

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 27 Avenue NW and 18 Street NW. The site is approximately 0.05 hectares in size (0.13 acres) and is approximately 15 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling and an attached single garage accessed from 27 Avenue NW. Future vehicular access is available from the rear lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District. Parcels a block to the west, along the east side of 19 Street NW and both sides of Morley Trail NW are designated Residential – Grade-Oriented Infill (R-CG) District.

The site is located within 60 metres (a one-minute walk) to the Confederation Park pathway, approximately 100 metres (a two-minute walk) to 19 Street NW which is a collector road and served by public transit and within 600 metres (a 10-minute walk) of a number of schools. The Banff Trail LRT Station/McMahon Stadium Major Activity Centre is about 1.4 kilometres (a 24-minute walk) to the west.

Community Peak Population Table

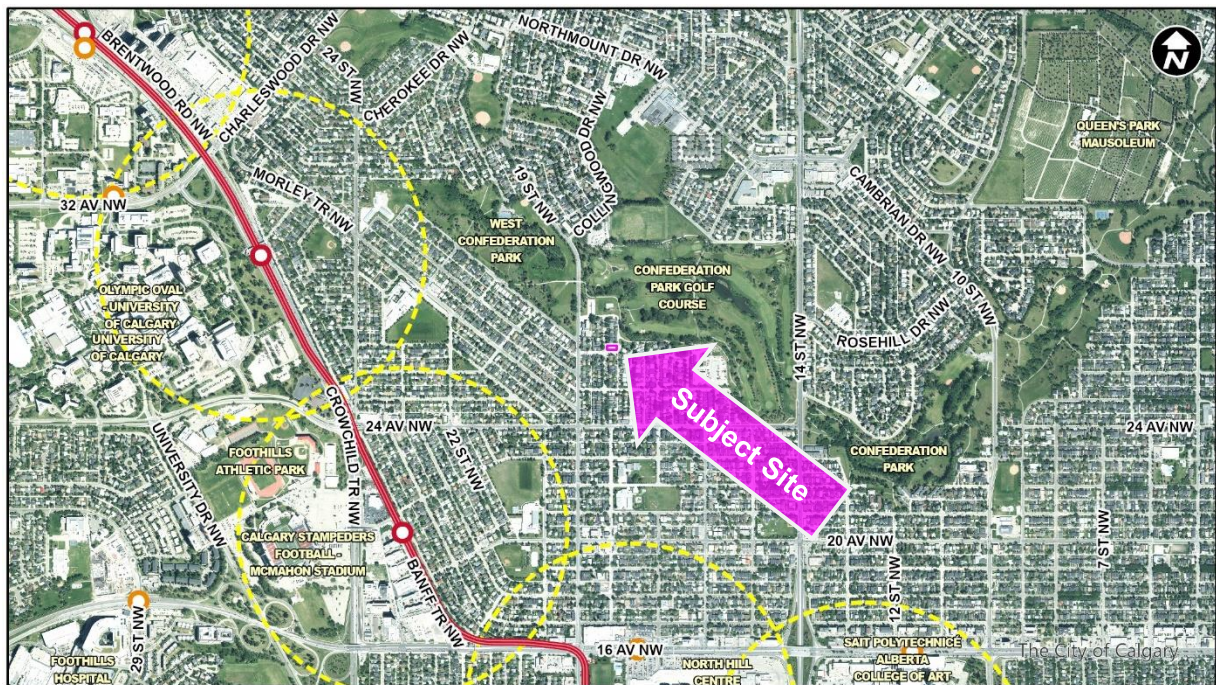
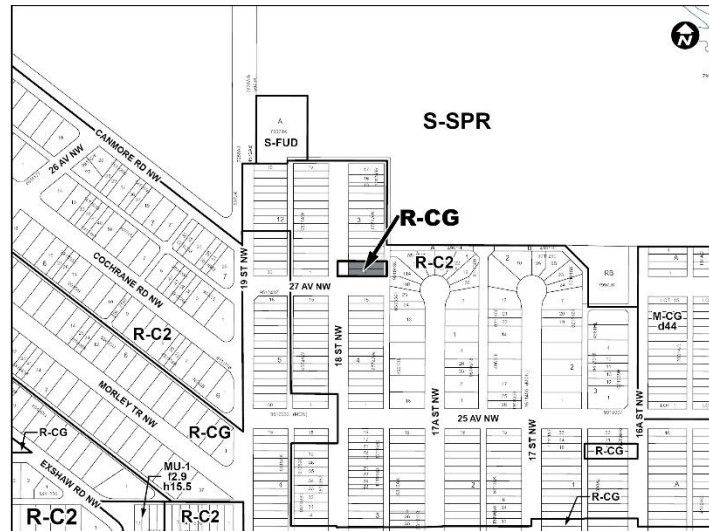
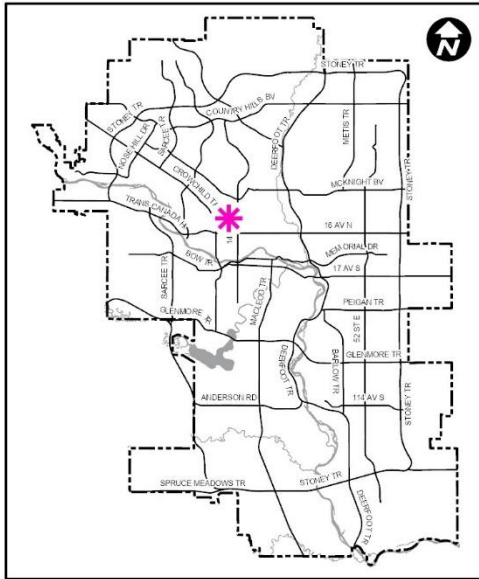
As identified below, the community of Capitol Hill reached its peak population in 2019.

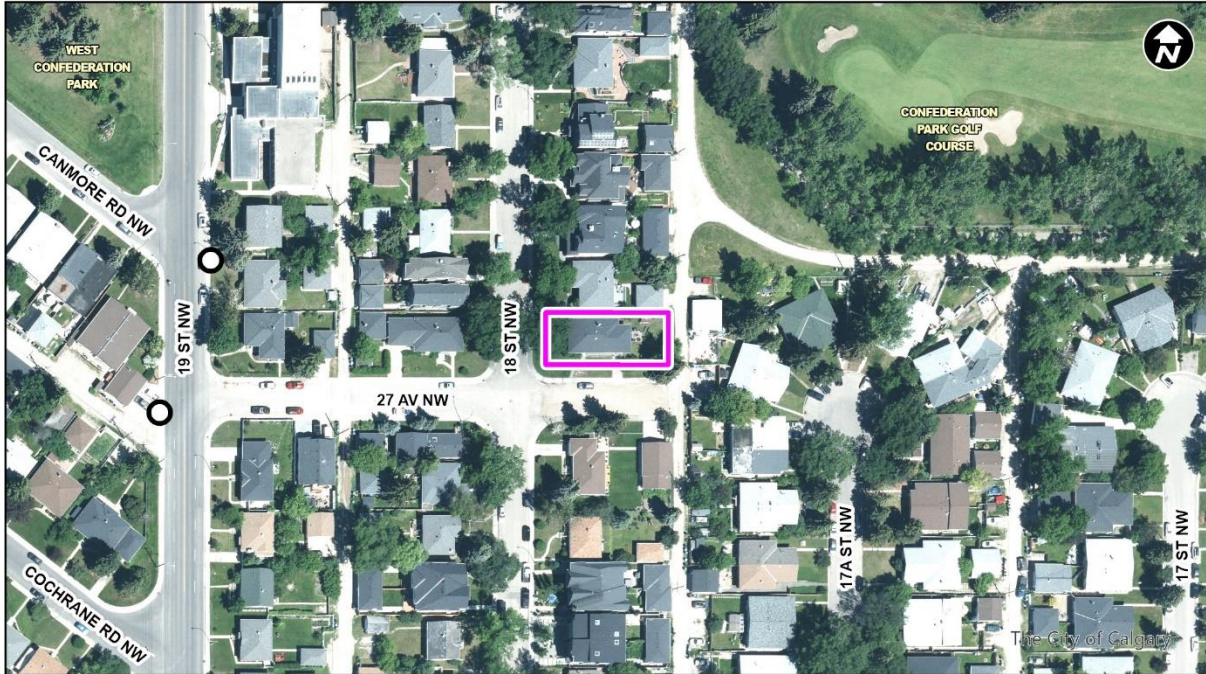
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Capitol Hill 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, 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 interface along 27 Avenue NW and 18 Street NW;
- retention of mature trees where possible; and
- appropriate amenity space.

Transportation

Pedestrian access to the site is available from 27 Avenue NW and 18 Street NW. An existing pathway, connecting the Always Available for All Ages and Abilities (5A) Network is approximately 60 metres (a one-minute walk) to the east. An existing on-street bikeway is located along 19 Street NW, approximately 100 metres (a two-minute walk) to the west.

The site is located in close proximity to Calgary Transit. It is within 120 metres (a two-minute walk) of bus Route 105 (Dalhousie Station/Lions Park Station) stops on 19 Street NW (north and southbound) and within 300 metres (a five-minute walk) to bus Route 65 (Downtown West/Market Mall) stops along Morley Trail NW.

Current vehicle access to the parcel from 27 Avenue NW will be closed and future vehicle access will be from the rear lane.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to serve future development on the subject site. Details of 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 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 falls within the Inner City Area 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 delivers small and incremental benefits to climate resilience. The proposed land use amendment is consistent with relevant policies in the MDP.

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 site as being part of the Neighbourhood Local category (Map 3: Urban Form) and a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP provides for primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category note 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.