

Background and Planning Evaluation

Background and Site Context

The subject site is located on a mid-block parcel in the community of Capitol Hill on 21 Avenue NW. The parcel is approximately 0.06 hectares (0.14 acres) in area and is approximately 15 metres wide by 37 metres deep. The site is currently developed with a single detached dwelling and accessory building (garage) with rear lane access.

Surrounding development is characterized by a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. Two parcels designated as Residential – Grade-Oriented Infill (R-CG) District are located at the northwest corner of 22 Avenue NW and 15 Street NW, and east of the site along 21 Avenue NW. An existing Commercial – Neighbourhood 1 (C-N1) District is located east of the site at the corner of 21 Avenue NW and 14 Street NW. A Special Purpose – Community Service (S-CS) District is located across the street from the site on 21 Avenue NW.

The site is located in close proximity to schools, shopping centres, parks and other commercial and retail uses. North Hill Shopping Centre is approximately 600 metres (ten-minute walk) south of the site. St. Pius X School, Capitol Hill School and playground are located 500 metres (eight-minute walk) west of the site. The Capitol Hill Community Centre, sports facilities and playgrounds are located across the street from the site along 21 Avenue NW. There are multiple transit routes located on 14 Street NW and 20 Avenue NW within 200 metres (three-minute walk) of the subject parcel. 16 Avenue NW, an Urban Main Street along the Primary Transit Network, is located 600 metres (ten-minute walk) from the site.

The Always Available for All Ages & Abilities (5A) Network of pathways and on-street bikeways are located approximately 350 metres (five-minute walk) north of the site along 24 Avenue NW.

Community Peak Population Table

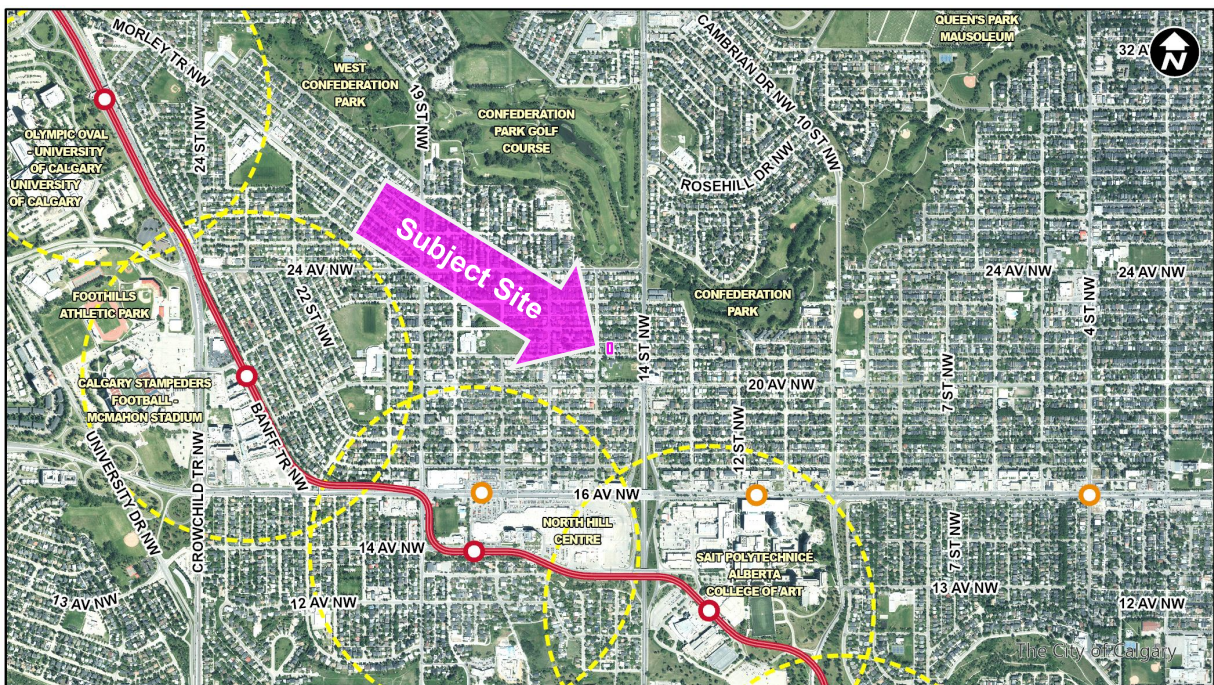
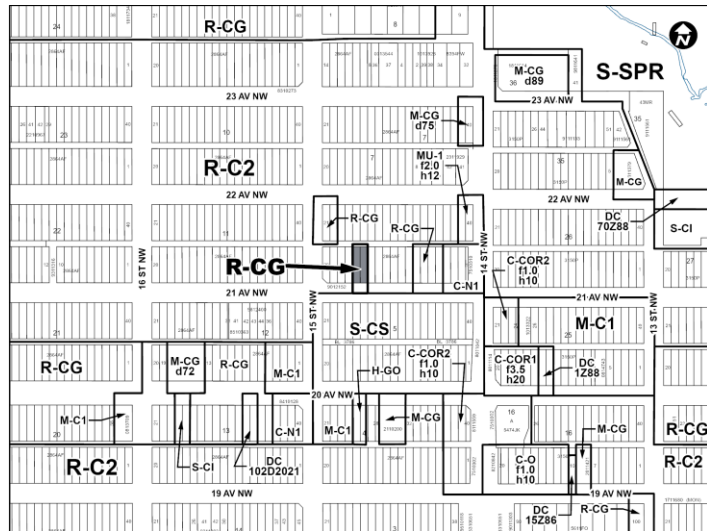
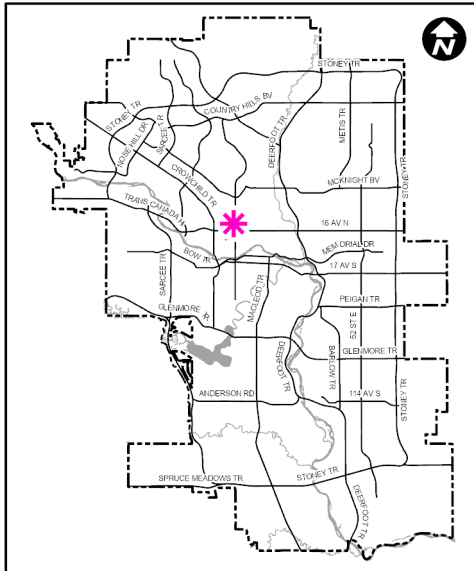
As identified below, the community of Capitol Hill reached its peak population in 2019.

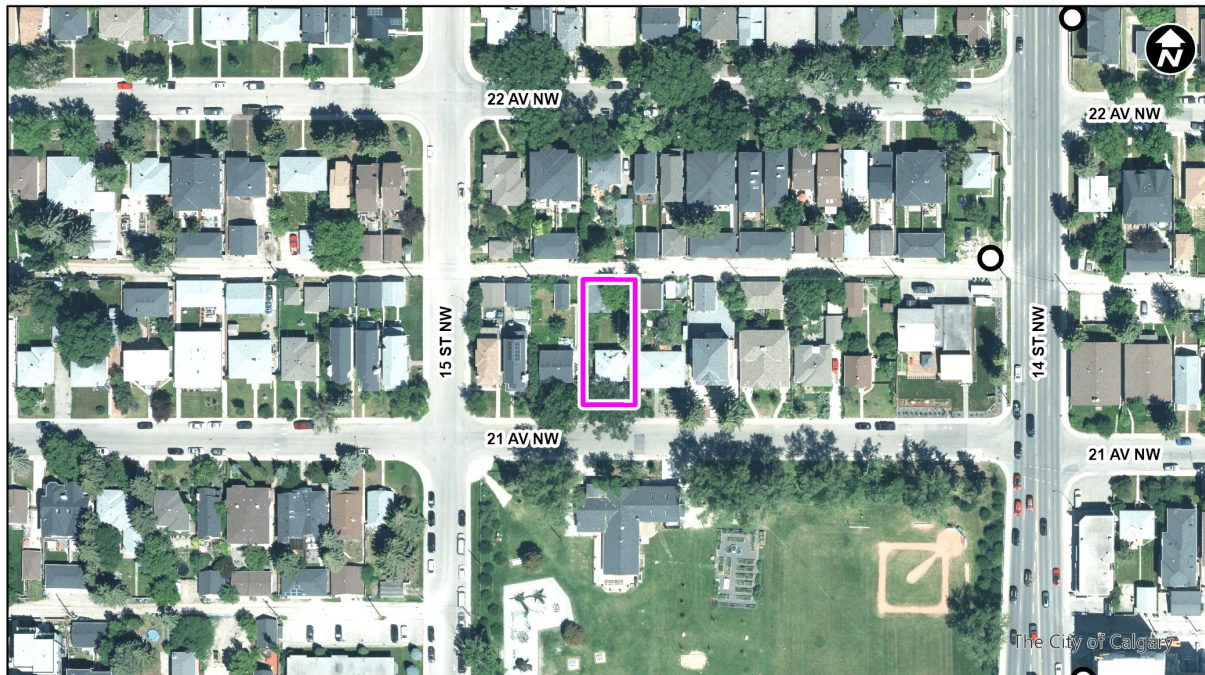
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 of two 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, 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 subject site parcel area, this would allow for 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 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 site, additional items that will be considered through the development permit process include, but are not limited to:

- building form;
- mitigation of shadowing, privacy and visual overlooking;
- layout and configuration of dwelling units and secondary suites; and
- site access.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 21 Avenue NW. Two existing Always Available for All Ages & Abilities (5A) Network pathway and on-street bikeways are located approximately 350 metres (five-minute walk) north of the site along 24 Avenue NW. There is a recommended on-street bikeway and pathway located along 20 Avenue NW and a recommended pathway located along 22 Avenue NW. The rear lane currently provides vehicular access to the subject parcel.

The area is well serviced by Calgary Transit. Route 414 (14 St W) is located approximately 180 metres (three-minute walk) from the site along the Primary Transit Network (PTN) on 14 Street NW. Route 404 (North Hill) and Route 65 (Market Mall/Downtown West) are located approximately 250 metres (four-minute walk) from the site along 20 Avenue NW. MAX Orange (Brentwood/Saddletowne) is located along the PTN on 16 Avenue NW, an Urban Main Street, approximately 800 metres (13-minute walk) from the site. On-street parking with two-hour restrictions is available along 21 Avenue NW.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available. Development servicing requirements will be reviewed at the development site servicing stage.

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 parcel is located within the Inner City - Developed Residential Area as identified on Map 1: Urban Structure of 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 delivers small and

incremental benefits to climate resilience. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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 (Statutory – 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 up to three storeys. This area is characterized by a range of housing types that complement the surrounding context of the community. Limited building scale policies within the Neighbourhood Local category states that buildings containing three or more residential units should be supported near activity centres, on higher activity streets, where the parcel has a lane and where parking can be accommodated on site.

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