

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, on the northeast intersection of 15 Street NW and 22 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. This corner lot is developed with a single detached dwelling and a detached garage that accesses 15 Street NW. The site has a rear lane, which will provide future vehicle access to the site.

The subject site is currently designated Residential – Contextual One / Two (R-C2) District. The immediate area surrounding the parcel is characterized by low density residential uses. The R-C2 District is east, west and north of the parcel and some R-CG parcels are along 22 Avenue NW, 21 Avenue NW and 23 Avenue NW. Approximately 140 metres (a two-minute walk) east of the site is 14 Street NW, which is part of the Primary Transit Network and has a mix of commercial businesses, office and medium density residential uses. Medium density residential uses are also located along 20 Avenue NW, approximately 200 metres (a three-minute walk) to the south.

Capitol Hill has a range of services and amenities to meet day-to-day needs of the residents. This includes: the Capitol Hill Community Association and park located approximately 100 metres (a two-minute walk) to the south, St. Pius X School and Capitol Hill Elementary School located 500 metres (an eight-minute walk) to the west. Branton Junior High School is located 850 metres (a 14 minute-walk) to the west and the Southern Alberta Institute of Technology (SAIT) and the Alberta University of the Arts campuses are 850 metres (a 14-minute walk) to the south. The commercial area of 14 Street NW is 200 metres (a three-minute walk) east of the site. North Hill Shopping Centre is approximately 650 metres (a 10-minute walk) south. The Lions Park Light Rail Transit (LRT) Station is approximately one kilometre (a 17-minute walk) southwest and the SAIT / AUArts / Jubilee LRT Station is approximately one kilometre (a 17-minute walk) on the southeast.

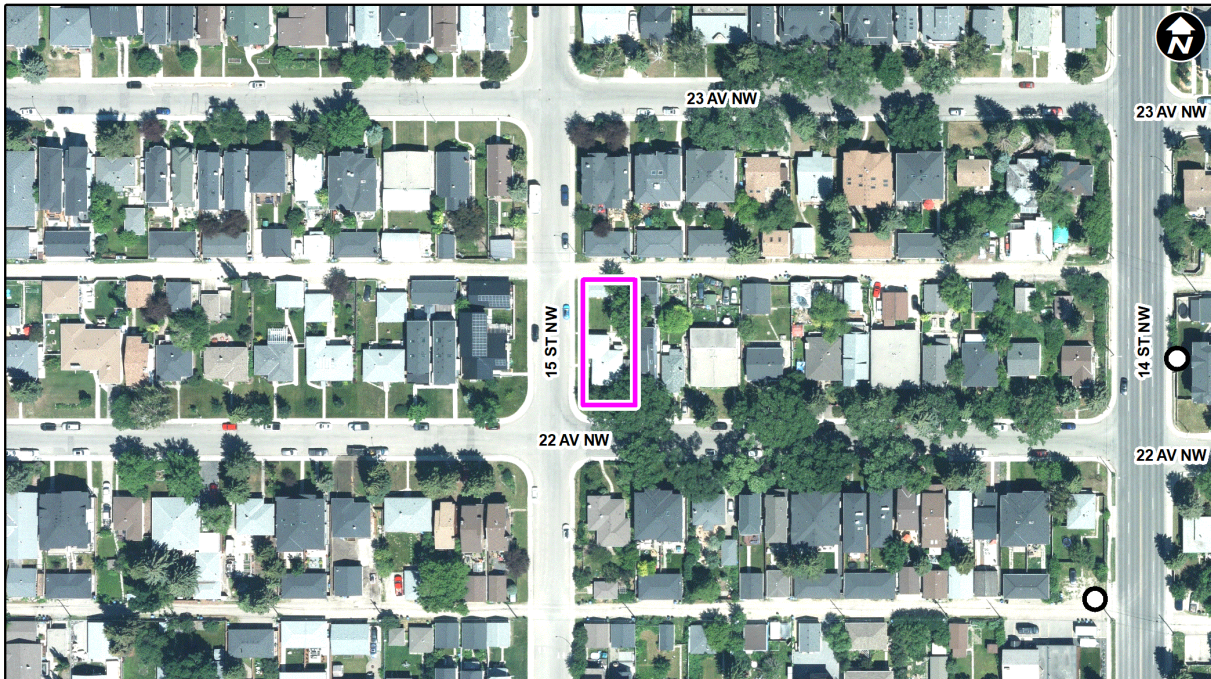
Community Peak Population Table

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](#).



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 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, 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:

- ensuring an engaging built interface along both 22 Avenue NW and 15 Street NW;
- the layout and configuration of dwelling units and secondary suites;
- mitigating shadowing, overlooking and privacy concerns; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 15 Street NW and 22 Avenue NW. There is bicycle access to an existing on-street bikeway along 24 Avenue NW, providing access to the Always Available for All Ages and Abilities (5A) Network located approximately 200 metres (a three-minute walk) north of the site.

The site is well-served by Calgary Transit. The northbound Route 414 (14 St W) is located approximately 150 metres away (a three-minute walk) and approximately 200 metres (a three-minute walk) from southbound Route 414 (14 Street N) on 14 Street NW. The site is located approximately 150 metres (a three-minute walk) from the westbound and approximately 150 metres (a three-minute walk) from the eastbound Route 65 (Market Mall / Downtown West). Route 404 (North Hill), Route 414 (14 St W) and Route 65 (Market Mall / Downtown West) is approximately 180 metres (a three-minute walk) west on 20 Avenue NW. SAIT / AUArts / Jubilee LRT Station is located approximately one kilometer (a 17-minute walk) south of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer lines 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 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 [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. The MDP identifies opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. 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. The proposed land use aligns with the relevant policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Climate Strategy - Pathway to 2050](#). Further opportunities to align development on this site with the applicable climate resilience 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 site in the Neighbourhood Local category (Map 3: Urban Form), with a Limited building scale modifier (Map 4: Building Scale) which allows for up to 3 storeys. The LAP speaks to a broad range and mix of housing types, unit structures and forms. Building forms that contain three or more residential units should be supported on higher activity streets, 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 proposed land use amendment is in alignment with the applicable policies of the LAP.