-star rating system as part of a future development permit application. This supports Programs A, D, F and H of the *Climate Strategy*.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject parcel is located within the Neighbourhood Local urban form category as identified on Map 3: Urban Form of the [North Hill Communities Local Area Plan](#) (LAP). The site is defined as Low Building Scale on Map 4: Building Scale which allows for a building height of up to six storeys.

Neighbourhood Local land use policies support a broad range and mix of housing types, unit structures and forms. Development should consider the local built form context, be oriented towards the street, consider shadowing impacts on neighbouring properties, and provide access to off-street parking and loading areas from the lane, where possible.

This proposal aligns with the policies of the LAP.