

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, on the southwest corner of 16 Street NW and 23 Avenue NW. The approximately 0.06 hectare (0.14 acre) site is about 15 metres wide by 37 metres deep. The parcel has a rear lane and is currently developed with a single detached dwelling and an accessory residential building (storage shed). Vehicular access is off 16 Street NW.

The surrounding development is characterized by a mix of single and semi-detached development designated as Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District. The site is approximately 340 metres (six-minute walk) west of 14 Street NW, which is part of the Primary Transit Network in the *Municipal Development Plan* (MDP). The site is also located 640 metres (11-minute walk) north of 16 Avenue NW, which is classified as an Urban Main Street in accordance with Map 2 of the MDP. 16 Avenue NW is characterized by higher intensity commercial, retail and multi-residential developments, and is also part of the Primary Transit Network as per Map 2 of the MDP.

The site is located 160 metres (three-minute walk) east of St Pius X School (Calgary Catholic School District K-6, French Immersion), 260 metres (four-minute walk) north of Capitol Hill School (Calgary Board of Education K-6), 640 metres (11-minute walk) north of the North Hill Shopping Centre and 330 metres (six-minute walk) north of Capitol Hill Community Centre. The site is also located 250 metres (four-minute walk) from Confederation Park, a large green space with multiple amenities including hiking trails, a toboggan hill, tennis court and baseball diamond.

Community Peak Population Table

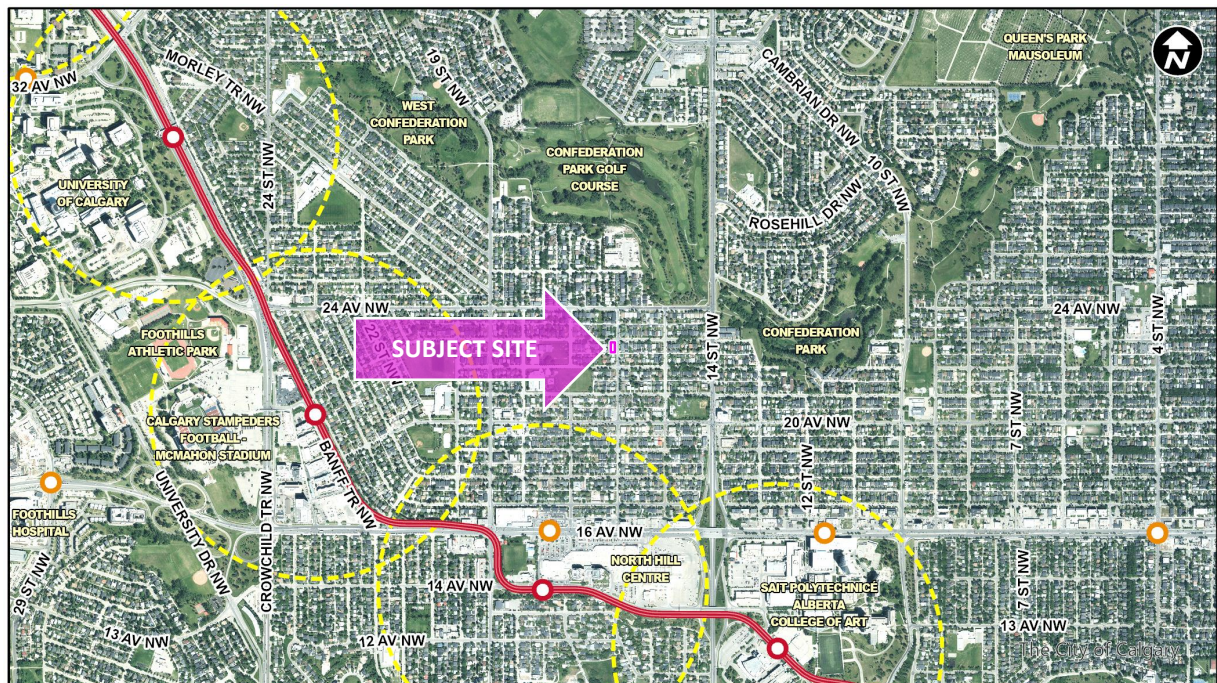
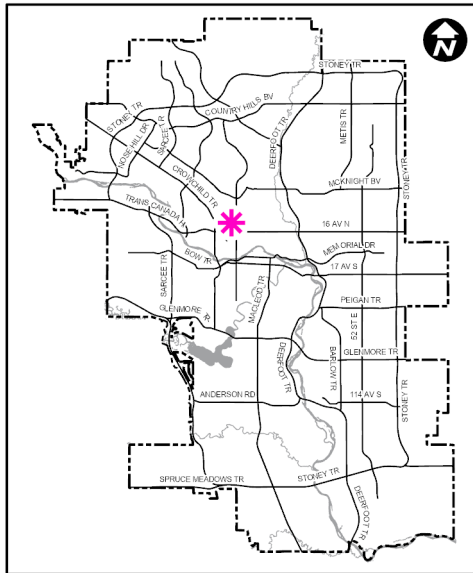
As identified below, the community of Capitol Hill reached its peak population in 2019.

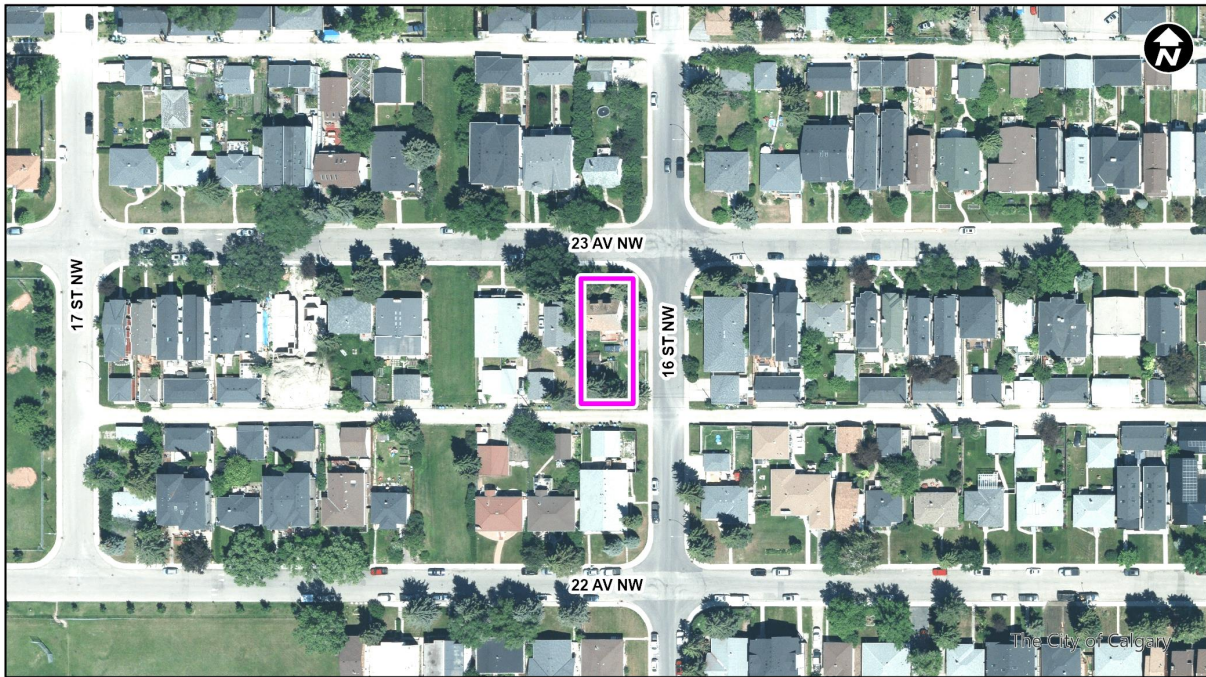
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are a permitted use 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 for up to four dwellings units.

Secondary suites (one backyard suite or 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

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

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access and provision of parking;
- landscaping and amenity space;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks and landscaping requirements.

Transportation

The subject site is located approximately 110 metres (two-minute walk) south of 24 Avenue NW, which is identified as an On-Street Bikeway (with a cycle track) as per the City of Calgary's Always Available for All Ages and Abilities network (5A network). This bikeway serves as an integral link connecting to other bikeways, LRT Platforms and Regional Pathways accessible at Confederation Park, located approximately 250 metres (four-minute walk) from the site.

The subject site is also located near transit stops providing regular service. Route 65 (Market Mall/Downtown West), Route 404 (North Hill), Route 414 (14 Street Crosstown), Route 89 (Harvest Hills) and Route 832 (Madeleine d'Houet/North Pointe), operate along 14 Street NW and 20 Avenue NW which are within 340 metres (six-minute walk) and 250 metres (four-minute walk) of the subject site, respectively. In addition, 16 Avenue NW, located 640 metres (11-minute walk) south of the site, serves as a gateway to numerous other bus routes, including the MAX Orange (Brentwood-Saddletowne). Furthermore, Lions Park LRT Station is located about 1000 metres (17-minute walk) from the subject site. This vast network of mobility options provides access to jobs, services, educational facilities, and to many other destinations across Calgary.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains 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 review 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 City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as per Map 1: Urban Structure. The applicable MDP

policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing land, infrastructure, public amenities, transit and to deliver small, 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 (Statutory – 2022)

The subject site is located within the boundaries of the [North Hill Communities Local Area Plan](#) (LAP). The LAP supports a broad range and mix of housing types, unit structures and forms. Building forms that contain three or more residential units are encouraged on higher activity streets, such as 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. This site is classified as “Neighbourhood Local” (Urban Form Category) characterized by a range of housing types and home-based businesses, with the “Limited” scale modifier, allowing for development up to 3 storeys.

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