

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, on the southeastern corner of the intersection between 12 Street NW and 18 Avenue NW. The site is approximately 0.04 hectares in size (0.10 acres) and is approximately 11.5 metres wide by 37 metres deep. Lane access exists along the southern property boundary.

Surrounding development is characterized by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District and, to the south, the Residential – Grade-Oriented Infill (R-CG) District, with a range of building styles and age of residential development.

The properties across the lane to the south were redesignated R-CG District as part of the City-initiated Banff Trail and Capitol Hill redesignation in 2016 (LOC2016-0325). The parcel opposite on the southwestern corner of 12 Street NW is also designated R-CG District.

The site is ideally located to take advantage of several local amenities. 16 Avenue NW is 145 metres (a two-minute walk) to the south. Confederation Park is approximately 340 metres (a six-minute walk) to the north along 12 Street NW. The closest school is King George Elementary, 540 metres to the northeast (a nine-minute walk). Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) is 180 metres to the south (a three-minute walk). North Hill Shopping Centre is approximately 600 metres (a ten-minute walk) to the south west of the site.

Community Peak Population Table

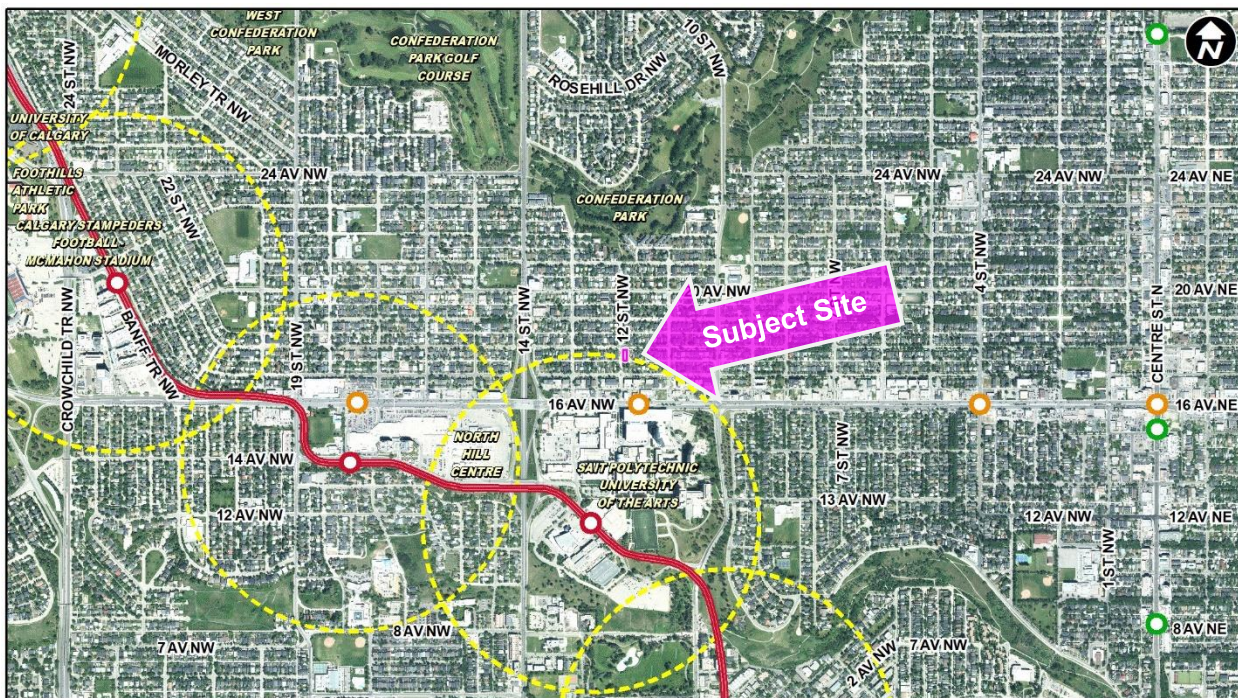
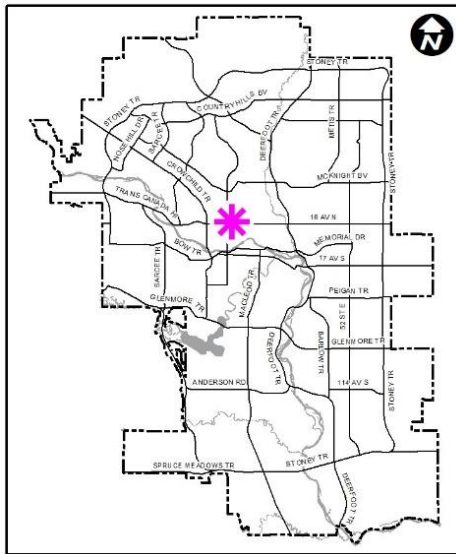
As identified below, the community of Capitol Hill reached its peak population in 2019.

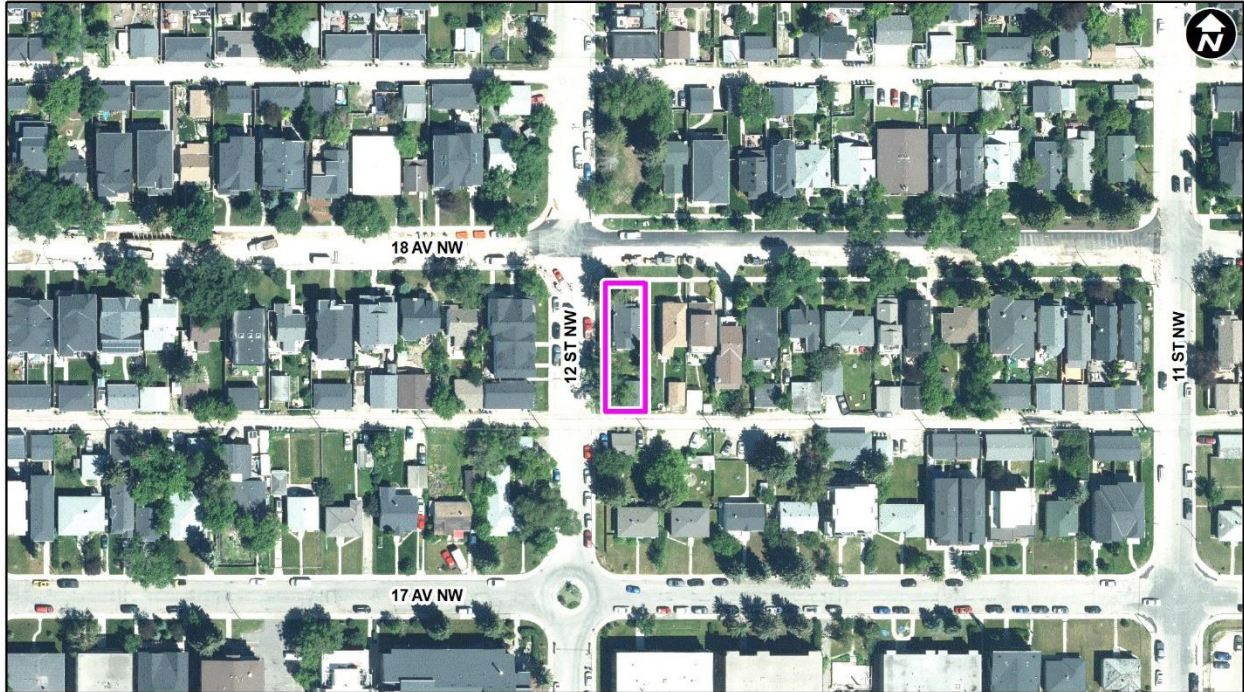
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwellings. 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 parcel area, this would allow up to three 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 site, additional items that will be considered through the development permit process include, but are not limited to:

- interface with existing neighbouring properties;
- interface with 12 Street NW and 18 Avenue NW;

- provision of mobility storage lockers; and
- tree retention where possible.

Transportation

Pedestrian access to the site is available via the sidewalk on the south side of 18 Avenue NW. Vehicular access is provided via the lane. The site lies in residential Parking Permit Zone F with no on-street parking except by permit on 18 Avenue NW. Bus Route 5 (North Haven) and Route 4 (Huntington) has stops available on both sides of 10 Street NW, approximately 310 metres (a five-minute walk) from the site. There is also a bus stop for Route 404 (North Hill) on the south side of 20 Avenue NW, approximately 200 metres east of the site (a three and a-half-minute walk). Bus Routes 65 (Market Mall/Downtown West) and 89 (Lions Park – Northpointe) are at the west end of 17 Avenue NW on 14 Street NW, approximately 350 metres (a six-minute walk). The MAX Orange BRT (Brentwood/Saddletowne) is on 16 Avenue NW, 150 metres south of the site (a three-minute walk). The SAIT/AUArts/Jubilee LRT station is approximately 650 metres (an 11-minute walk) from the site.

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 sewer and sanitary sewer mains are available to service the site. Development servicing requirements will be determined at the development permit 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 site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application complies with the relevant land use policies that recognize the predominantly low-density residential character within the community and support modest intensification in a form and nature that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being within the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale (Map 4: Building Scale), which allows up to three storeys. The LAP speaks primarily to residential uses in the area and encourages a range of housing types. The land use policies within the Neighbourhood Local category note that residential development should be the primary land use and the policy supports a broad range and mix of housing types, unit structures and forms. The proposed land use amendment is in alignment with the applicable policies of the LAP.