

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Capitol Hill on the north side of 20 Avenue NW between 11 Street NW and 12 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling. Direct lane access is provided along the north side of the site with a parking area accessed from the lane for vehicles.

Surrounding development consists of a mix of single, semi-detached, rowhouses, fourplexes and commercial development designated as the Residential – Contextual One / Two Dwelling (R-C2) District, Residential – Grade-Oriented Infill (R-CG) District, Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District. The 16 Avenue NW Main Street is located 450 metres (a six-minute walk) to the south, providing the community with commercial, institutional and transit facilities and services.

There are four schools in close proximity to the site:

- King George School (Kindergarten to grade five) is 300 metres (a four-minute walk) to the east;
- Capitol Hill School (Kindergarten to grade six) is 950 metres (a 12-minute walk) to the west; and
- Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) are 500 metres (a seven-minute walk) to the south.

Recreation facilities and park spaces in close proximity to the site are the following:

- The Mount Pleasant Community Hall, park, community sportsplex and outdoor pool are located one kilometre (a thirteen-minute walk) to the east;
- The St. Joseph Off-Leash Dog Park is located 850 metres (a 10-minute walk) to the southwest;
- Confederation Park is located 300 metres (a four-minute walk) to the north; and
- The Capitol Hill Community Centre is located 450 metres (a six-minute walk) to the west.

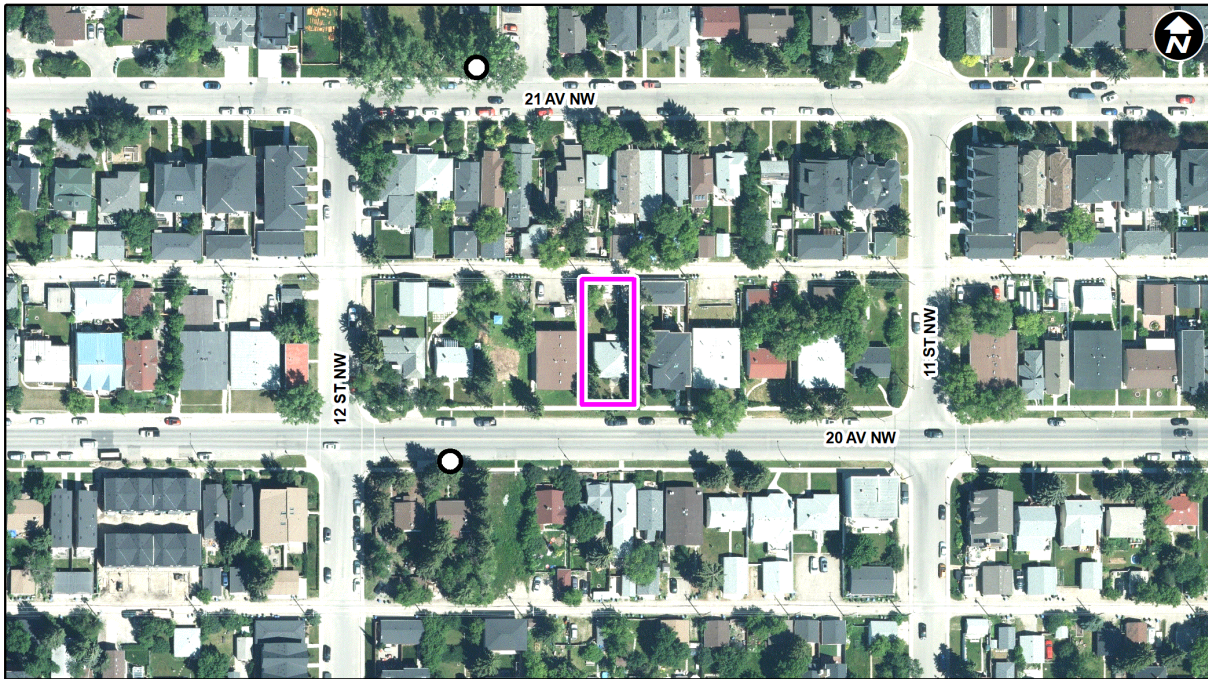
Community Peak Population Table

As identified below, the community of Capitol Hill reached its peak population in 2019, and the population has remained the same since then.

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. 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 parcel.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to decrease massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade-oriented development in a range of housing forms and configurations where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides for rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and

- a minimum of 0.5 parking stalls per unit or suite.

This site is appropriate for the proposed H-GO District. In areas that have an approved Local Area Plan, the H-GO District is intended to be designated on parcels identified as Neighbourhood Connector or Neighbourhood Flex land use categories. This site is identified as part of the Neighbourhood Connector area within the *North Hill Communities LAP*.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The area is well served by Calgary Transit providing north, south, east, and west-bound travel. The transit options include:

- routes 65 (Market Mall/Downtown West), 89 (lions Park – North Pointe), 404 (North Hill) and 414 (14 St W) have stops 500 metres (a seven-minute walk) to the west providing north, south, east and west-bound travel;
- routes 4 (Huntington) and 5 (North Haven) have stops 300 metres (a four-minute walk) to the east, providing north, south and east-bound travel;
- route 19 (16 Ave N) and rapid transit Route 303 (MAX Orange Brentwood/Saddletowne) have stops 600 metres (a seven-minute walk) to the south on 16 Avenue NW, providing both east and west-bound travel; and
- Light Rail Transit route 201 (Red Line – Somerset – Bridlewood/Tuscany CTrain) is one kilometre (a 13-minute walk) to the south.

There is two-hour street parking adjacent to the site on 20 Avenue NW.

The H-GO district includes specific requirements to provide a range of mobility options for residents, including either alternate mobility storage or secure bicycle parking for any units that do not include a dedicated parking stall.

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

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements are being determined through the associated development permit review and Development Site Servicing Plan (DSSP) processes.

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.

Growth Plan (2022)

The 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) of the [Municipal Development Plan \(MDP\)](#). The proposed application complies with relevant land use policies that recognize the predominantly low density residential nature within these communities and support retention of housing stock or moderate 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](#). There are opportunities for working towards these objectives through the Development Permit process.

North Hill Communities Local Area Plan (2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low - Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types with a high frequency of units facing the street and supports higher density when located near commercial areas and transit station areas. The Low – Modified building scale policies within the Neighbourhood Connector category notes that building forms should be designed to reduce the impacts of wind, provide sunlight access to streets and open spaces, and use variation in building height and material to reduce the perceived massing of larger buildings.

The proposed land use amendment is in alignment with applicable policy of the LAP.