

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, and is situated midblock on the north side of 21 Avenue NW, between 14 Street NW and 15 Street NW. The parcel is approximately 0.06 hectares ± (0.14 acres ±) in size and is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and rear lane access is available along the north side of the site.

The subject site is currently zoned Residential – Contextual One / Two Dwelling (R-C2) District. It is surrounded by a range of low scale buildings on a range of land use districts. Immediately west of the site is a parcel designated Residential – Grade-Oriented Infill (R-CG) District, similarly developed with a single-detached dwelling, and to the east is a parcel designated Commercial – Neighbourhood 1 (C-N1) District hosting a local retail business. There are primarily single detached and duplex dwellings to the north and west, and various community oriented commercial businesses and services to the east (along 14 Street NW, identified as a Neighbourhood Main Street on the Calgary Municipal Development Plan). To the south the entire block is designated Special Purpose – Community Service (S-CS) District and hosts the Capitol Hill Community Association.

The 16 Avenue NW Urban Main Street is 340 metres (6 minute walking distance) to the south and the North Hill Centre Community Activity Centre is about 400 metres (6 minute walking distance) to the south, both providing the community with commercial, institutional and transit services.

Capitol Hill School (Calgary Board of Education, Kindergarten to grade 6) is located 500 metres to the west, and the Southern Alberta Institute of Technology (SAIT) is 600 metres (10 minute walking distance) to the southeast. Recreational facilities and park spaces near the site include the Capitol Hill Community Centre which is located 70 metres to the west; and Confederation Park which is located 270 metres to the northeast.

Community Peak Population Table

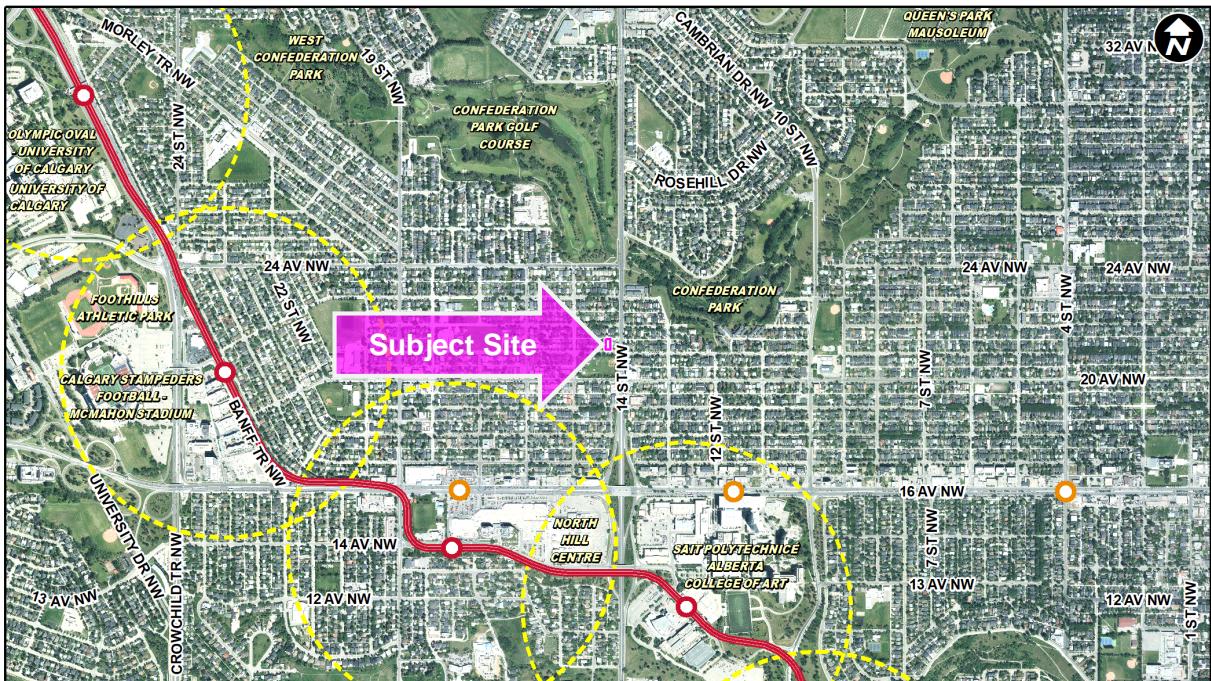
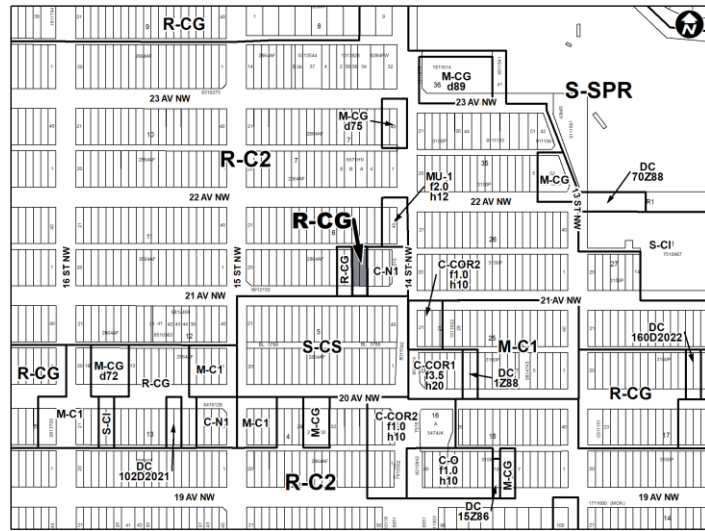
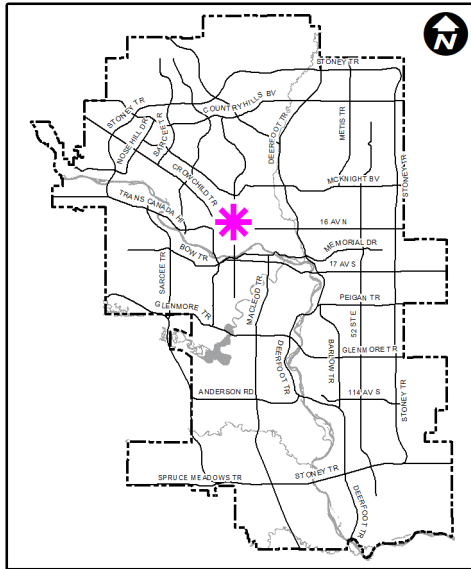
As identified below, the community of Capitol Hill reached its peak population in 2019.

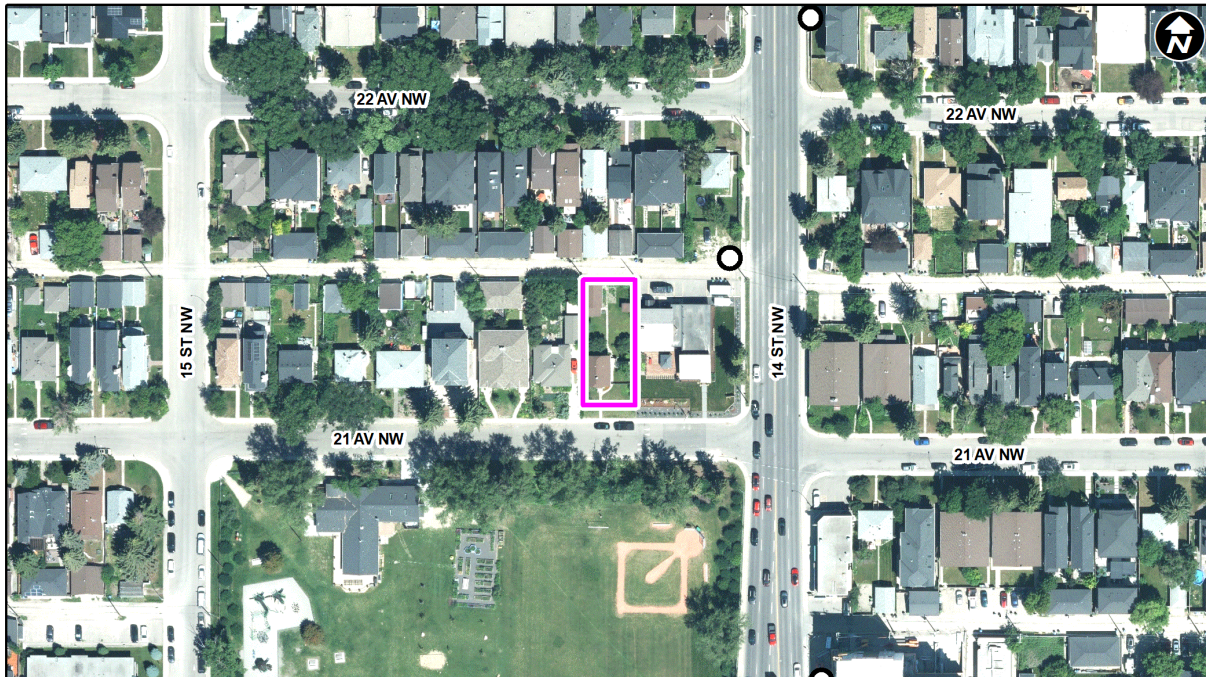
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the 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 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 parcel area, this would allow a maximum of four dwelling units on the subject parcel. Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Under the R-CG District, the subject site will require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The subject site is well-serviced by transit – 14 Street NW is part of the Calgary Transportation primary transit network, and several bus routes are located within 180 metres (3 minute walking distance) of the site on 14 Street NW (Routes 141, 791, 792, 832 SB 14 Street NW and Routes 89, 414, 791, 792, 832 NB 14 Street NW) and 20 Avenue NW (Routes 65, 404, 414 WB 20 Avenue NW). The SAIT/AUArts/Jubilee LRT station is about 1.5 kilometres south of the site. 20 Avenue NW is a recommended on-street bikeway priority identified in the Always Available for All Ages and Abilities (5A) Network, located one block south of the site, south of Capitol Hill Community Association.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

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 City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. Sections 2.2.5 and 2.3.2 of the MDP identify opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. These policies include allowing for innovative and creative designs, providing an appropriate transition of intensity, and complementing the established character of the area. These sections of the MDP support growth and change in low-density neighbourhoods through redevelopment of a similar scale and built form, and developing a range of housing types including “accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing”. An evolved range of housing types are expected to help achieve the ultimate goal of stabilizing population declines and supporting the changing demographic needs of communities.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the redesignation of the subject site to enable higher density development may allow for more people to choose a car-reduced or car-free lifestyle, thereby reducing vehicular emissions and contributing to the overall goal of achieving net zero emissions in Calgary by 2050 by accelerating the shift in mode share to zero or low emissions modes. Further strategies may be explored at the development permit stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) policies support a broad range and mix of housing types, unit structures and forms. Additionally, building forms that contain three or more residential units should be supported on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and, where the parcel has a lane and parking can be accommodated on site. The site is identified for higher density and scale residential uses as part of the “Neighbourhood Local” policy area, with the “Limited” scale modifier (up to 3 storeys).

The proposed land use amendment is in alignment with the applicable policies of the LAP.