

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Capitol Hill on the south side of 23 Avenue NW, between 13 Street and 14 Street NW. The site is approximately 0.11 hectares (0.27 acres) in size, with dimensions approximately 30 metres wide by 36 metres deep. There is currently a single detached dwelling and detached garage on each of the two parcels, which have access available off the lane. The site is close to amenities such as Confederation Park, transit, schools and shopping.

Surrounding development is characterized by a mix of single and semi-detached dwellings as well as a multi-residential development across the street to the north, to the southeast and to the west of the site. There is a local commercial development and higher density buildings along 14 Street NW, approximately 350 metres (a five-minute walk) to the south of the site.

The 16 Avenue NW Urban Main Street is 700 metres (a ten-minute walk) to the south and the North Hill Centre Community Activity Centre is about 800 metres (an 11-minute walk) to the south, both providing the community with commercial, institutional and transit services. Rosemont School, a Kindergarten to grade six school, is approximately 900 metres (a 12-minute walk) to the northeast. St. Pius X School, a French immersion Kindergarten to grade six school and Capitol Hill School, also a Kindergarten to grade six school, are both approximately 850 metres (a 12-minute walk) to the west. The Southern Alberta Institute of Technology (SAIT) is 1,000 metres (a 15-minute walk) to the south.

Recreational facilities and park spaces near the site include:

- Capitol Hill Community Centre which is located 350 metres (a five-minute walk) to the southwest; and
- Confederation Park which is located 110 metres (a two-minute walk) to the east.

## Community Peak Population Table

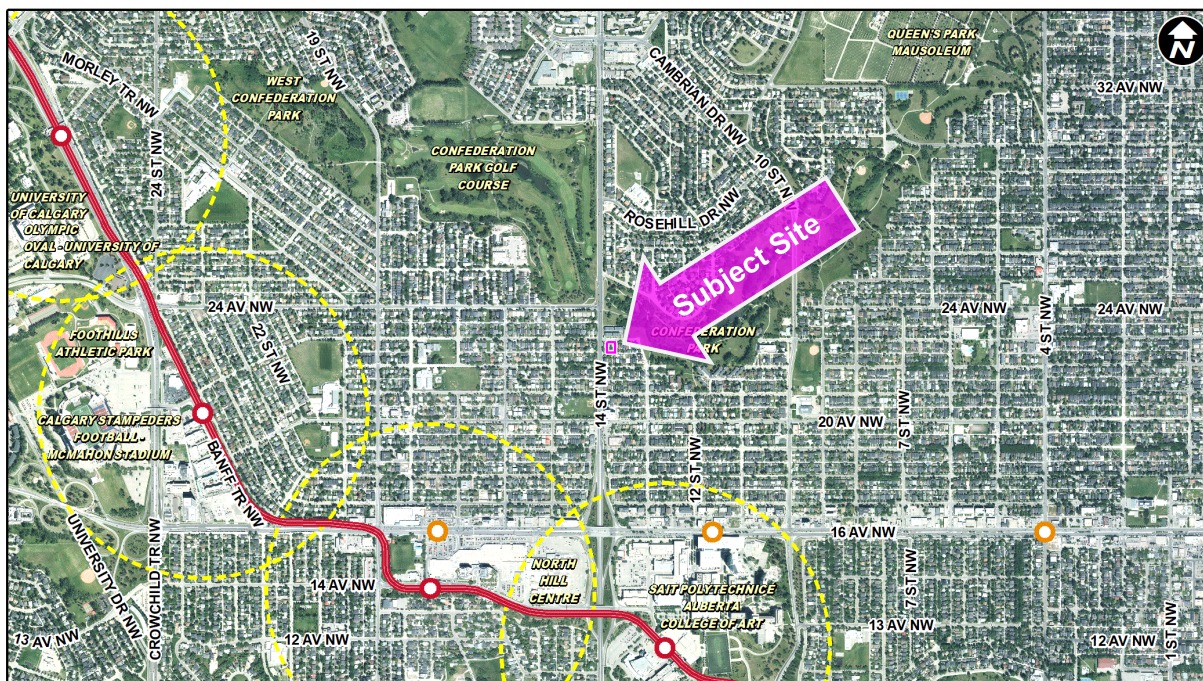
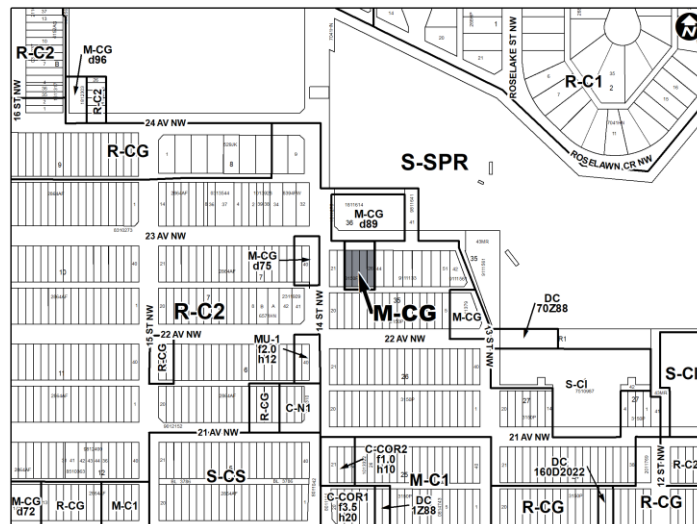
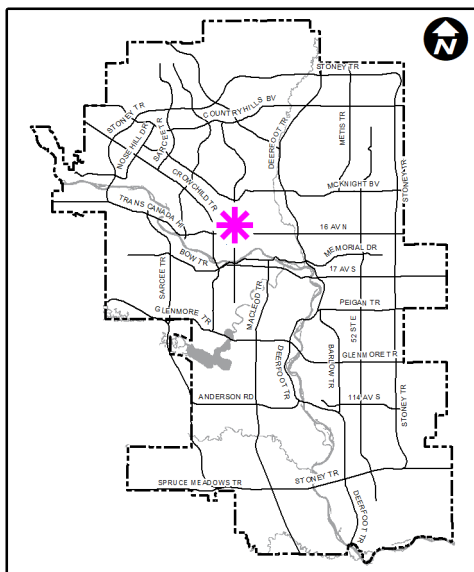
As identified below, the community of Capitol Hill reached its peak population in 2019.

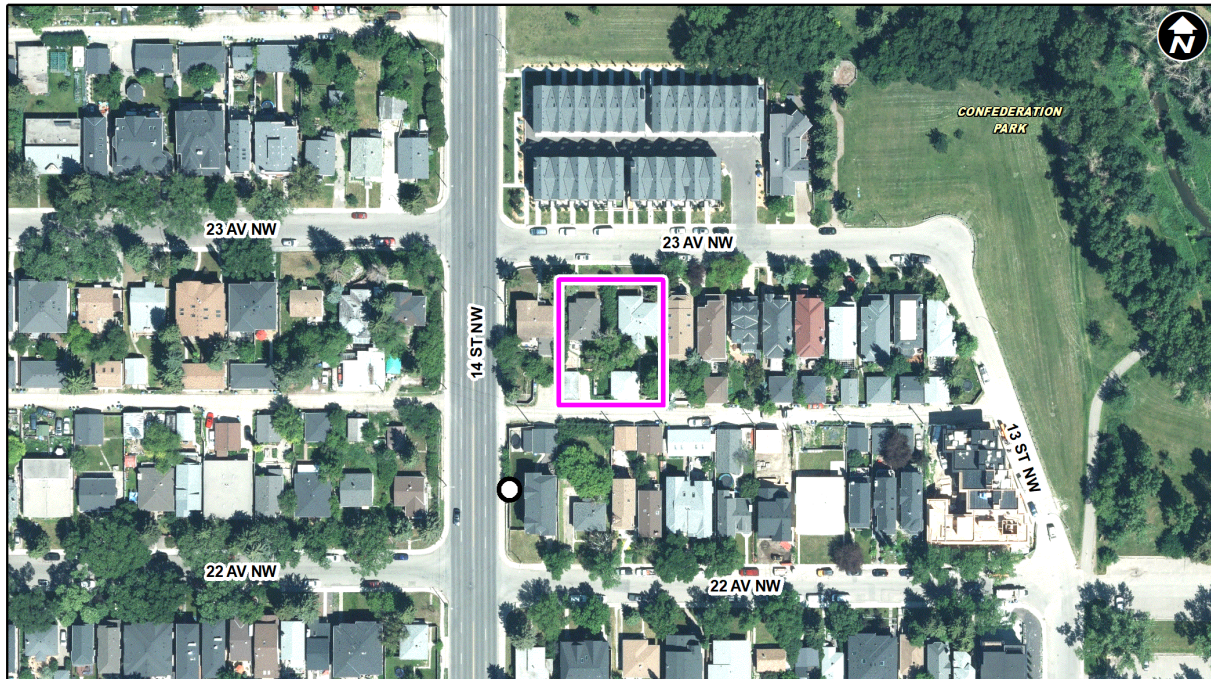
<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 as well as 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 M-CG District is intended to be adjacent and of similar scale to low density residential development. It allows for a range of multi-residential development of low density and low height including townhouses, rowhouse buildings and fourplexes with a maximum height of 12 metres. The base M-CG District maximum density is 111 units per hectare. Based on the site area, the M-CG District would allow up to 12 units. Secondary suites are allowed in the M-CG District and do not count towards the allowable density.

### Development and Site Design

The rules of the proposed M-CG District will provide guidance for future 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, number and configuration of dwelling units and secondary suites;
- waste collection and impact mitigation;

- mitigation of shadowing, privacy and visual overlooking; and
- appropriate size and location of landscaping and amenity space.

### **Transportation**

The site has pedestrian access available on 23 Avenue NW and is well located with respect to the Always Available for All Ages and Abilities (5A) Network. To the east is an existing pathway through Confederation Park. On-street bikeways are also available along 24 Avenue NW to the northwest and on 12 Street NW to the southeast.

14 Street NW is a primary transit route in the *Municipal Development Plan*. The area is well served by Calgary Transit including the following options:

- Routes 89 (Lions Park - North Pointe) and Route 414 (14 Street W) have a stop on 14 Street NW, approximately 200 metres (a two-minute walk) to the south; and
- Routes 65 (Market Mall/Downtown West) and Route 404 (North Hill) have a stop on 20 Avenue NW, approximately 200 metres (a five-minute walk) to the south.

Vehicular access is currently available from the lane. At a future development permit stage, Administration will require vehicular access from the lane. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns have been identified.

### **Utilities and Servicing**

Water and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit review and Development Site Servicing Plan (DSSP) processes.

## **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 Developed Residential - Inner City area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities, especially in areas close to Main Streets and the Primary Transit Network, in order to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The subject site is in close proximity to both the Urban Main Street on 16 Avenue NW and the Primary Transit Network on 16 Street NW. The site location and the potential for

contextually sensitive development allowed by the M-CG District make this proposal appropriate and aligned with the MDP policies.

**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 southeast corner of 23 Avenue NW and 14 Street SW as within the Neighbourhood Connector Urban Form Category (UFC) (Map 3: Urban Form). Neighbourhood Connector would allow a building form of up to six storeys on the site (Map 4: Building Scale).

The LAP orients the highest densities directly fronting 14 Street NW. The boundaries on Maps 3 and 4 are intended to be approximate only. This proposal generally aligns with the LAP and is supported.

The M-CG District has a maximum height of 12 metres which typically allows for a development with three to four storeys. The proposed land use amendment is in alignment with the applicable policies of the LAP.