

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, and is situated on the northeast corner of 22 Avenue NW and 17 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 vacant. Access to the rear lane is available along the north side of the site.

Surrounding land uses to the north, east and south consist of parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District. To the west and southwest of the subject site are Special Purpose – Community Service (S-CS) Districts (St. Pius X School and Capitol Hill School).

The 16 Avenue NW Urban Main Street is 600 metres (10 minute walk) to the south and the North Hill Community Activity Centre is about 630 metres (11 minute walk) to the south, both providing the community with commercial, institutional and transit services.

The Calgary Board of Education designated schools for the subject site are:

- Capitol Hill School (Kindergarten to grade 6, which is 115 metres (2 minute walk) to the southwest);
- Senator Patrick Burns School (grades 7-9, which is 1,900 metres to the northwest); and
- William Aberhart High School (grades 10-12, which is 1,100 metres to the northwest).

The Southern Alberta Institute of Technology (SAIT) is 900 metres (15 minute walk) to the southeast.

Recreational facilities and park spaces near the site include:

- the adjacent school sites;
- Capitol Hill Community Centre which is located 350 metres to the southeast; and
- Confederation Park which is located 350 metres to the northeast.

Community Peak Population Table

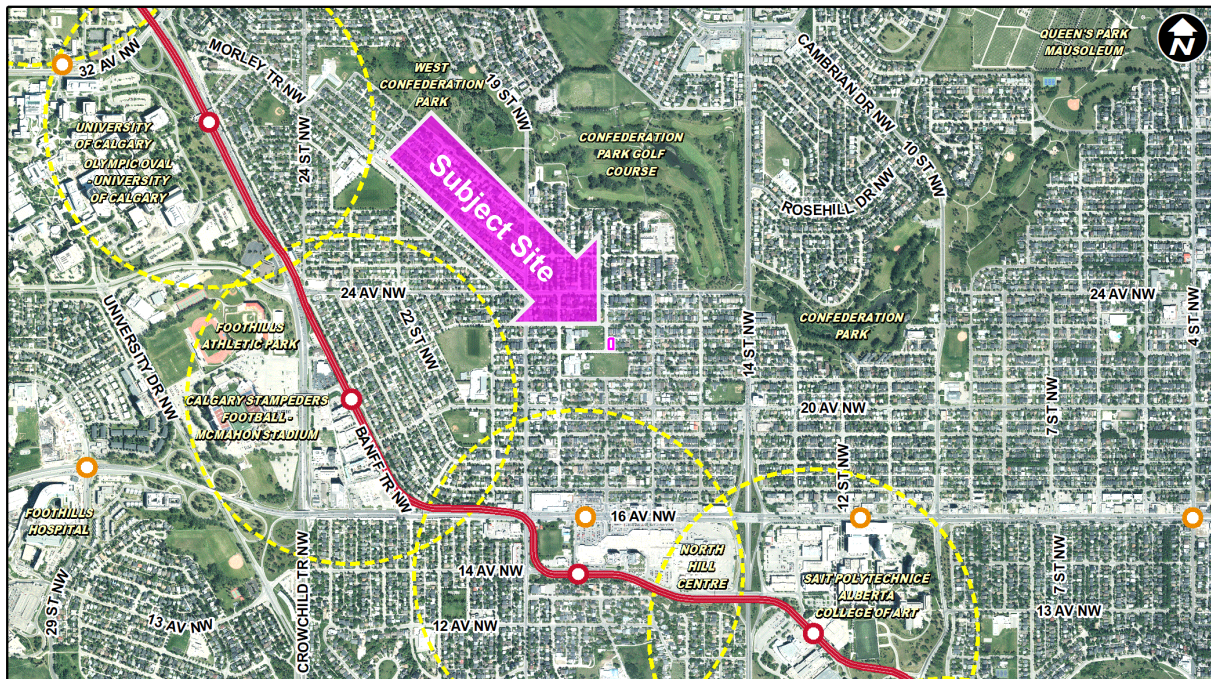
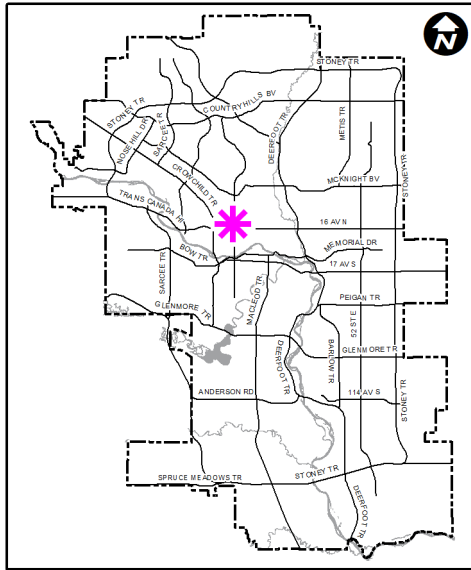
As identified below, the community of Capitol Hill reached its peak population in 2019.

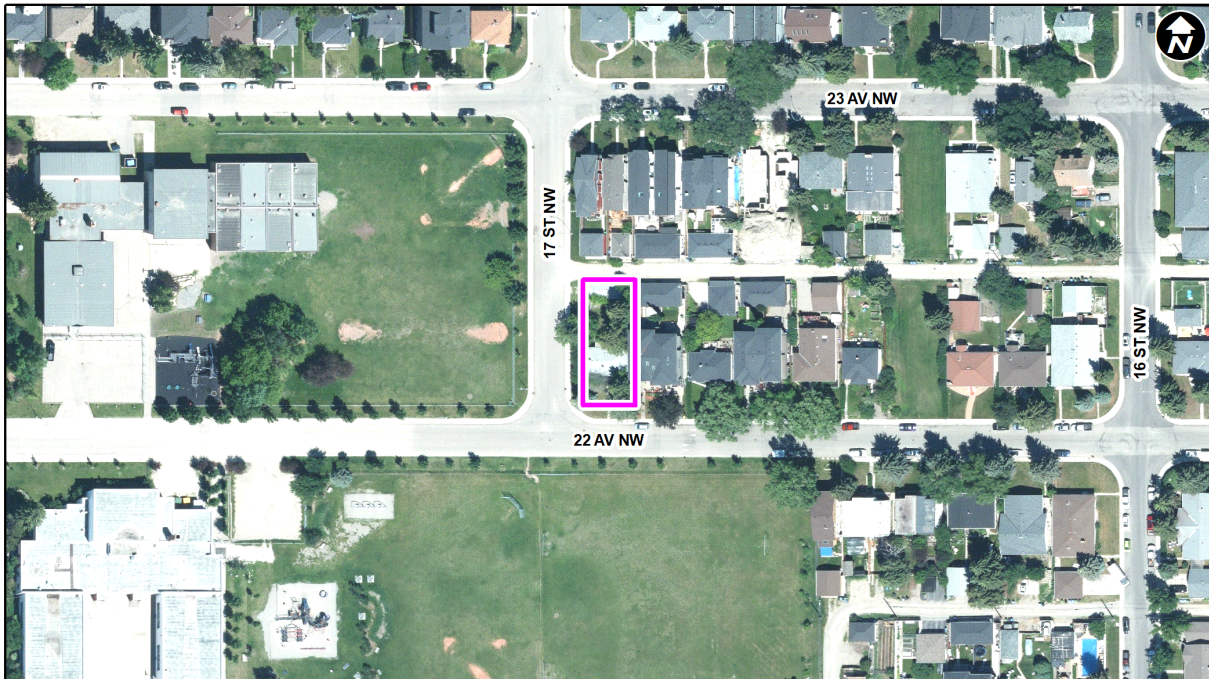
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

In addition to the residential uses already allowed in the R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for the additional low-density housing form of rowhouses and townhouses. 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 up to four dwelling units on the subject site.

Secondary suites 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

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

- ensuring an engaging built interface along 22 Avenue NW and 17 Street NW;
- access, parking and bicycle parking provision; and
- mitigation of shadowing, privacy and visual overlooking.

Transportation

Pedestrian access to the subject site is available from sidewalks along 22 Avenue NW and 17 Street NW. 19 Street NW and 24 Avenue NW are existing on-street bikeway routes which are approximately 300 metres west and 160 metres north of the site respectively. The R-CG District includes requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. The area is served by Calgary Transit including the following options:

- routes 65 (Market Mall/Downtown West), 404 (North Hill) and 414 (14 St W) have bus stops on 20 Avenue NW 230 metres south from the subject parcel;
- routes 791 (Queen Elizabeth/Macewan) and 792 (Queen Elizabeth/Sandstone) have a stop 480 metres to the east on 14 Street NW;
- route 105 (Dalhousie/Lions Park) has a stop 300 metres to the west on 19 Street NW;
- the Bus Rapid Transit (BRT) route 303 (MAX Orange Brentwood/Saddletowne) line is located 630 metres from the parcel on 16 Avenue NW; and
- the Lions Park C-Train Station is 820 metres to the south.

At the time of a future development permit, the required vehicular parking is to be situated on-site, with access from the rear lane. On street residential parking is available on 22 Avenue NW and 17 Street NW.

A Traffic Impact Analysis (TIA)/Parking Study with a limited scope was required as part of this application in light of the concerns provided by the community. The scope of the traffic/parking analysis was to identify the potential safety impacts to pedestrians at the adjacent intersection as well as assess parking availability within a couple blocks of the subject site. It concluded that the relatively low volume of traffic that will be produced by the proposal will not have a noticeable effect on the traffic level in the area. All study intersections are expected to operate well within an acceptable level of service and capacity parameters. No adjustments to intersections or roadway classifications are required in order to accommodate the development. The analysis considered that the pedestrian crossing locations are in a school zone with a speed limit of 30 km/h, there are speed bumps present and the daily volumes are well below the thresholds. As such, the scope of this proposal is not expected to warrant adding crosswalks.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service the subject site. Development servicing requirements will be determined through the development permit review process and Development Site Servicing Plan (DSSP) processes.

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 MDP recognizes that ASPs and LAPs are the appropriate policies to provide specific direction for development of local communities in these areas.

Calgary Climate Strategy (2022)

The parcel is in close proximity to various transit stops, providing regular service and is very near to bicycle routes. This addresses the goal to have 40% of all trips to be taken by walking, wheeling or transit by 2030 as part of the zero carbon neighbourhoods objective in 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 (Statutory – 2021)

The site is subject to the [North Hill Communities Local Area Plan](#) (LAP) and is identified on Map 3: Urban Form as a Neighbourhood Local Category. It is also identified as Limited (up to 3 storeys) on Map 4: Building Scale. Policies within the LAP support redevelopment in transit supported areas. The Limited Building Scale encourages a range of housing types.

Neighbourhood Local areas contain policies that state that building forms which contain three or more residential units should be supported in areas near to an identified Activity Centre, where the parcel has a lane and parking can be accommodated on site. The nearest Neighbourhood Activity Centre is 300 metres to the southwest and the parcel has lane access. The proposal aligns with applicable planning policy.