

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Capitol Hill at the southeast corner of the intersection of 14 Street NW and 23 Avenue NW. The site consists of a total area of approximately 0.06 hectares (0.14 acres) and is approximately 15 metres wide by 36 metres deep. Lane access is available from the east-west rear lane along the south property line of the subject site.

Surrounding development is characterized primarily by low-density residential and multi-family development. The parcel directly east of the site and parcels to the north and west are designated Multi-Residential – Contextual Grade-Oriented (M-CG) District. Two parcels designated Housing – Grade Oriented (H-GO) District are located to the northwest and southeast. Commercial development and special purpose parks and amenity areas are in close proximity to the site as well. The subject site is located along 14 Street NW, which is identified as part of the Primary Transit Network. The site has good access to parks and open spaces, including Confederation Park located approximately 120 metres (a two-minute walk) to the east, and Confederation Park Golf Course to the northwest. The Capitol Hill Community Association site is approximately 180 metres (a three-minute walk) to the southwest. North Hill Mall and SAIT are approximately 800 metres (a 13-minute walk) to the south. There are nine school sites within a two-kilometer radius of the site.

## Community Peak Population Table

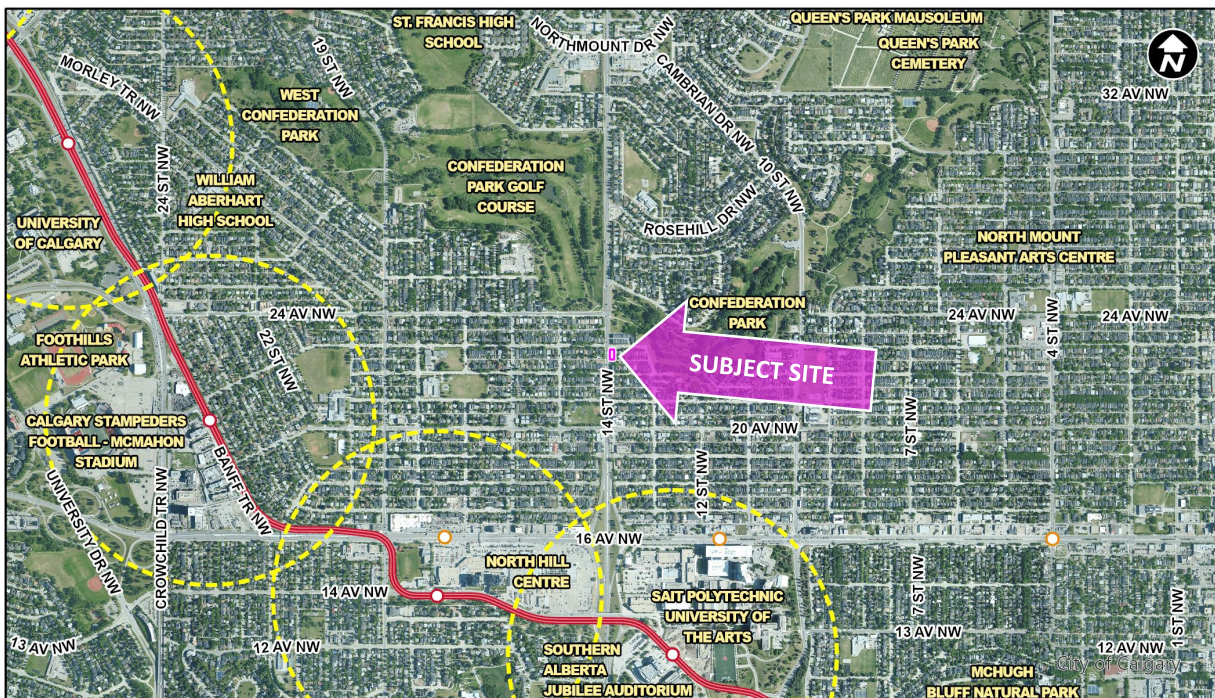
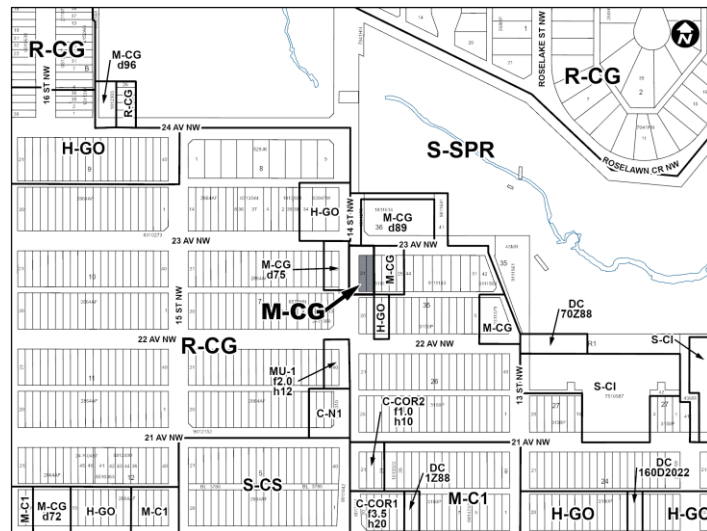
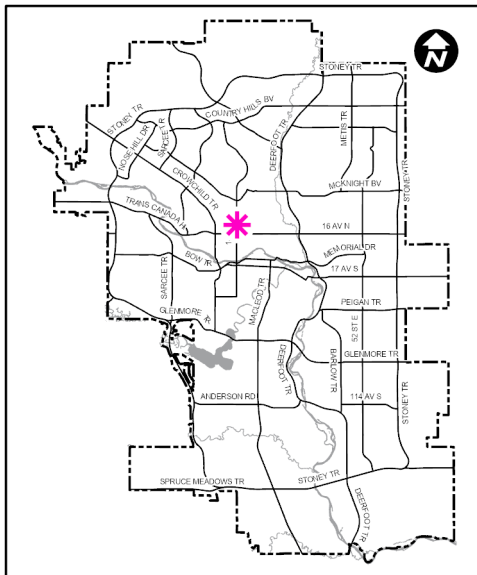
As identified below, the community of Capitol Hill reached its peak population in 2019.

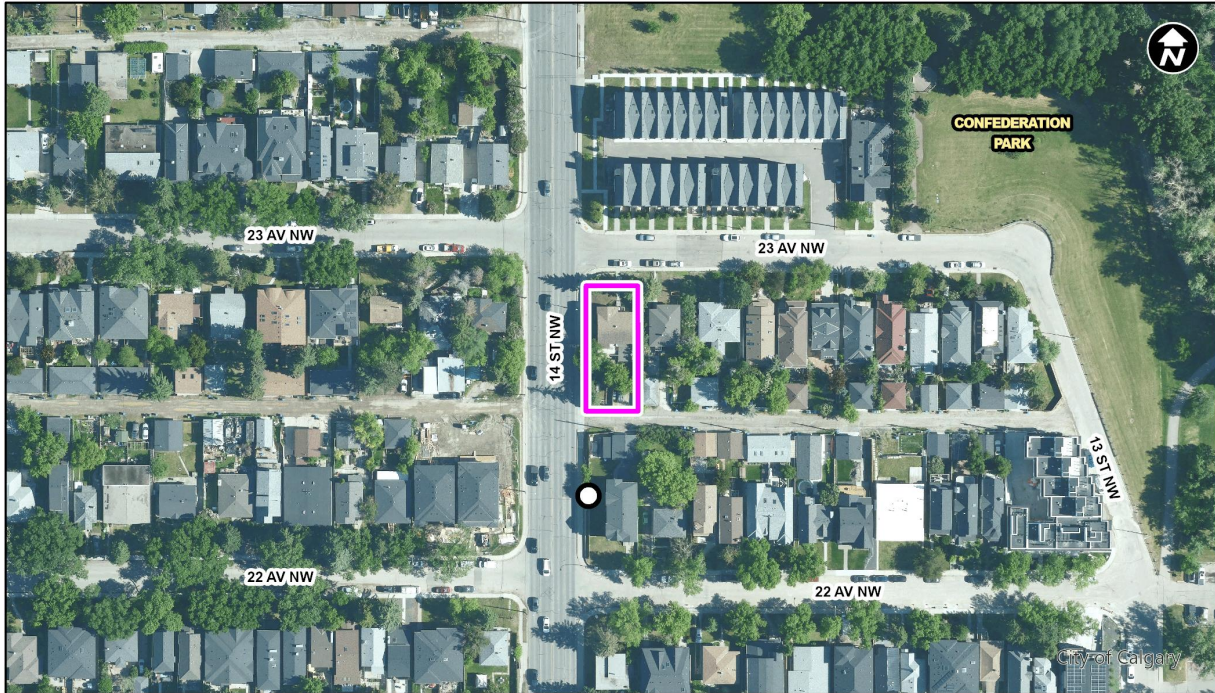
<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 subject site is designated as Residential – Grade-Oriented Infill (R-CG) District. The existing 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.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended to accommodate multi-residential development that will typically have higher numbers of dwelling units and traffic generation than low density residential dwellings while being in close proximity or adjacent to low density residential development. The maximum building height on a parcel is 12.0 metres in addition to the maximum density for parcels being 111 units per hectare. Based on the subject site parcel area, this would allow up to six dwelling units, two more than the R-CG District.

### Development and Site Design

If approved by Council, the rules of the proposed M-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking.

## Transportation

Pedestrian access to the site is available from an existing sidewalk on 14 Street NW and 23 Avenue NW along the west and north property lines of the site. Motor vehicle access to the site is available from the east-west rear lane along the south property line of the site. The site is well positioned with respect to the City's Always Available for All Ages and Abilities (5A) Network of foot and cycle paths.

The site is located on 14 Street NW which provides high-quality transit with several bus routes stops in close proximity to the site. Half a block south of the site on 14 Street NW, is Route 414 (14 St North) (a half-minute walk). At 22 Avenue NW is Route 414 (14 St South) (a two-minute walk). At 20 Avenue, Route 89 (Lions Park – North Pointe), Route 65 (Market Mall/Downtown West), and Route 404 (North Hill) are accessible (a six-minute walk). A parking restriction on 23 Avenue NW allows for two-hour parking between 7:00 a.m. to 4:00 p.m. Monday to Friday.

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

## Environmental Site Considerations

No environment concerns were identified.

## Utilities and Servicing

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

### Municipal Development Plan (Statutory – 2009)

The subject site is identified as Developed Residential - Inner City Area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Policies in the Developed Residential Areas support moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Redevelopment should be compatible with the established pattern of development and consider appropriate transitions between adjacent areas. A variety of multi-family housing types are supported to meet the diverse needs of present and future populations. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e. Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing 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](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit review.

**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 Connector urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Development in Neighbourhood Connector areas support a broad range and mix of housing types, unit structures and forms. Development should consider the local built form context, be oriented towards the street, consider shadowing impacts on neighbouring properties, and provide access to off-street parking and loading areas from the lane, where possible. Neighbourhood Connector are applied to higher activity residential streets, including 14 Street NW. The proposed land use amendment is in alignment with the applicable LAP policies.