

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Capitol Hill on the northeast corner of 17 Avenue NW and 18 Street NW. The site is approximately 0.06 hectares (0.154 acres) in size, with dimensions of approximately 15 metres wide and 37 metres deep. A single detached dwelling and a detached garage exists on the current parcel. Direct lane access is provided along the north side of the site with the existing garage access being from 18 Street NW.

Surrounding development consists of a mix of single detached, semi-detached, and rowhouse dwellings designated as R-C2 District, R-CG District and Multi-Residential – Contextual Low Profile (M-C1) District. The site is well situated with access to commercial and institutional uses and transit within a short commute.

There are three schools in the surrounding area: Capitol Hill School (elementary) 500 metres (6-minute walk) to the north, St. Pius X School (elementary) 600 metres (7-minute walk) to the north, and Branton School (middle school) 650 metres (8-minute walk) to the northwest. The North Hill Shopping Centre is 350 metres (5-minute walk) to the south. There is a neighbourhood activity centre 350 metres (5-minute walk) to the north. The Banff Trail Park is 450 metres (6-minute walk) to the northwest. The Louise Riley Library, and Briar Hill Community Association open space are 550 metres (8-minute walk) to the south.

Community Peak Population Table

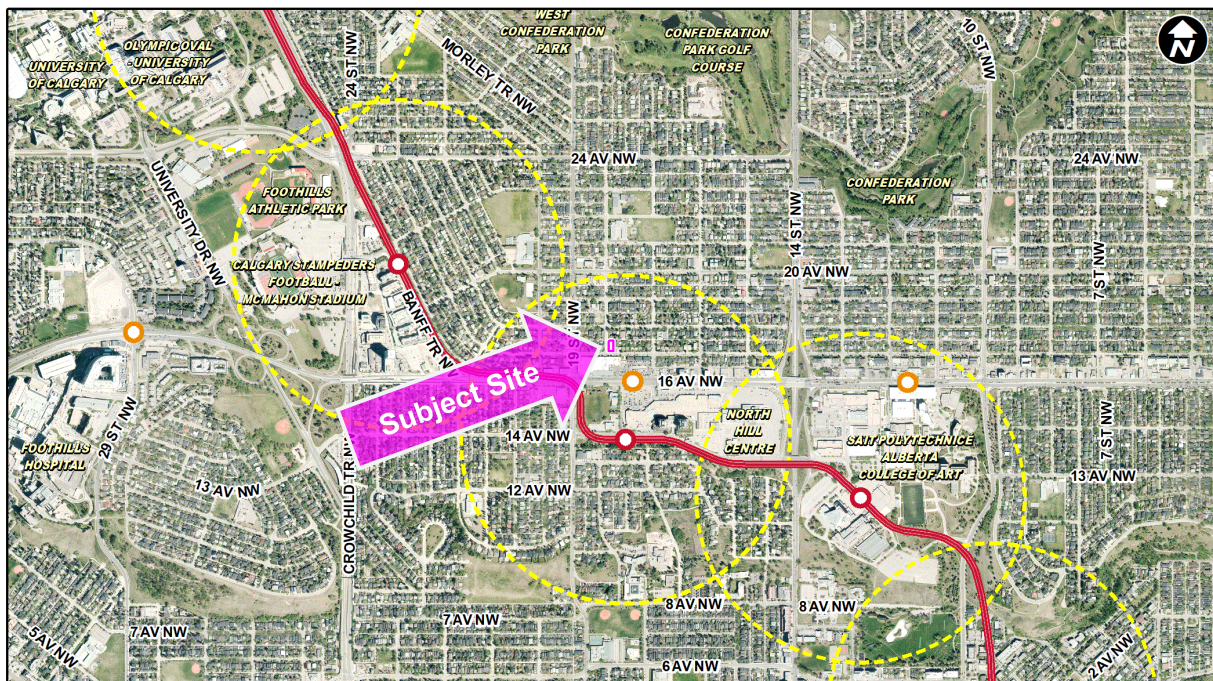
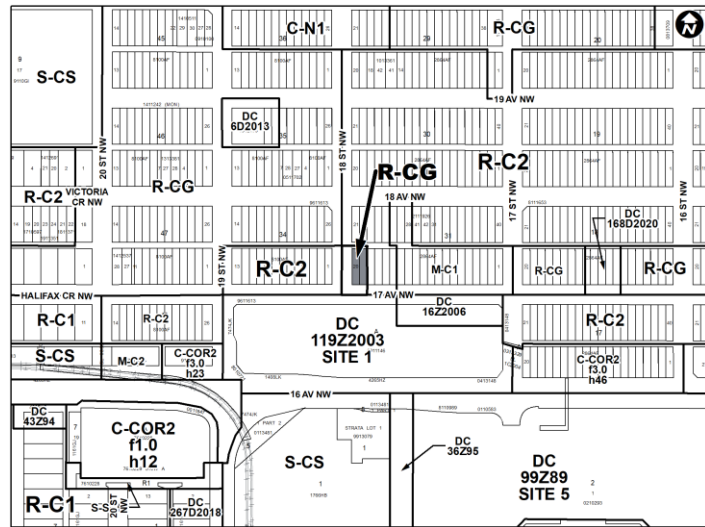
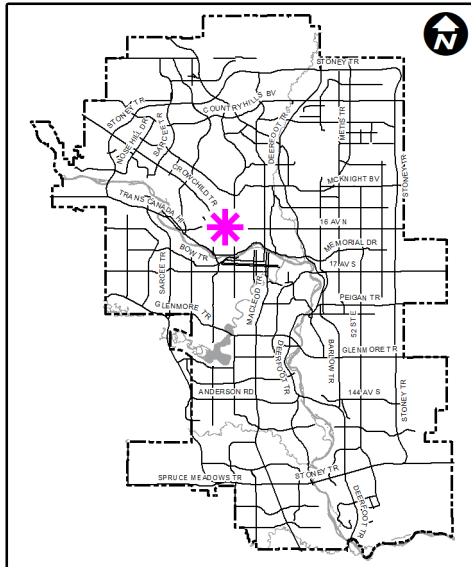
As identified below, the community of Capitol Hill reached its peak population in 2019.

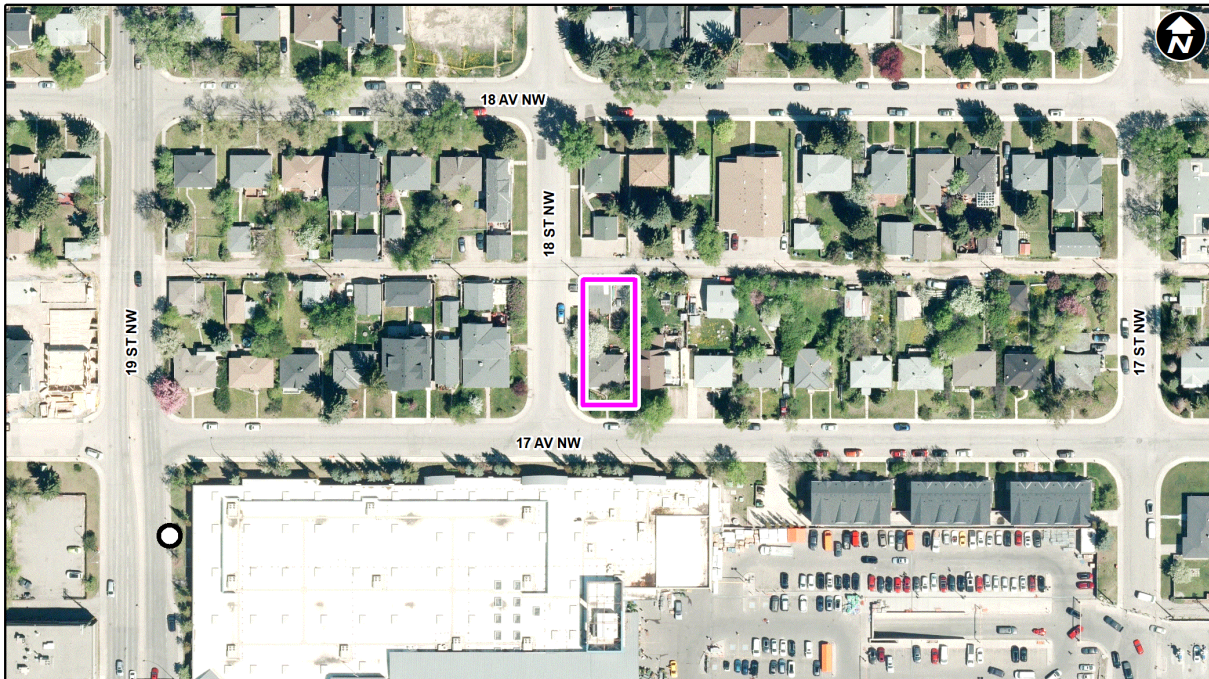
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum intensity of two dwelling units and two secondary suites.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. 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 parcel area, this would allow a maximum of four dwelling units on the subject site in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage, and parking. Given the specific context and features of this corner site, additional

items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 17 Avenue NW and 18 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Transit Routes 19, 31, 40, 91, 105, and 303 - MAX Orange Bus Rapid Transit, run along 16 Avenue NW south of the site and has three stops within 450 metres (5-minute walk) of the parcel. The Lions Park LRT Station is 550 metres (7-minute walk) to the south. This location also has a bus stop for Routes 31, 40, 91, 404 and 414.

Street parking adjacent to the site is permit parking. The south side of 17 Avenue NW is unrestricted directly across from the site and to the west. There is two-hour parking on the south side of 17 Avenue NW to the east of 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 and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as 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. Redevelopment is intended to be of a similar scale and built form to existing development.

The proposal is in keeping with relevant MDP policies, as the rules of the R-CG District provide for a development form that is low density in nature and sensitive to existing residential development in terms of height and built form.

Transit Oriented Development Policy Guidelines (2004)

The subject site falls within the 600 metre radius surrounding a Light Rail Transit (LRT) station, located approximately 350 metres directly to the north of the Lions Park LRT Station. The following sections apply to the proposal and were considered during the review process:

- Section 4.0 provides policy for high residential density, townhouse development and increasing pedestrian traffic.
- Section 5.0 provides policy for increasing density around transit stations.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located within the Neighbourhood Local area as shown on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures, and built forms. The site is also identified as Low scale on Map 4 (Building Scale) which allows for development of up to six-storeys. The proposed land use amendment is in alignment with the applicable policies of the LAP.