

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, and is situated midblock on the south side of 20 Avenue NW, between 14 Street NW and 15 Street NW. The parcel is approximately 0.05 hectares (0.12 acres) in size and is approximately 13 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and lane access is available along the south side of the site.

Surrounding land uses to the south and the immediate parcel to the east consist of single detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. To the west of the parcel is a Multi-Residential – Contextual Low Profile (M-C1) District (The Royal Canadian Legion). To the north is a Special Purpose – Community Service (S-CS) District (the Capitol Hill Community Association). There are other residential and commercial uses close by along 20 Avenue NW including Multi-Residential – Contextual Grade-Oriented (M-CG), Commercial – Neighbourhood 1 (C-N1), and Commercial – Corridor 2 (C-COR2) Districts.

The 16 Avenue NW Urban Main Street is 340 metres to the south and the North Hill Centre Community Activity Centre is about 400 metres to the south, both providing the community with commercial, institutional and transit services.

The Calgary Board of Education designated schools for this parcel are:

- Capitol Hill School (Kindergarten to grade 6, which is 500 metres to the northwest);
- Senator Patrick Burns School (Grades 7-9, which is 2,300 metres to the northwest); and
- William Aberhart High School (Grades 10-12, which is 1,500 metres to the northwest).

The Southern Alberta Institute of Technology (SAIT) is 500 metres to the southeast.

Recreational facilities and park spaces near the site include:

- The Capitol Hill Community Centre which is located 100 metres to the north; and
- Confederation Park which is located 400 metres to the northeast.

Community Peak Population Table

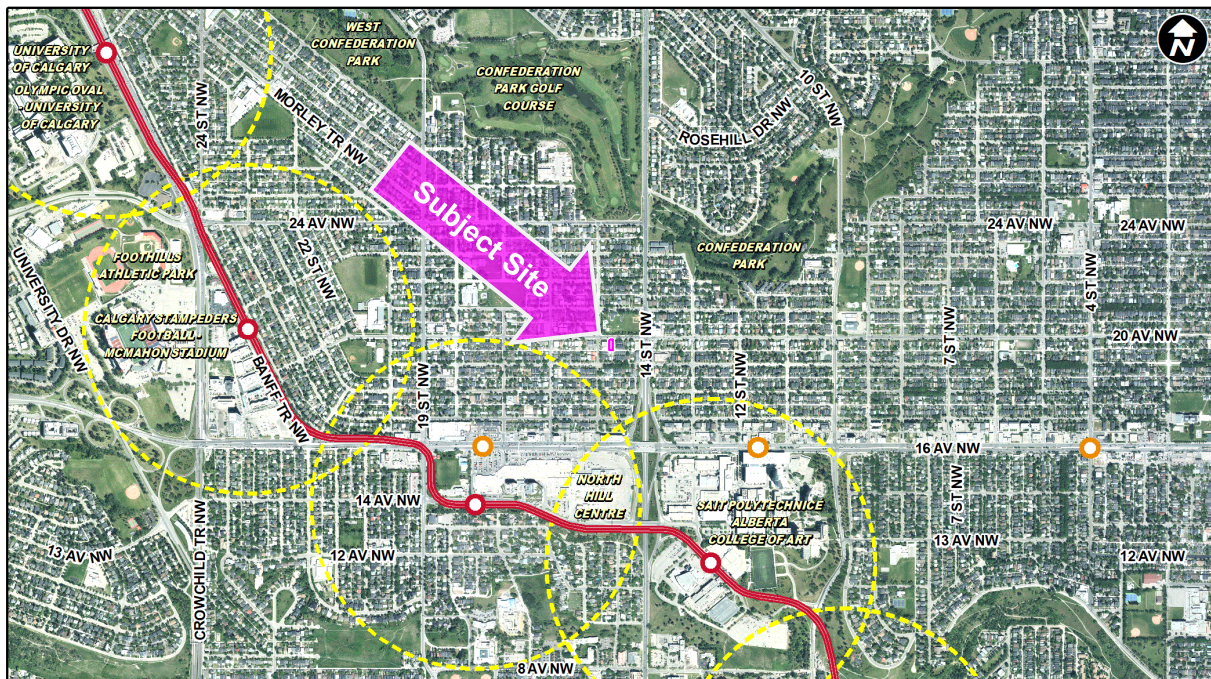
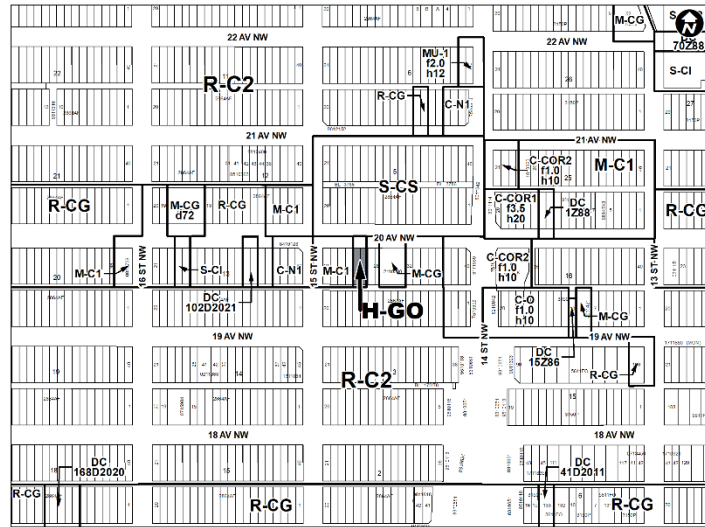
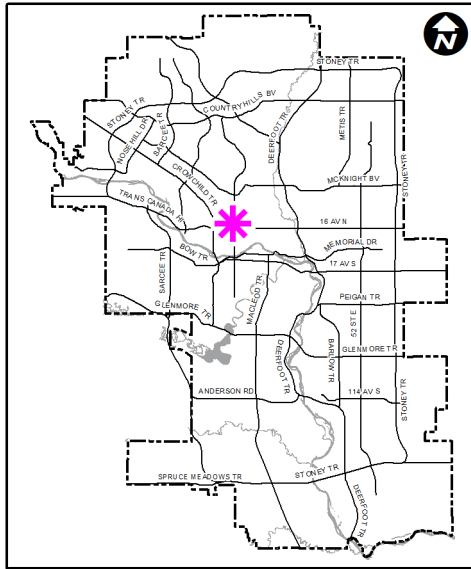
As identified below, the community of Capitol Hill reached its peak population in 2019, and the population has remained the same since then.

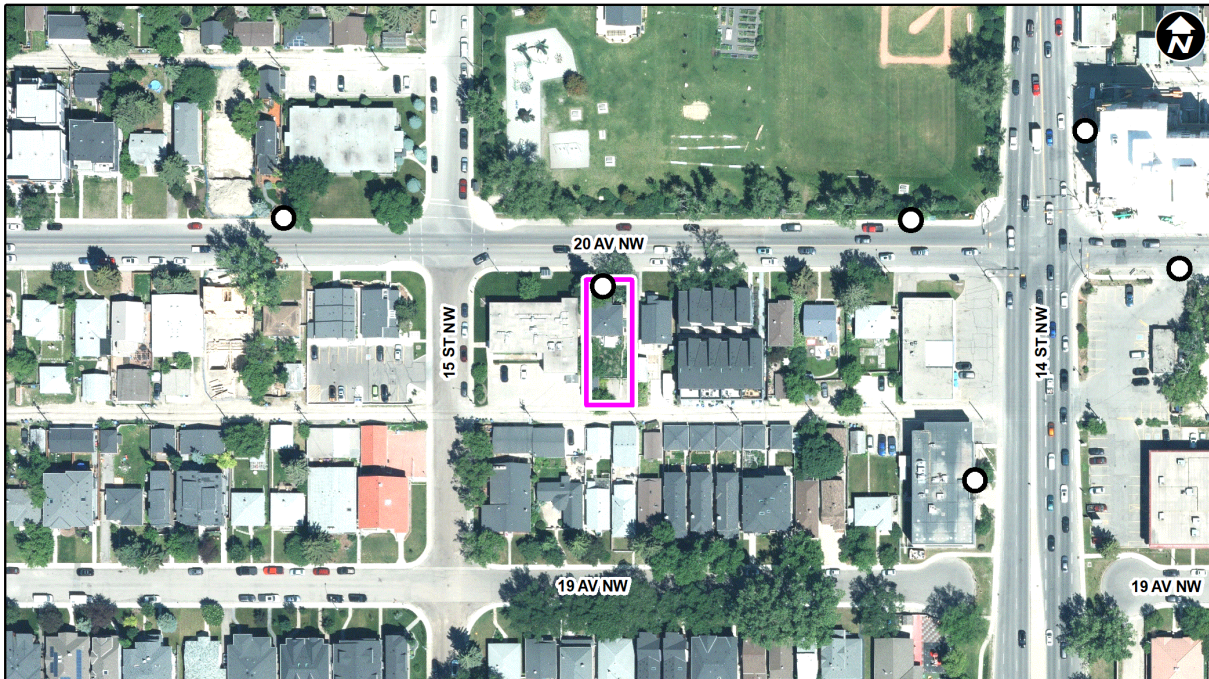
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District allows for contextually sensitive redevelopment in the form of duplex, semi-detached and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units on the subject parcel. Secondary suites are permitted uses within the R-C2 District.

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 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:

- 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 floor area to parcel area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 vehicle 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 (LAP), 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 Flex 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, parking and bicycle parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- landscaping and amenity space.

Transportation

Pedestrian access to the subject site is available from sidewalks along 20 Avenue NW. At the time of a development permit, the required vehicular parking is to be situated on-site, from the lane. On street residential parking is available on 20 Avenue NW restricted for residential permit holders. 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), 404 (North Hill) and 414 (14 St W) have bus stops on 20 Avenue NW just steps from the subject parcel;
- route 89 (Lions Park – North Pointe), 791 (Queen Elizabeth/Macewan) and 792 (Queen Elizabeth/Sandstone) have a stop 115 metres to the east on 14 Street NW; and
- routes 19 (16 Ave N), 105 (Dalhousie/Lions Park) and the Bus Rapid Transit (BRT) route 303 (MAX Orange Brentwood/Saddletowne) lines are located less than 400 metres from the parcel on 16 Avenue NW. Since the MAX Orange is less than 400 metres from the parcel, Transit Oriented Development (TOD) policies apply.

The H-GO District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle 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 this 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 will be determined through the development permit review process 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 parcel 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 recognize the predominantly low density residential nature within these communities and support retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

The parcel is in close proximity to various transit stops, including being less than 400 metres from the Max Orange line, providing regular service. This addresses the goal to have 40% of all trips to be taken by walking, wheeling or transit by 2030 as part of the zero carbon neighbourhoods objective in 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 approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The site is subject to the [North Hill Communities LAP](#) and is identified on Map 3: Urban Form as Neighbourhood Flex Category. This category has a Low (up to 6 storeys) Building Scale. Policies within the LAP support redevelopment in transit supported areas. Neighbourhood Flex is one of the identified areas within the land use bylaw where the H-GO district is appropriate. This application aligns with applicable planning policy.