

Background and Planning Evaluation

Background and Site Context

The site is located on the north side of 22 Avenue NW, 30 metres east of 17 Street NW. The site is approximately 0.06 hectare (0.14 acre) in size and is approximately 15 metres wide by 36 metres deep. The site fronts onto 22 Avenue NW and has access via a lane from the north. The property currently contains an existing single detached dwelling.

Surrounding development consists of single and semi-detached dwellings (Residential – Contextual One / Two Dwelling (R-C2) District) with nearby Residential – Grade-Oriented Infill District (R-CG) sites on the same block to the west, along 24 Avenue NW to the north and 20 Avenue NW to the south. The site is within an approximate 400 metre radius (a seven-minute walk) of schools, parks and the Capitol Hill Community Centre, and approximately 500 to 600 metres (an eight to 10-minute walk) from BRT, LRT and commercial businesses at North Hill Centre.

The site benefits from convenient pedestrian access via adjacent sidewalks, nearby bikeways on 24 Avenue NW and 19 Street NW, proximity to BRT and LRT stations, and convenient vehicular access to downtown Calgary.

Community Peak Population Table

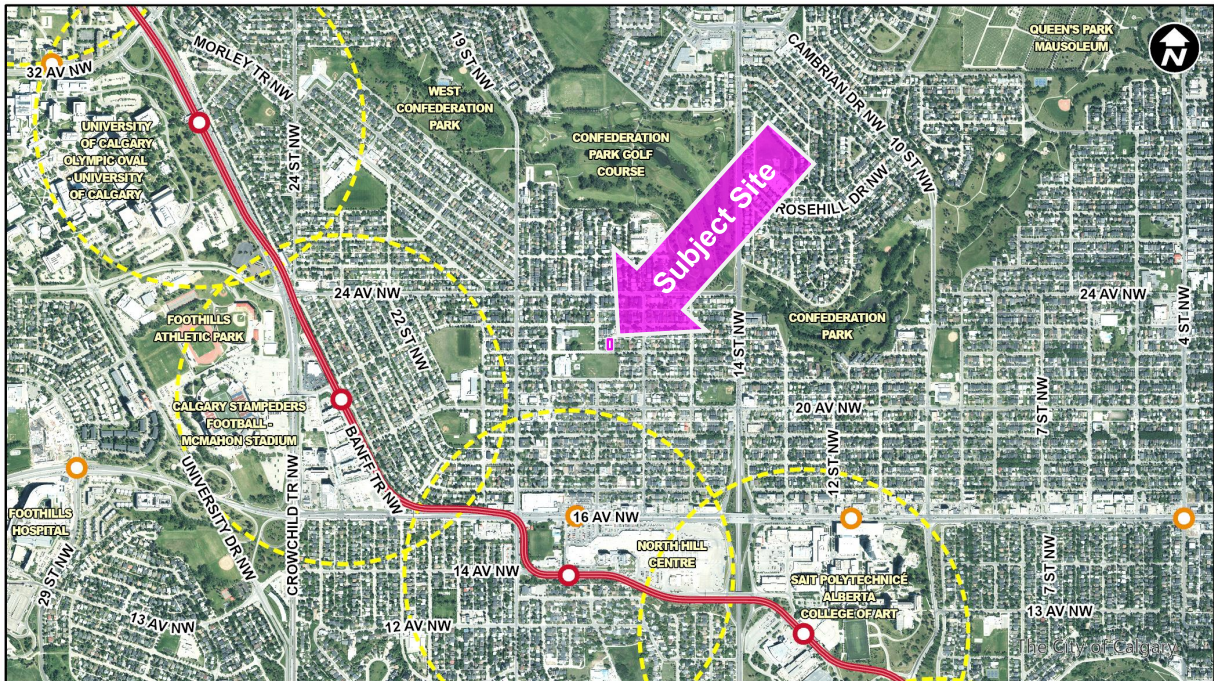
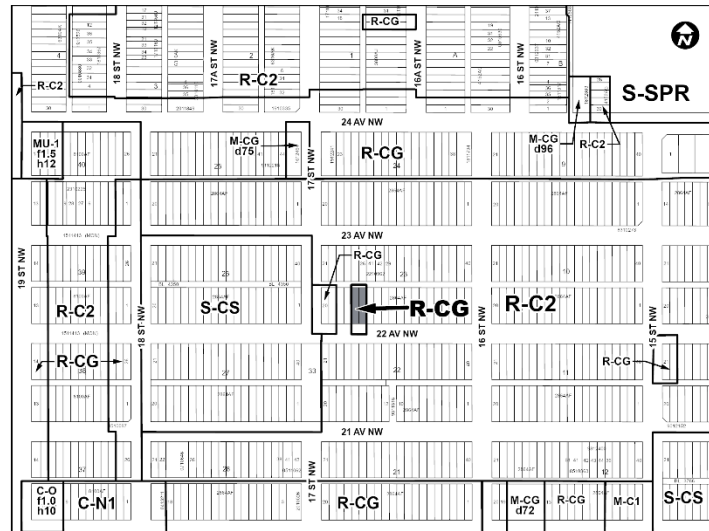
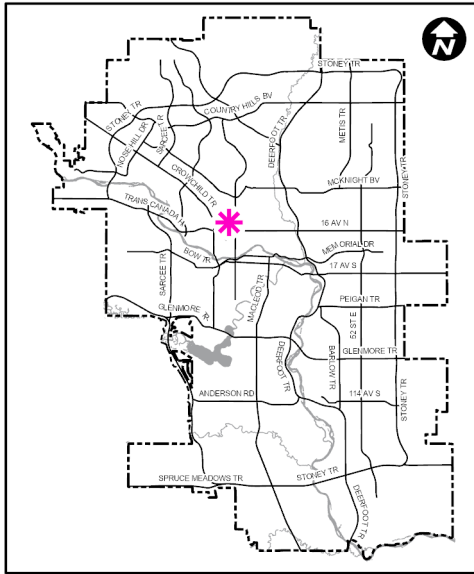
As identified below, the community of Capitol Hill reached its peak population in 2019, and the population has remained the same since then.

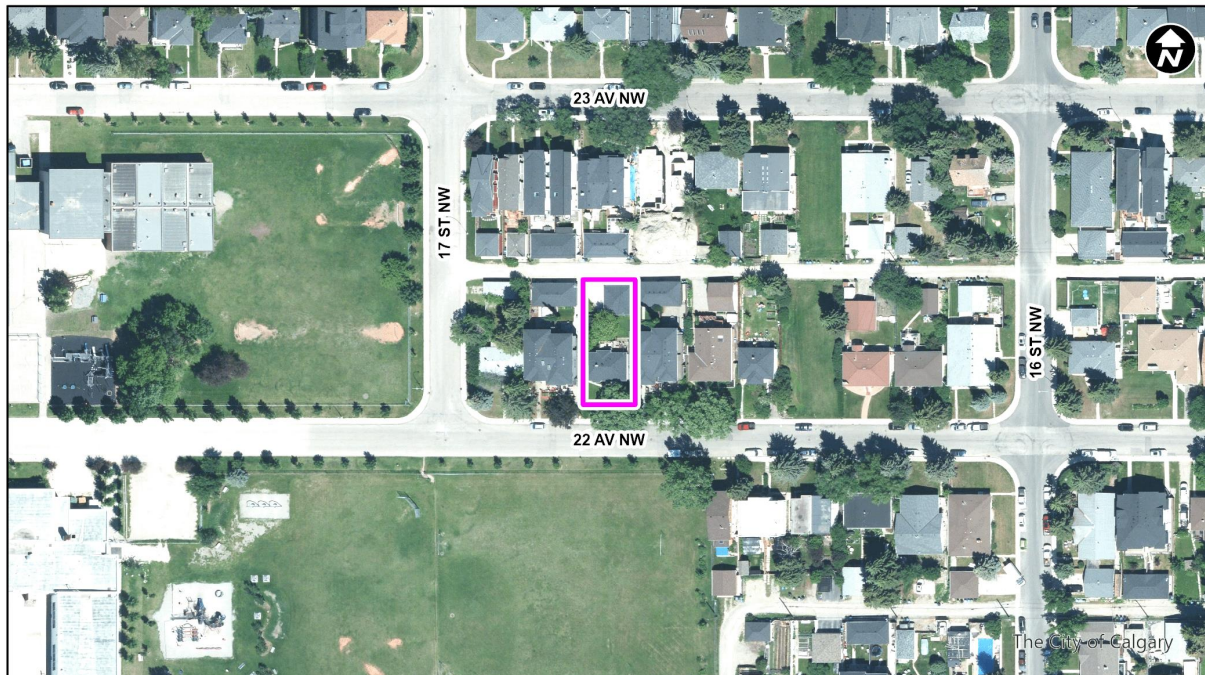
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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, 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 mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units;

- ensuring an engaging built interface along adjacent streets;
- mitigating shadowing, overlooking and privacy concerns;
- access and parking provisions; and
- landscaping and amenity space.

Transportation

Pedestrian and vehicular access to the site is available via 22 Avenue NW and a rear lane. 22 Avenue NW is classified as a Residential Road per the Calgary Transportation Plan. There are no restrictions to on-street parking nearby. The Always Available for All Ages and Abilities (5A) Network indicates on-street bikeways can be accessed on 24 Avenue NW and 14 Avenue NW.

The area is served by Calgary Transit Routes: 404 (North Hill) and 414 (14 ST W) (200 metres south, a three-minute walk), 105 (Dalhousie Station/Lions Park Station) and 65 (Market Mall/Downtown West) (300 metres west, a five-minute walk), Route 303 (MAX Orange Brentwood/Saddletowne) (600 metres, a 10-minute walk) and Lions Park Station (201 Red Line Somerset/Bridlewood/Tuscany) (800 metres, a 13-minute walk).

A Transportation Impact Analysis was not required in support of the land use redesignation application.

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 site is located within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the relevant land use policies that recognize the predominantly low-density residential nature and supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP policies encourage redevelopment to make more efficient use of existing infrastructure, public amenities and transit, and also promote climate resilience. The proposed land use amendment is in alignment with the 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 subject site as being part of the Neighbourhood Local Category (Map 3: Urban Form) with a Limited building scale modifier, which allows for up to three storeys (Map 4: Building Scale). The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The policies within the Neighbourhood Local category notes that building forms containing three or more units are supported where the parcel has a rear lane and can accommodate parking on site. The proposed land use amendment is in alignment with applicable policy of the LAP.