

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill on the north side of 20 Avenue NW between 11 Street NW and 12 Street NW. The 0.06 hectares (0.14 acres) site is approximately 15 metres wide and 38 metres deep. The site is currently developed with a one-storey single-detached dwelling and rear detached garage which is accessible from the rear lane to the north.

Surrounding development consists of a mix of single-detached and semi-detached dwellings, rowhouses, fourplexes designated as the Residential – Contextual One / Two Dwelling (R-C2) District, Residential – Grade-Oriented Infill (R-CG) District, Housing – Grade Oriented (H-GO) District. There are commercial developments in the vicinity and they are designated as Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District.

There are five schools and post-secondary institutions in close proximity to the site:

- King George School (Kindergarten to grade five) is 225 metres (four-minute walk) to the east;
- Capitol Hill School and St. Pius X School (Kindergarten to grade six) are 1.2 kilometres (14-minute walk) to the west; and
- Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) are 550 metres (six-minute walk) to the south.

Recreation facilities and dedicated park spaces in close proximity to the site include:

- The Mount Pleasant Community Hall, park, community sportsplex and outdoor pool are located 1.2 kilometres (14-minute walk) to the east;
- The St. Joseph Off-Leash Dog Park is located 900 metres (11-minute walk) to the east;
- Confederation Park is located 230 metres (four-minute walk) to the north; and
- The Capitol Hill Community Centre is located 600 metres (nine-minute walk) to the west.

Other commercial and institutional uses in close proximity include:

- A convenience store and small grocer is located 50 metres (one-minute walk) from the site at the southwest corner of 20 Avenue NW and 11 Street NW;
- A minor retail and office area at the intersection of 20 Avenue NW and 10 Street NW is 210 metres (three-minute walk) to the east; and
- The 16 Avenue NW Urban Main Street with numerous commercial uses is 450 metres (five-minute walk) to the south.

Community Peak Population Table

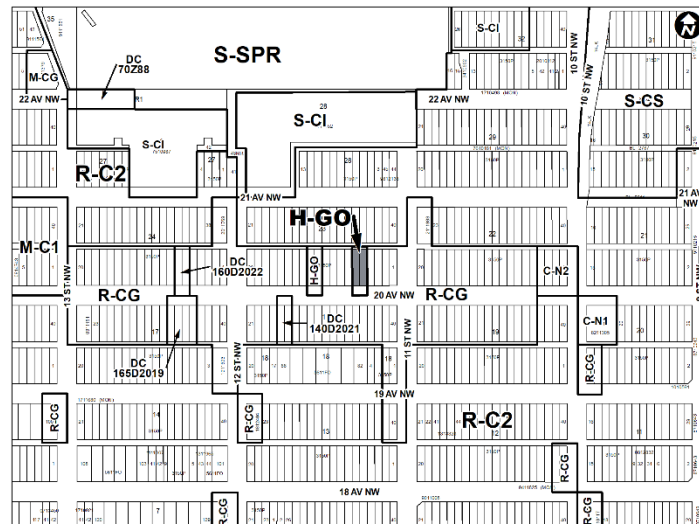
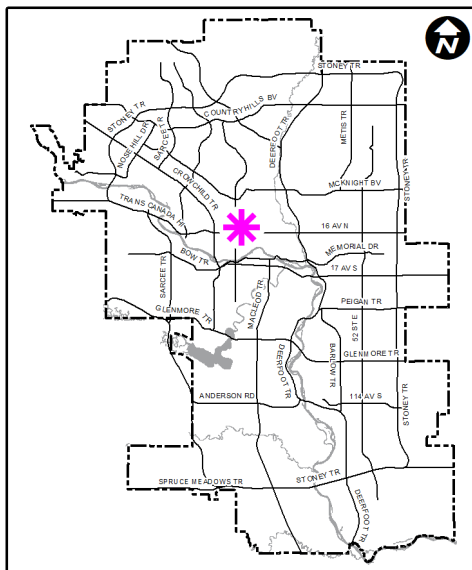
As identified below, the community of Capitol Hill reached its peak population in 2019.

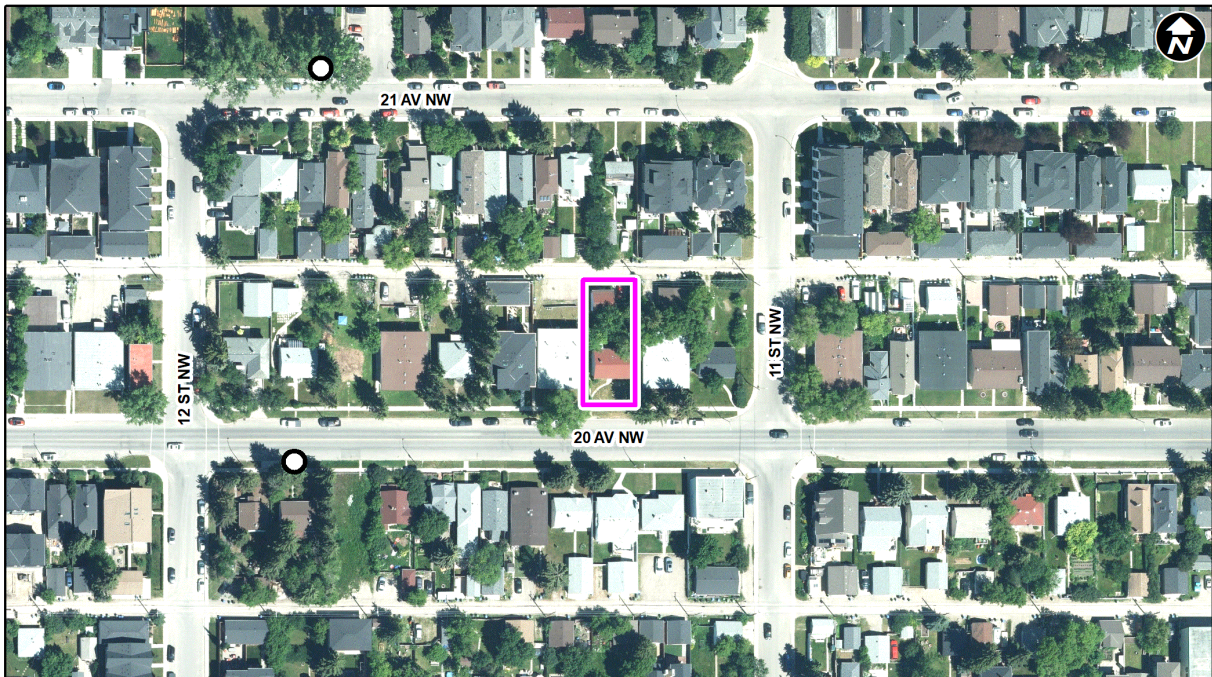
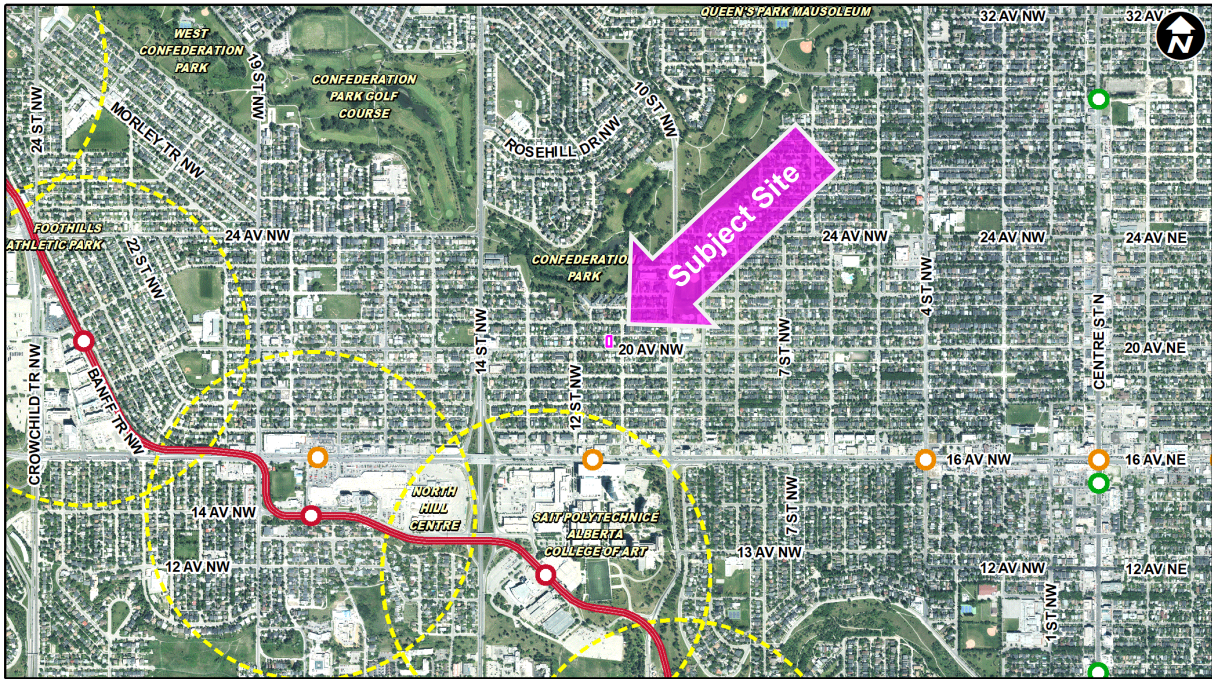
| Capitol Hill | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 4,744 |
| 2019 Current Population | 4,744 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0% |

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-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 for a maximum of four dwelling units each with a secondary suite on the subject parcel.

The proposed H-GO District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. It provides flexible building setbacks, which could accommodate a range of housing forms where dwelling units may be attached or stacked within a shared building or within a cluster of buildings and may include secondary suites.

Density in the H-GO District is calculated using a maximum Floor Area Ratio (FAR) instead of units per hectare, which allows for flexibility on the possible number of units and their configuration on the parcel. The district includes rules for overall height, parcel coverage, and height that are intended to mitigate massing and shadowing impacts on neighbouring properties. The H-GO District also provides specific 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 create a functional courtyard amenity space;
- a maximum floor area to parcel area ratio (FAR) of 1.5 which for the subject parcel allows for a total of developable area of 835 square metres (8,989 square feet);
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas which are subject to an approved Local Area Plan, the H-GO District is intended for areas which are identified as either the Neighbourhood Connector or Neighbourhood Flex urban form category. The proposed H-GO district is appropriate for this site as it is consistent with approved local planning policies and is identified as Neighbourhood Connector on Map 3: Urban Form of the North Hill Communities Local Area Plan (LAP).

Development and Site Design

If approved by Council, the rules of the proposed H-GO District will 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 mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- the design of shared amenity spaces and landscaped areas;
- mitigating shadowing, overlooking and privacy concerns; and

- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas while supporting waste and recycling pick-up and other back of house functions.

Transportation

Pedestrian and vehicular access to the site is available via 20 Avenue NW and the adjacent lane. 20 Avenue NW is classified as a Collector Road and as part of the Always Available for All Ages and Abilities (5A) Network. 20 Avenue NW is identified as a Recommended On-Street Bikeway but currently lacks sufficient infrastructure to provide a safe or comfortable experience for cyclists. 12 Street NW and 10 Street NW are Existing On-Street Bikeways and provide north-south alternative mobility connections supported by traffic calming and painted bike lanes respectively.

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

- Route 404 (North Hill) has east and west-bound stops 90 metres (one-minute walk) to the west and 280 metres (three-minute walk) to the east respectively;
- Routes 65 (Market Mall/Downtown West), 89 (Lions Park – North Pointe), and 414 (14 St W) have stops 500 metres (six-minute walk) to the west providing travel options to the north, south, east and west;
- Routes 4 (Huntington), 5 (North Haven), have stops 280 metres (three-minute walk) to the east, providing north and south-bound travel;
- Route 19 (16 Ave N) and rapid transit Route 303 (MAX Orange Brentwood/Saddletowne) have stops 500 metres (six-minute walk) to the south on 16 Avenue NW, providing both east and west-bound travel; and
- LRT Route 201 (Red Line – Somerset – Bridlewood/Tuscany CTrain) is one and a half kilometres (a 15-minute walk) to the south.

Weekday, day-time street parking adjacent to the site on 20 Avenue NW is limited to two hours. A Transportation Impact Assessment was not required as part of this application.

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.

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 and stormwater management will be evaluated on the Development Site Servicing Plan (DSSP) at the future development permit stage.

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 of the [Municipal Development Plan \(MDP\)](#). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of inner-city communities to encouraged housing diversity including ground-oriented housing, make more efficient use of existing infrastructure, public amenities and transit, and delivers incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any other 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 will be explored and encouraged at subsequent development approval stages.

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 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 North Hill Communities LAP.