

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, west of 10 Street NW and east of 11 Street NW. The site is approximately 0.03 hectares (0.07 acres) in size and is approximately 8 metres wide by 36 metres deep. It is currently developed with a single detached dwelling and has vehicular access from the lane.

Lands on 20 Avenue NW to the east, west and south are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by a mix of single detached, semi-detached, rowhouse, and fourplex housing forms. Lands immediately to the north are designated Residential – Contextual One / Two Dwelling (R-C2) District and contain a mix of single detached and semi-detached dwellings. Existing commercial uses can be found on the southwest corner of 20 Avenue NW and 11 Street NW and to the east on 10 Street NW.

The site is located approximately 150 metres (a three-minute walk) west of the intersection of 10 Street NW and 20 Avenue NW, which is identified as a Neighbourhood Activity Centre (NAC) in the *North Hill Communities Local Area Plan (LAP)* and contains a mix of residential, commercial and institutional uses.

King George School is located approximately 150 metres (a three-minute walk) to the east of the site and Confederation Park is located approximately 200 metres (a four-minute walk) north.

Community Peak Population Table

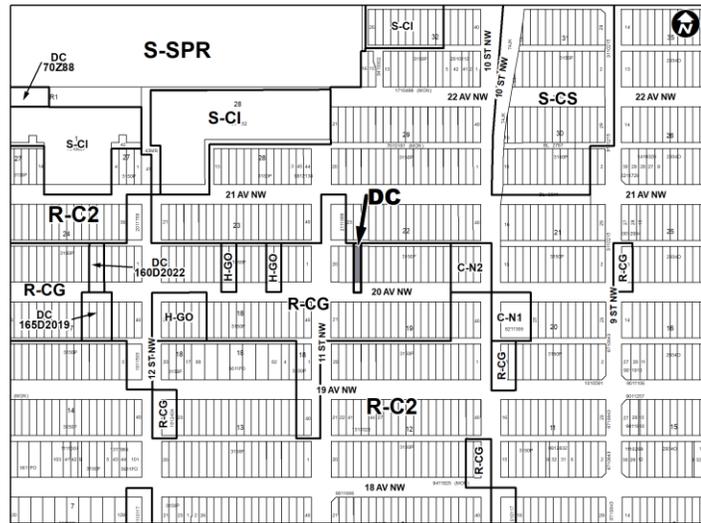
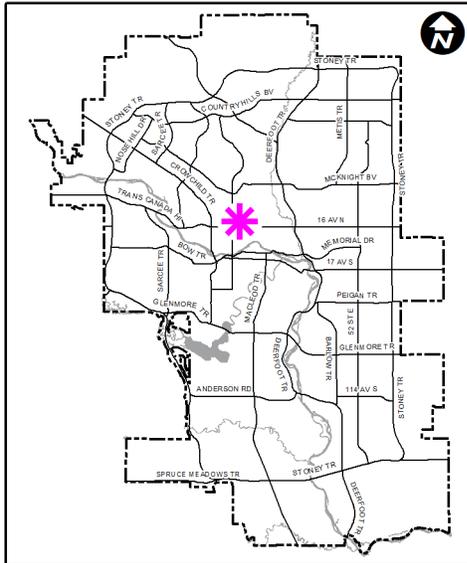
As identified below, the community of Capitol Hill reached its peak population in 2019.

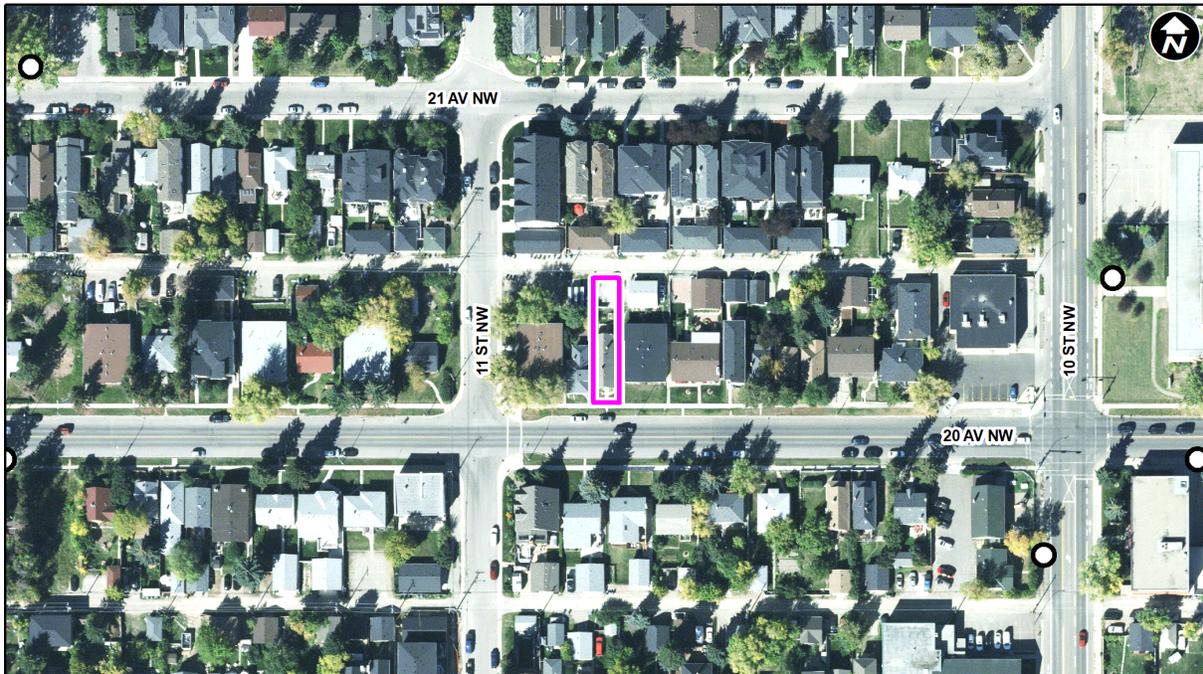
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Housing – Grade Oriented (H-GO) District. The applicant has elected to proceed with this application for a decision at the July 16 Public Hearing in advance of 21P2024 taking effect on August 6.

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, 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 two dwelling units.

The proposed Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District with the additional discretionary uses of Health Care Service, Instructional Facility, Office and Retail and Consumer Service. The H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also include secondary suites. All existing rules and regulations of the H-GO District would be maintained.

The H-GO District also provides rules for:

- a maximum floor area ratio (FAR) of 1.5 which allows for a total developable area of approximately 418 square metres (4,499 square feet) on the subject site;

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District is considered appropriate. The subject site meets these criteria as it is within the Neighbourhood Connector urban form category as identified in the LAP.

At approximately 8 metres wide and 226 square metres in area, the site is smaller than a typical lot in the surrounding area and its size will limit the impact of local commercial uses. The use of the H-GO District base and the provision in the proposed DC District limiting commercial uses to the existing building will ensure that future redevelopment of the site remains residential in nature and is sensitive to existing development.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of commercial uses being proposed within an existing residential building. This proposal allows for limited commercial uses in addition to the H-GO District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the LAP would provide guidance for the future redevelopment of the site. A discretionary use development permit would be required to enable the new uses allowed by the DC District and details including site access, parking, landscaping and waste and recycling management will be reviewed through the development permit process.

Transportation

Pedestrian access to the site is provided by a public sidewalk along 20 Avenue NW. An existing on-street bikeway forming part of the Always Available for All Ages and Abilities (5A) Network is located on 10 Street NW.

The site is located approximately 150 metres (a three-minute walk) from transit stops on 10 Street NW which are served by Route 4 (Huntington) northbound and Route 5 (North Haven) southbound. Transit stops on 20 Avenue NW serving Route 404 (North Hill) eastbound are located approximately 150 metres (a three-minute walk) to the east and west.

Future vehicle access to the site will be from the lane and will be confirmed at the time of the development permit. On-street parking limited to two hours is available adjacent to the subject site on 20 Avenue NW.

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

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing and waste and recycling management will be considered and reviewed as part of 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 site is 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 delivers small and incremental benefits to climate resilience.

The proposed land use amendment is in keeping with the overall policy objectives of the MDP.

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 will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The site is within the Neighbourhood Connector urban form category as identified on Map 3: Urban Form of the [North Hill Communities Local Area Plan](#) (LAP). Development in Neighbourhood Connector areas should support local commercial uses to serve nearby residents and may include stand-alone or mixed-use buildings. Non-residential development in the Neighbourhood Connector should provide a built form and scale that considers the

surrounding residential context and should mitigate impacts, such as noise and vehicle circulation, on adjacent residential uses.

The proposed land use amendment is in keeping with the overall policy objectives of the LAP.