

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill at the northeast corner of 18 Avenue NW and 15 Street NW. The site has a total area of approximately 0.06 hectares (± 0.14 acres), with a frontage of approximately 15 metres and a lot depth of approximately 36 metres. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. The majority of the parcels to the south, along 17 Avenue NW are designated as Residential – Grade-Oriented Infill (R-CG) District. A variety of multi-residential development is located to the north, along 20 Avenue NW, and commercial development is located to the northeast oriented along 14 ST NW.

The subject site is located approximately 350 metres (six-minute walk) from the 16 Avenue NW Urban Main Street, providing convenient access to primary transit, retail and other commercial services. 14 Street NW, a primary transit corridor, is located approximately 220 metres (four-minute walk) to the east. The site is also located approximately 900 metres (15-minute walk) from the North Hill Shopping Center and 1.2 kilometres (20-minute walk) from the Southern Alberta Institute of Technology (SAIT).

Community Peak Population Table

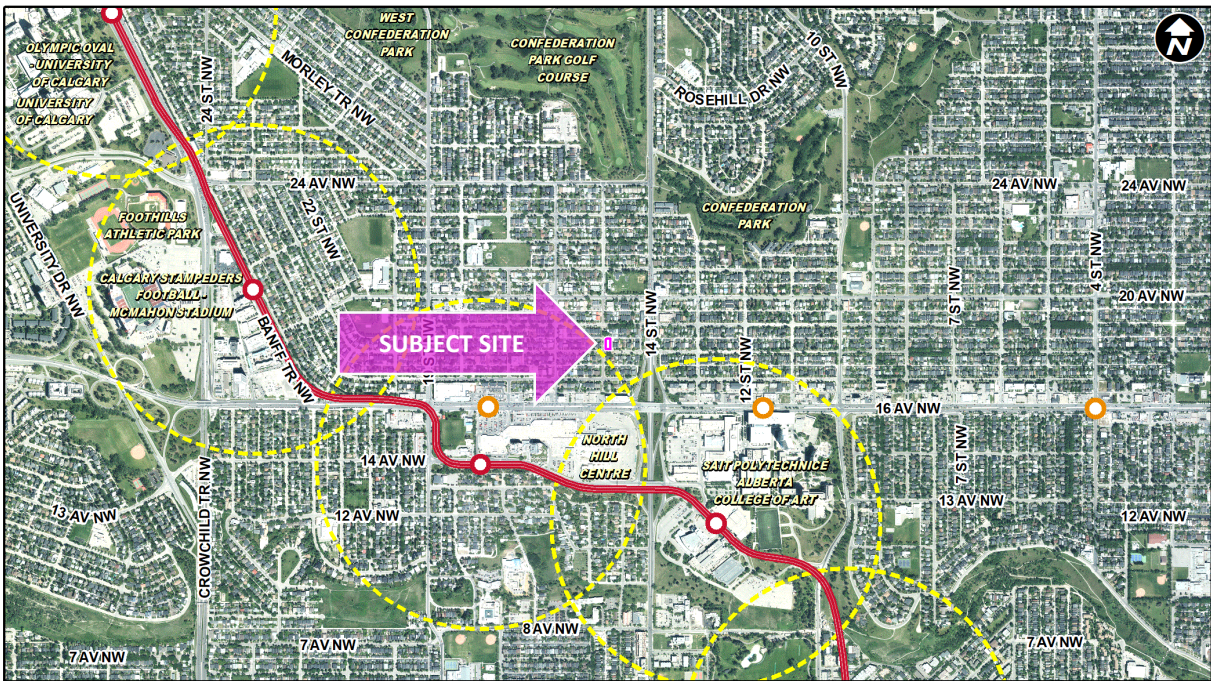
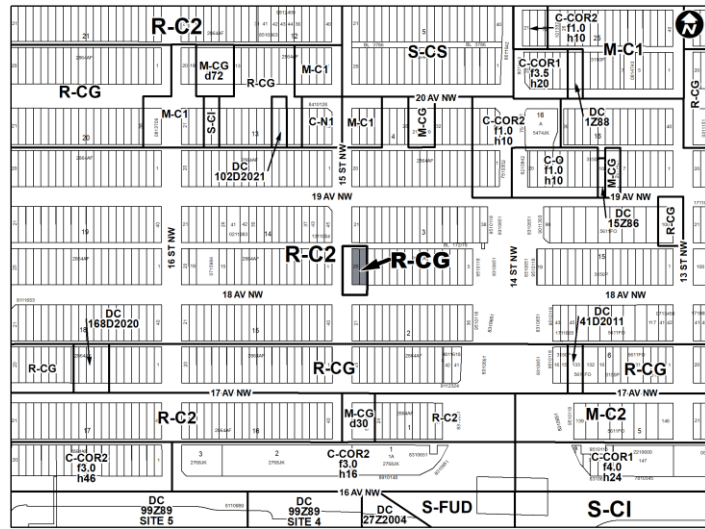
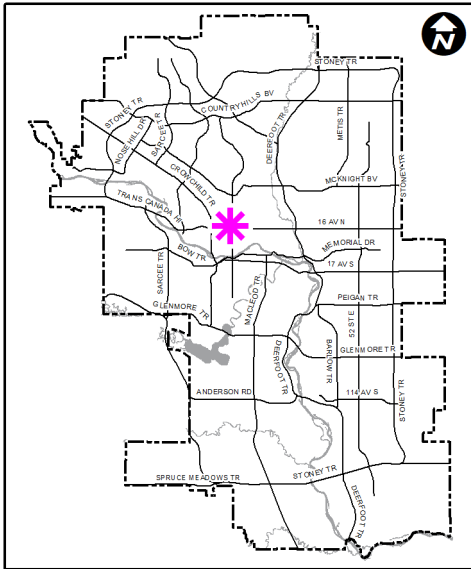
As identified below, the community of Capitol Hill reached its peak population in 2019.

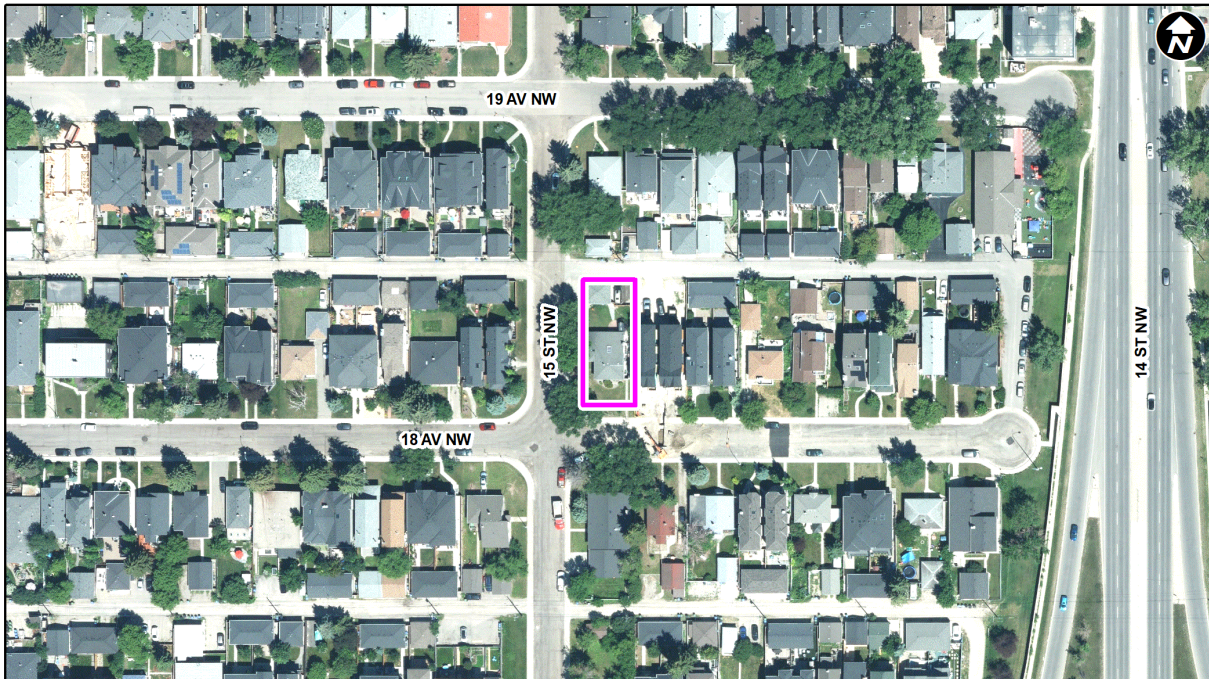
| Capitol Hill | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 4,744 |
| 2019 Current Population | 4,744 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0% |

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 a low-density residential designation applied to developed areas that 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 of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District is a low-density residential designation that is applied to developed areas that allows for a range of 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 the allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Alternatively, the Housing – Grade-Oriented (H-GO) District was reviewed as a potential land use for the subject site, however, it does not fit within the location criteria for the district. The subject site is neither in the Neighbourhood Connector nor in the Neighbourhood Flex Urban Form Categories as outlined in the North Hill Communities Local Area Plan. The subject site is in the Inner City area identified on the Urban Structure Map of the Calgary Municipal

Development Plan but not within the minimum distance from a Main Street or Activity Centre, an existing LRT platform, an existing BRT station or a primary transit service.

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:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provisions; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 18 Avenue NW and 15 Street NW.

Bicycle access to an existing on-street Cycle Track along 24 Avenue NW (Always Available for All Ages and Abilities (5A) Network) is located approximately 600 metres (ten-minute walk) north of the subject site.

The subject site is well served by Calgary Transit. Transit stops are available within 170 metres (three-minute walk) on 20 Avenue NW (Route 65 – Market Mall/Downtown West, Route 44 – North Hill and Route 414 – 14 Street North). The subject site is approximately 500 metres (eight-minute walk) from North Hill Station where Bus Route 303 (MAX Orange Brentwood/Saddletowne) and Route 105 (Dalhousie Station) are located. The site is also approximately 850 metres (14-minute walk) from Lions Park Light Rail (LRT) Transit Station.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for 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)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed lane 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 applicable MDP policies encourage redevelopment and modest intensification of established 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 R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Strategy - Pathways to 2050](#). The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. 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 [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local urban form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Policies in the LAP allow for a broad range and mix of housing types, unit structures and forms. Several policies lay out conditions under which building forms that contain three or more residential units should be supported, including sites within transit station areas, sites near or adjacent to an identified Main Street, and where the parcel has a lane and parking can be accommodated on site. The proposed land use amendment is in alignment with the applicable policies of the LAP.