

Background and Planning Evaluation

Background

The subject site is located within the northwest community of Capitol Hill, mid-block on the north side of 17 Avenue NW, two parcels east of 18 Street NW. The subject site is comprised of four parcels totaling approximately 0.22 hectares (0.54 acres) in size and approximately 61 metres wide by 37 metres deep. Each of these parcels is developed with a single detached dwelling. Parking is available off the rear lane.

Parcels on this northern side of 17 Avenue NW on this block are designated Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Residential – Contextual One/Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. Opposite the site on 17 Avenue NW are Direct Control Districts to allow for commercial development (the existing Home Depot) and for townhomes and commercial parking associated with the existing store.

The area is well served by a variety of commercial businesses, services and amenities that are located nearby. The Urban Main Street of 16 Avenue NW is approximately 170 metres (a three-minute walk) south, accessed via 17 Street NW, with North Hill Mall 186 metres (a three-minute walk) on the south side of 16 Avenue NW. There is a local commercial area approximately 230 metres (a four-minute walk) to the north at the intersection of 18 Street NW and 20 Avenue NW.

Nearby amenities include the Hounsfield Heights/Briar Hill Community Association and Louise Riley Public Library which are approximately 268 metres (a four and a half-minute walk) away on the south side of 16 Avenue NW. Capitol Hill and St. Pius X Elementary Schools are 380 metres (a six-minute walk) to the north, and the Banff Trail Community Association is 420 (a seven-minute walk) to the northwest.

Community Peak Population Table

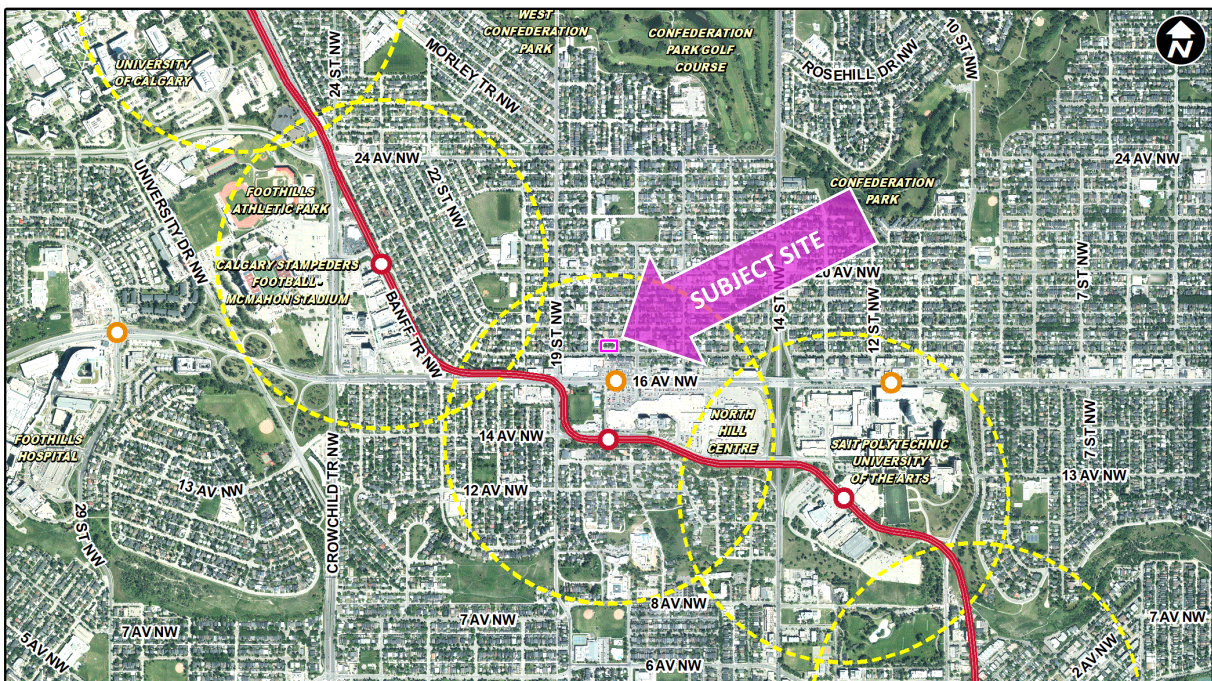
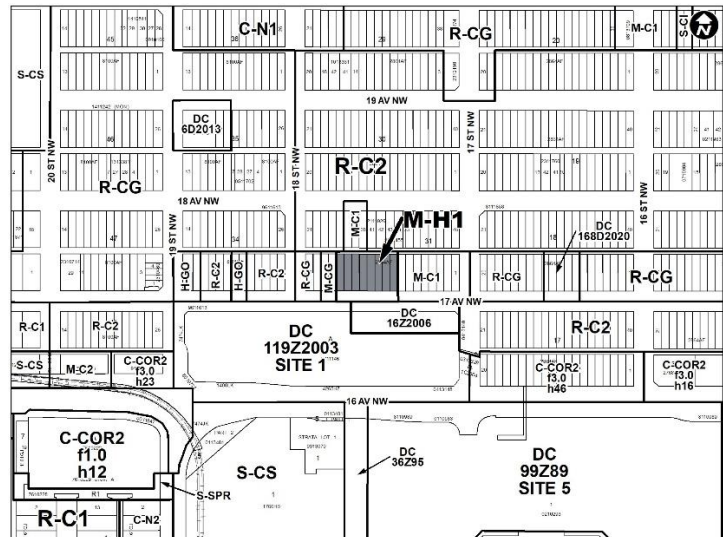
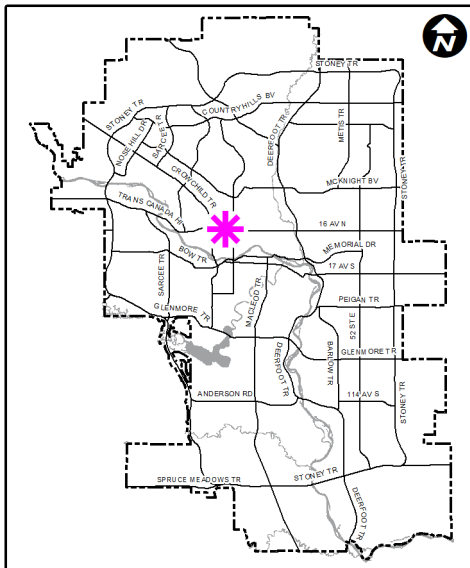
As identified below, the community of Capitol Hill reached its peak population in 2019.

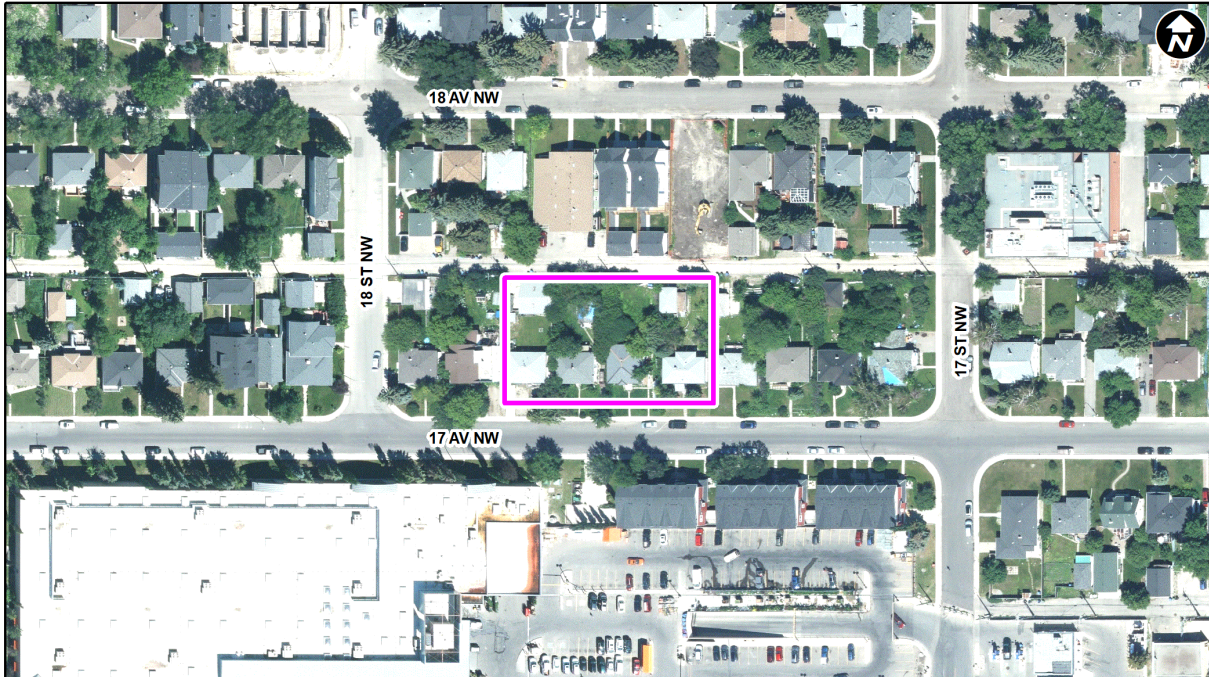
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 on the westernmost parcel allows for up to two dwellings, the remainder of the site (equating to approximately 0.17 hectares) is designated M-C1 District which would typically have higher numbers of dwellings and traffic generation. M-C1 has a maximum building height of 14 metres and a maximum density of 148 dwelling units per hectare. This equates to a total of 25 dwellings on this portion of the site.

The application originally proposed the Mixed Use – General (MU-1f4.0h20) District, which is intended to be located on commercial streets and may support a mix of commercial and residential uses on the ground floor. 17 Avenue NW is not a commercial street in this location and the site does not meet the location criteria within the purpose statement of the district. The district also contains a large variety of permitted commercial uses, which are not in alignment with the *North Hill Communities Local Area Plan (LAP)*. Administration worked with the applicant to revise the proposed district to M-H1 to allow for alignment with the LAP.

The proposed M-H1 District enables the development of low-rise multi-residential buildings. M-H1 sites are typically located near transportation corridors and nodes, in this case the 16 Avenue NW Urban Main Street and the Lions Park LRT Station. The maximum height allowable in M-H1 is 26 metres, with restrictions on height and step-backs from the property line shared with low density residential districts and M-CG. Any future development would be bound by the rules of Land Use Bylaw 1P2007 and the maximum six storeys identified in the LAP. The

minimum density in the M-H1 District is 150 units per hectare. This equates to a minimum density of 33 dwelling units. There is no maximum density provision. No development permit has been submitted, but the applicant has indicated a potential development of 120 dwellings in their public outreach report.

Development and Site Design

The rules of the proposed M-H1 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:

- providing an engaging building design and interface along 17 Avenue NW;
- addressing the interface with the lane, including parkade access;
- ensuring appropriate amenity space for the residents; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available via the existing sidewalk along 17 Avenue NW. Future vehicular access to the site is expected to be from the lane, which can be accessed from 17 Street NW or 18 Street NW.

The site is well served by Calgary Transit with stops located on 16 Avenue NW and 19 Street NW. The closest stop is 267 metres (a four -minute walk) away via 17 Street NW. This is serviced by Route 105 (Dalhousie/Lions Park) and Route 303 (MAX Orange Brentwood/Saddletowne). There are stops for Route 19 (16 Avenue N), Route 40 (Crowfoot/North Hill), Route 91 (Foothills Medical Centre) and Route 404 (MAX Orange Brentwood/Saddletowne) 320 metres (a five-minute walk) away via 19 Street NW. Route 105 (Dalhousie/Lions Park), Route 404 (North Hill) and Route 414 (14 Street Crosstown) are available from the stop on 19 Street NW, 200 metres to the west (a three-minute walk). Lions Park LRT platform is approximately 410 metres to the south (a seven-minute walk).

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service future development of the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit.

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 applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small, incremental benefits to climate resilience. The site is in close proximity to 16 Avenue NW, which is a Main Street as identified on Map 1. Main Street areas encourage a variety of housing types and a mix of commercial and residential development. This application is aligned with the relevant 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 permit approval stages.

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 Low scale (Map 4: Building Scale), which allows up to 6 storeys. The LAP speaks primarily to residential uses in the area and encourages a range of housing types. Section 2.3 Scale Modifiers identify the Low building scale with buildings up to six storeys, typically characterized by apartments and stacked townhouses. The proposed land use amendment is in alignment with the applicable policies of the LAP.