

Background and Planning Evaluation

Background and Site Context

The site is located at the northwest corner of 19 Avenue NW and 15 Street NW within the community of Capitol Hill. The land is approximately 0.06 hectare (0.14 acre) in size and is 15.24 metres wide by 36.58 metres long. The site fronts onto 19 Avenue NW and a lane to the north provides vehicular access to the site. The property currently contains a two-storey single detached dwelling with a detached garage at the rear.

Surrounding development is characterized by a mix of single detached, semi-detached, commercial and institutional development. The site is within an approximate 600 metre radius (10-minute walk) of schools, parks, community hall, local commercial and the North Hill Shopping Centre, and the Southern Alberta Institute of Technology (SAIT).

The site is located near LRT, BRT and local transit stops, an on-street bike lane and has convenient vehicular access to downtown Calgary.

Community Peak Population Table

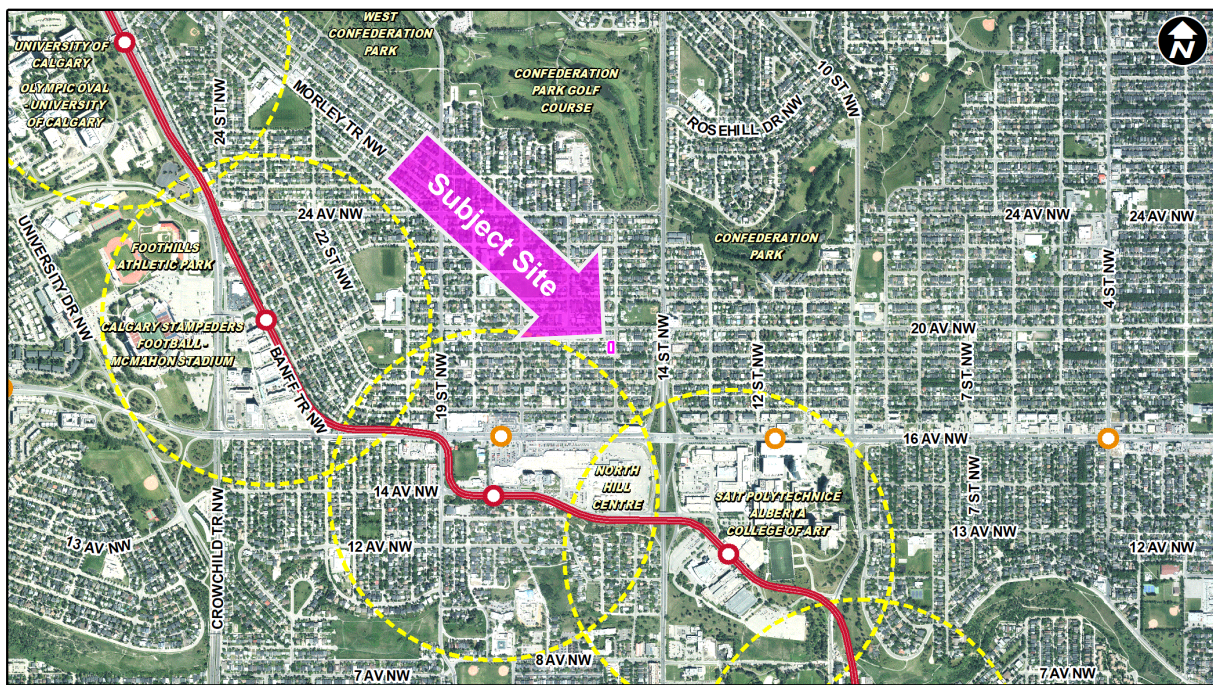
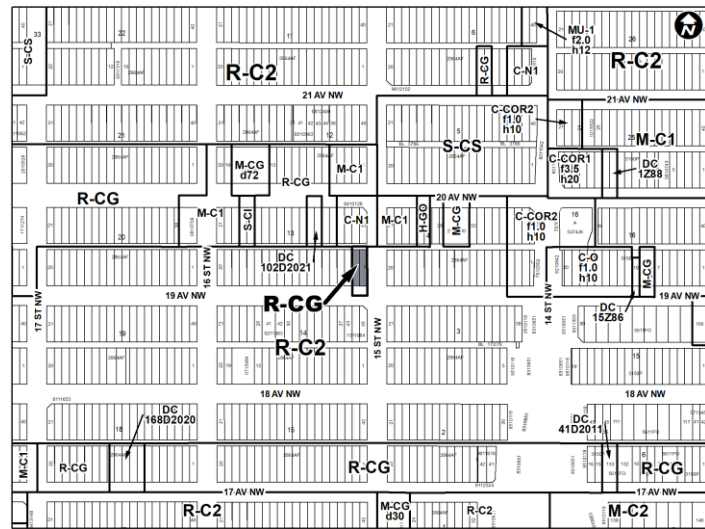
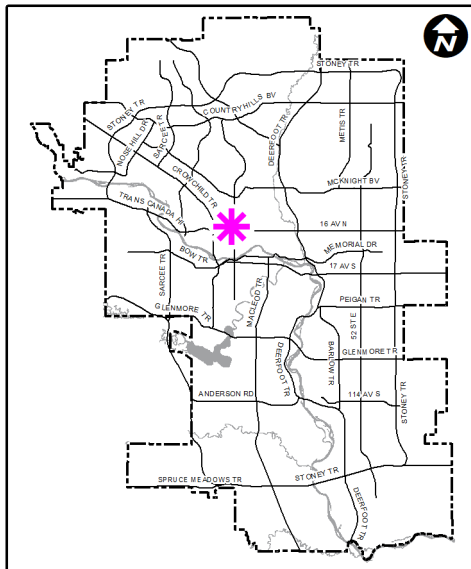
As identified below, the community of Capitol Hill reached its peak population in 2019.

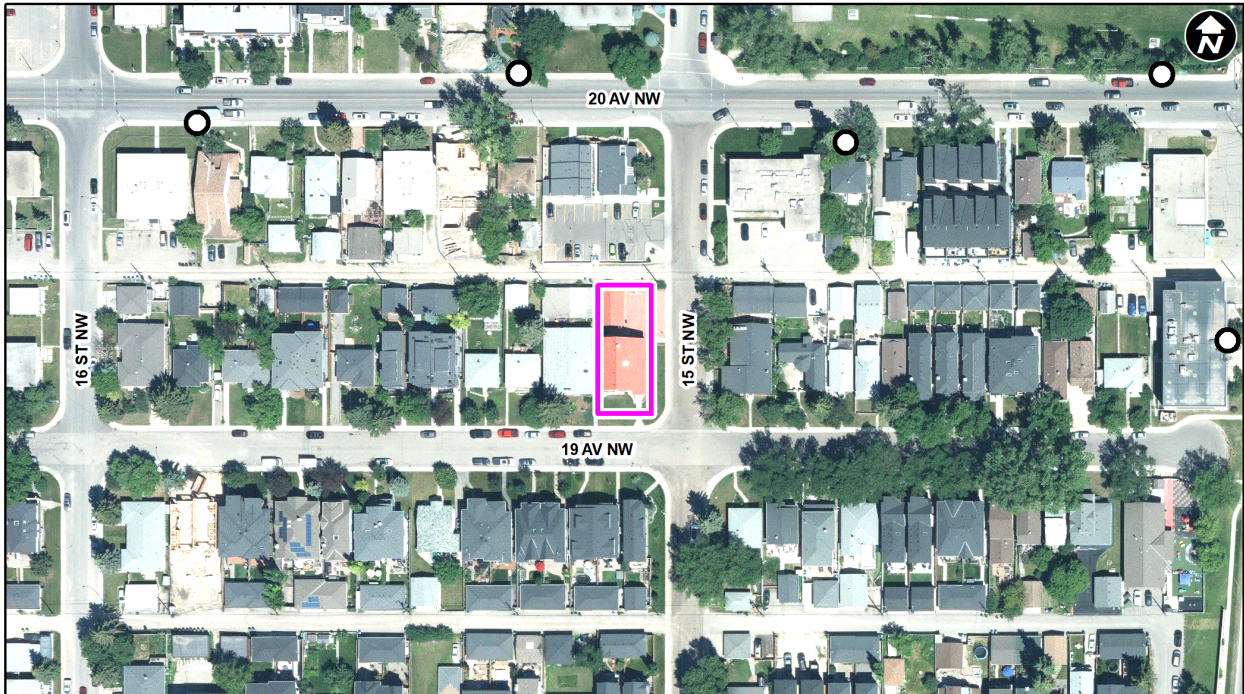
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Residential – Contextual One / Two Dwelling (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 of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (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:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along 19 Avenue NW and 15 Street NW;
- mitigating shadowing, overlooking and privacy concerns;
- access and parking provisions; and
- landscaping and amenity space.

Transportation

Pedestrian and vehicular access to the site is available via 19 Avenue NW and 15 Street NW. Both 19 Avenue NW and 15 Street NW are classified as Residential Roads per the *Calgary Transportation Plan*.

The area is served by Calgary Transit Routes 65 (Downtown West-Market Mall), 404 (Mount Pleasant), and 414 (14 Street NW) from a transit stop located 100 metres (two-minute walk) from the parcel along 20 Avenue NW, Route 89 (North Pointe Terminal – Lions Park Station) from a transit stop 200 metres (three-minute walk) from the parcel along 14 Street NW, and Routes 19 (16 Avenue N) and 105 (Dalhousie Station – Lions Park Station) from a transit stop 400 metres (seven-minute walk) from the parcel along 16 Avenue NW. Route 65 offers services every 20 minutes, Routes 19 and 105 offer service every 30 minutes, Route 89 offers services every 40 minutes, and Routes 404 and 414 offer services every hour. The site is located within 400 metres (seven-minute walk) from a MAX Orange BRT Station on 16 Avenue NW and is within a Transit Oriented Development area.

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 services are available to service redevelopment of the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 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 site is located within the Residential – Developed – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more

efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal complies with the 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 any specific actions that address the objectives of 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 (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 Limited 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, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policy of the LAP.