

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Capitol Hill at the northwest corner of 14 Street NW and 23 Avenue NW. It is approximately 0.18 hectares (0.44 acres) in size, is approximately 40 metres wide by 44 metres deep, and slopes down from the from southwest to northeast. The site consists of three parcels and each is currently developed with a single detached dwelling and a detached garage accessed from 23 Avenue NW. Future vehicular access is available via the rear lane.

Surrounding development is characterized by a mix of single and semi-detached development on parcels designated as Residential – Grade-Oriented Infill (R-CG) District. A few parcels across 14 Street NW to the east, and 23 Avenue NW to the south are designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District and Housing – Grade Oriented (H-GO) District.

The site is located along 14 Street NW, which is part of the Primary Transit Network (PTN) corridor and well serviced by public transit. It is in close proximity to parks, amenities, a number of schools and commercial sites. Confederation Park is approximately 70 metres (a one-minute walk) to the east and north of the site and the Capitol Hill Community Association site is located approximately 350 metres (a six-minute walk) to the south. It is approximately 350 metres (a six-minute walk) from the subject site to the commercial area at the corner of 14 Street NW and 20 Avenue NW and about 700 metres (a 12-minute walk) to the 16 Avenue NW Main Street corridor to the south. The site is also within 800 metres (a 13-minute walk) of Capitol Hill School, approximately 600 metres (a 10-minute walk) to St. Pius X School, and approximately 950 metres (a 16-minute walk) to King George School.

Community Peak Population Table

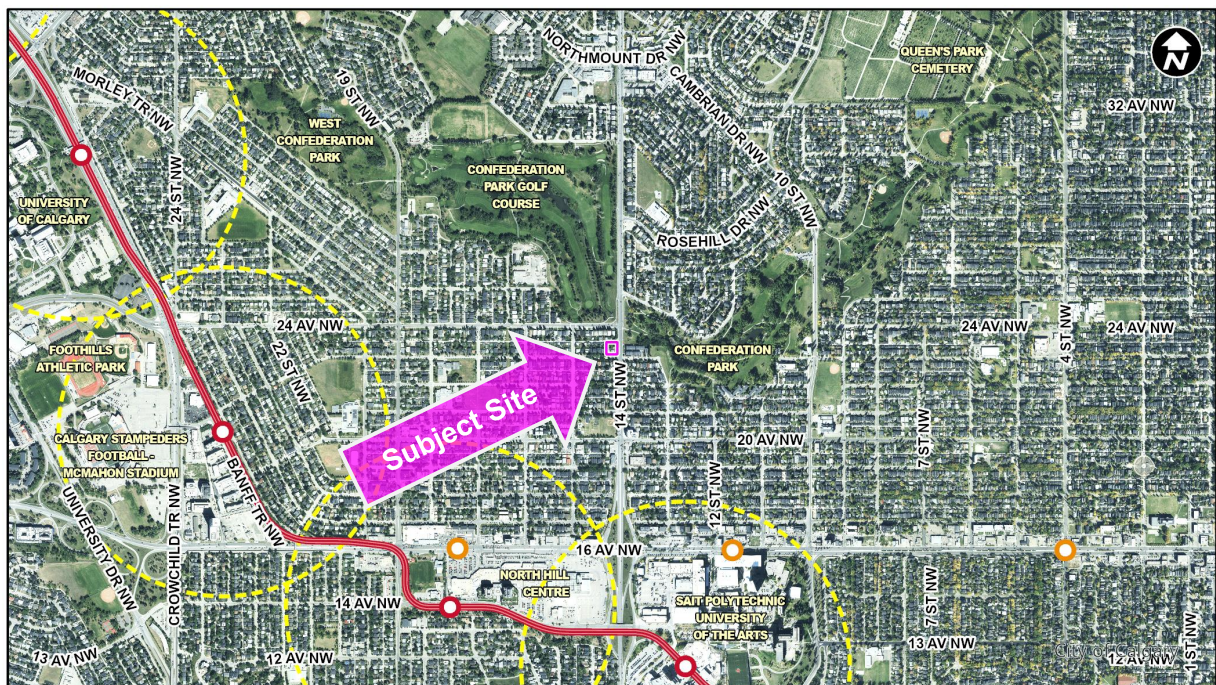
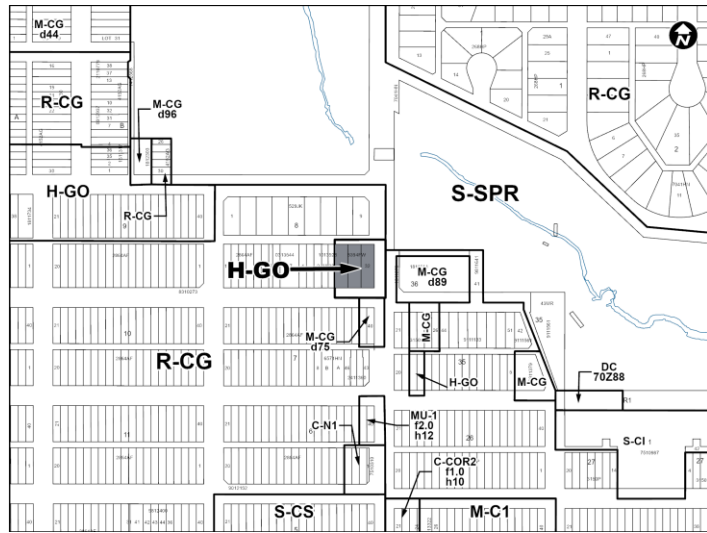
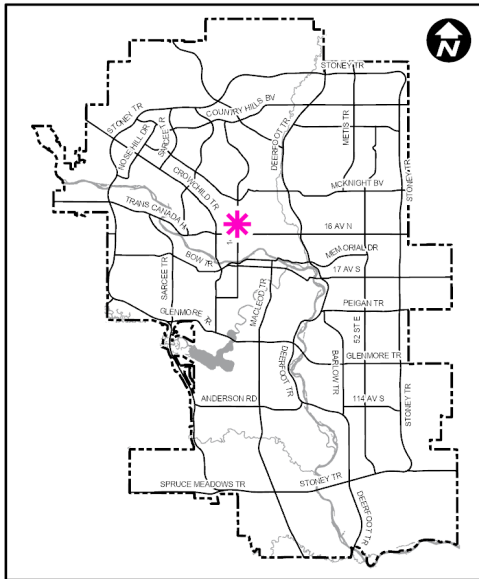
As identified below, the community of Capitol Hill reached its peak population in 2019.

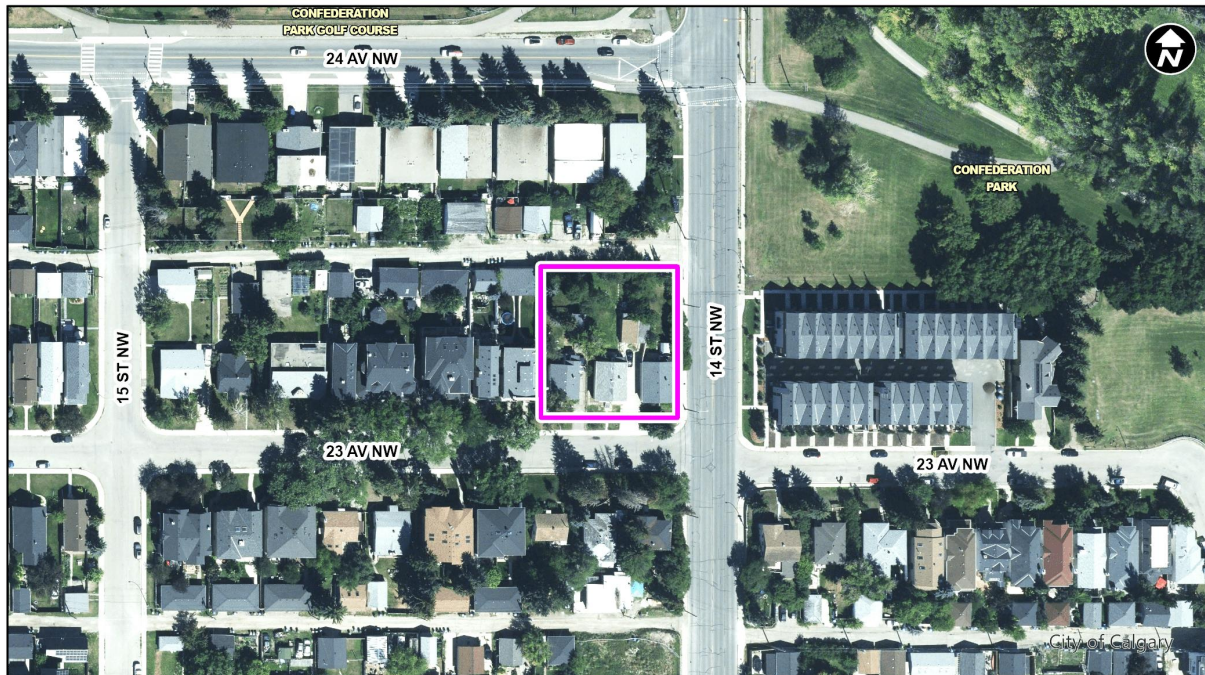
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Capitol Hill Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The R-CG District accommodates 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 13 dwelling units.

The proposed H-GO District allows for a variety of grade-oriented housing in a form and at a scale that is consistent with low-density residential districts. It provides flexible parcel dimensions and building setbacks, which could accommodate a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings.

Density and building scale in the H-GO District are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5, which allows for a total developable area of approximately 2,643 square metres;
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Administration considers this proposal to be appropriate as the site meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386(d). The parcel is located within the approved [North Hill Communities Local Area Plan](#) area as part of the Neighbourhood Connector Urban Form Category, which supports H-GO designation.

Development and Site Design

The rules of the proposed H-GO 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:

- public realm enhancements within the 5.182 metre bylaw setback along 14 Street NW;
- ensuring an engaging built interface along 23 Avenue NW;
- mitigating shadowing, overlooking and privacy concerns;
- garbage and recycling bins management;
- appropriate amenity space for the residents; and
- development which appropriately considers site grading.

Transportation

The site is located approximately 70 metres (a one-minute walk) south of the Always Available for All Ages and Abilities (5A) pathway, which is on the north side of 24 Avenue NW. The pathway connects to the Confederation Park pathway system to the east. 24 Avenue includes a high-quality street bikeway to the west. Future vehicular access to the site will be from the rear lane.

The site is situated along 14 Street NW and approximately 700 metres (a 12-minute walk) to 16 Avenue NW, which are both identified as part of PTN. Existing Calgary Transit bus stops are located within 160 metres (a three-minute walk) along 14 Street for Route 414 (14 Street Crosstown). Route 14 (Bridlewood/Cranston), Route 40 (Crowfoot/North Hill), and Route 91 (Foothills Medical Centre) offer regular service along 16 Avenue NW. MAX Orange (Brentwood/Saddletown) is also available along 16 Avenue NW, with the closest stop approximately 1050 metres (an 18-minute walk).

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer connections are available for the site and can accommodate future development. Details of site servicing will be reviewed through the development permit process.

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 as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities, especially in the area close to Primary Transit Network to make more efficient use of existing infrastructure, public amenities and transit.

The proposed H-GO District recognizes the predominantly low-density residential nature within these communities and supports moderate intensification that respects the scale and character of the neighbourhood. This application is in keeping with relevant policies in the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objective of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing permeable and drought resistant grass, rough-in EV charging, and rough-in solar panel as part of a future development permit application. This supports the Zero Emission Vehicles, and Natural Infrastructure sections (Program F and K) of the *Climate Strategy*.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies 14 Street NW as part of the Neighbourhood Connector category (Map 3: Urban Form) corridor with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The Neighbourhood Connector policy area is characterized by a broad range and mix of housing types, unit structures and building forms along higher activity, predominantly residential streets. The LAP speaks to maintain the residential uses in this area and supports intensification and redevelopment along higher vehicle and pedestrian volumes street (14 Street NW). The site meets the H-GO District location criteria, and the proposed land use amendment is in alignment with the applicable policies of the LAP.