

Background and Planning Evaluation

Background and Site Context

The subject site consists of three contiguous parcels located on the southeast corner of 20 Avenue NW and 12 Street NW in the community of Capitol Hill. The site has a total area of approximately 0.17 hectares (0.41 acres), with a frontage of approximately 46 metres and a depth of approximately 37 metres. The site is currently developed with two single detached dwellings and two detached rear garages. Site access for all parcels is via the rear lane along the south side of the site.

Surrounding development consists of a mix of rowhouses, single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District or Residential – Grade-Oriented Infill (R-CG) District. A land use amendment to Housing – Grade Oriented (H-GO) District for a parcel located across 20 Avenue NW was approved 2023 December 5. There is a small grocery store located a few parcels to the east of the subject site.

The site is located in close proximity to a number of parks and amenities. Confederation Park is approximately 170 metres (a two-minute walk) to the north; the Capitol Hill Community Centre, which includes a playground and sports facilities, is located approximately 400 metres (a five-minute walk) to the west, along with the various commercial services available on 14 Street NW; and 16 Avenue North, an Urban Main Street featuring a large number of services and access to the Primary Transit Network, is located 400 metres (a five-minute walk) to the south. King George school is located 350 metres (a five-minute walk) to the east, and the Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) are located 430 metres (a six-minute walk) to the south.

Community Peak Population Table

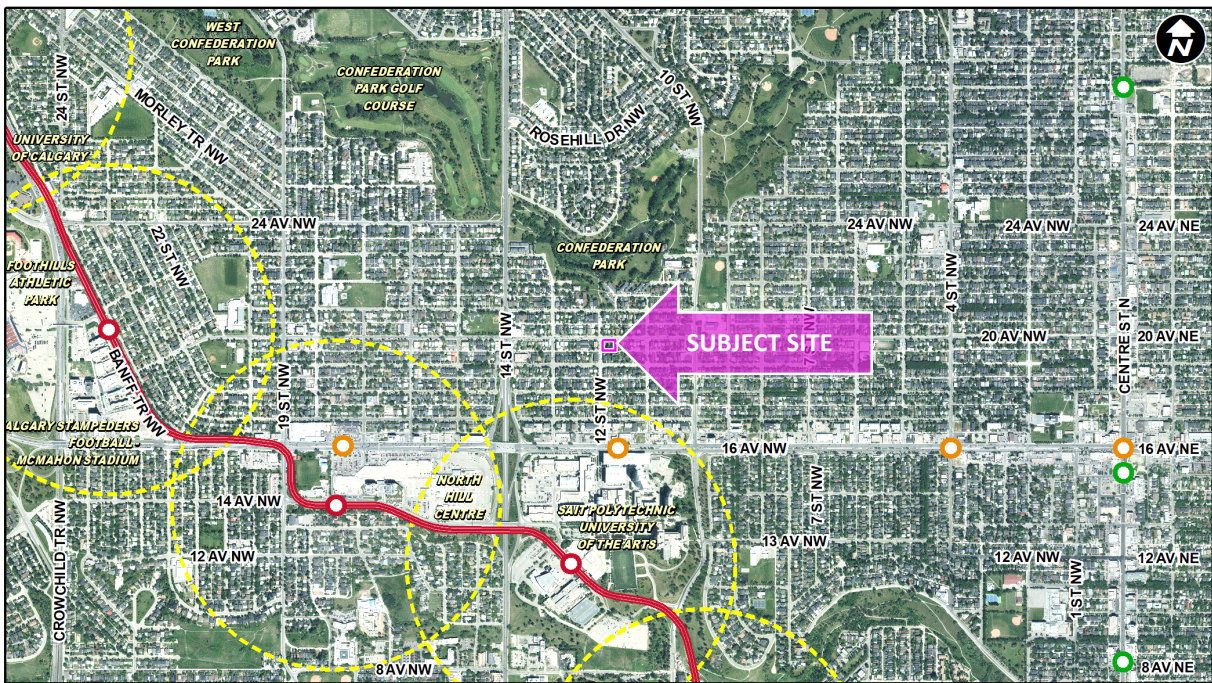
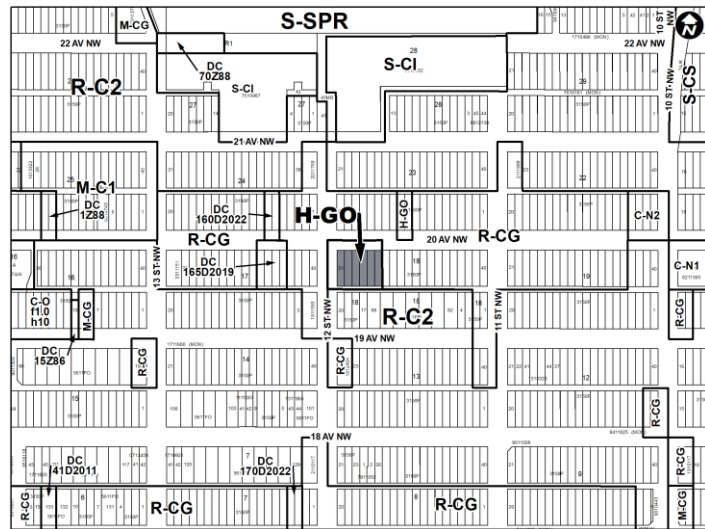
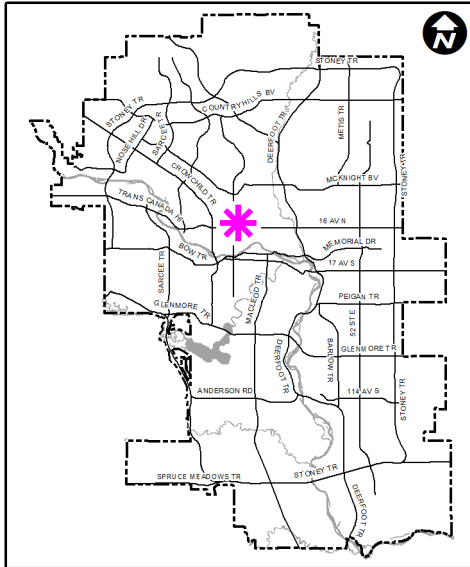
As identified below, the community of Capitol Hill reached its peak population in 2019.

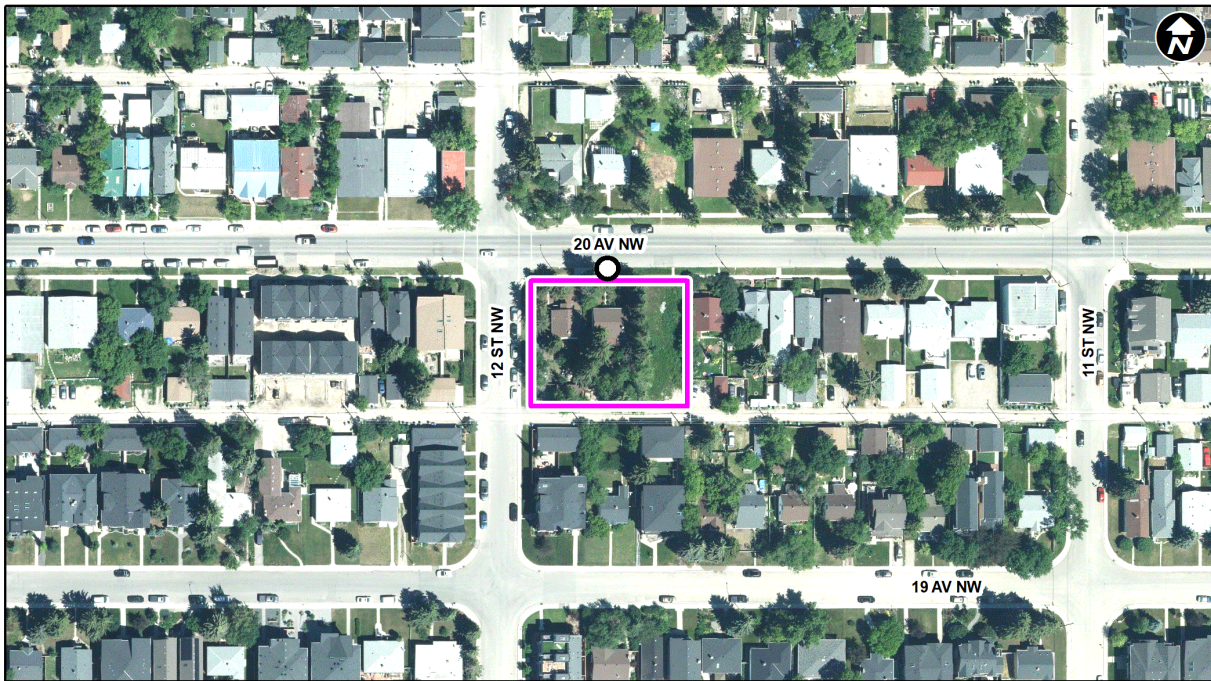
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 two western parcels composing the site are designated as Residential – Grade-Oriented Infill (R-CG) District while the vacant eastern parcel is subject to a Direct Control (DC) District ([Bylaw 140D2021](#)) based on the R-CG District. R-CG accommodates low density residential development in the form of single detached, semi-detached and rowhouse dwellings, with a maximum density of 75 units per hectare and a maximum building height of 11 metres. The DC District applying to the eastern portion of the site was intended to accommodate the form of development currently permitted by H-GO, which was not an available district at the time that the DC was drafted.

The proposed H-GO District allows for a diversity of grade-oriented housing in a form and 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 in the H-GO District is calculated using maximum Floor Area Ratio (FAR) instead of units per hectare. This allows for flexibility on the possible maximum number of units and their configuration on the parcel. The rules for parcel coverage, building setback and height are designed to decrease the massing and shadowing on adjacent parcels. The H-GO District also includes rules to allow or require:

- a minimum separation distance of 6.5 metres between a residential building on the front portion of the parcel and a residential building on the rear portion to ensure functional courtyard amenity space;
- a maximum floor area ratio (FAR) of 1.5 which allows for a total developable area of 2,507 square metres (26,985 square feet) on the subject site;
- a maximum building height of 12.0 metres;
- a minimum of 0.5 parking stalls per unit and suite; and
- all units must provide individual, separate, direct access to grade.

Only parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to the H-GO District. In areas that have an approved LAP, the H-GO District is intended to be designated on parcels identified within the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject parcel falls within the Neighbourhood Connector area in the *North Hill Communities LAP*, which meets the site selection criteria.

Development and Site Design

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

- building orientation and ensuring an engaging built interface along 20 Avenue NW and 12 Street NW;
- directing all future vehicle access to the rear lane;
- providing appropriate waste & recycling storage for the site; and
- mitigating shadowing, overlooking, and privacy concerns with neighbouring parcels.

Transportation

Pedestrian and vehicular access to the site is available via 20 Avenue NW, 12 Street NW, and the adjacent lane. The Always Available for All Ages and Abilities (5A) Network is located along the Collector Road of 20 Avenue NW, which is also identified as a Recommended On-Street Bikeway. Existing On-Street Bikeways provide north-south alternative mobility connections supported by traffic calming and painted bike lanes on 12 Street NW and 10 Street NW 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 an east-bound stop directly in front of the subject site, and a west-bound stop 160 metres (a two-minute walk) to the north;
- Routes 65 (Market Mall/Downtown West), 89 (Lions Park – North Pointe), and 414 (14 Street W) have stops 400 metres (a five-minute walk) to the west providing travel options to the north, south, east and west;
- Routes 4 (Huntington), 5 (North Haven), have stops 350 metres (a five-minute walk) to the east, providing north and south-bound travel;
- Route 19 (16 Avenue N) and rapid transit Route 303 (MAX Orange Brentwood/Saddletowne) have stops 400 metres (a five-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) is one kilometre (a 14-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, sanitary sewer and storm sewer mains are available to service this site. Further details for servicing and waste collection facilities will be reviewed at the 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 applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies as the land use amendment allows for modest intensification and increased housing choice and provides a sensitive transition to existing residential development in terms of height, scale, and massing.

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 as part of the review of the development permit.

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*.