

Capitol Hill Land Use Plan



1. Location —

This area, which includes the Hastings Street frontage between Delta and Fell Avenues, extends to Capitol Hill Drive on the north and to Frances Street on the south.

2. Growth Trends —

At the time that the Apartment Study was prepared in February, 1966, there were eight apartment developments in the area, which included 212 units and covered approximately 7.1 acres. Of this total, the RM1 garden apartment development on the south side of Hastings Street, east of Holdom Avenue, accounted for 124 units and a site area of about 5 acres. The remainder comprised 88 RM3 zoned units on Hastings Street west of Howard Avenue.

	<u>No. of Units</u>	<u>Acreage</u>
1966 —	212	7.1
1969 —	307	8.6
% increase 1966 - 1969 —	44.8	21.1

As shown in the above table, a total of 307 apartment units are now located in the area, which represents an additional 95 units constructed since the beginning of 1966 — an increase of almost 45%. In addition, one 21 unit apartment has received preliminary plan approval in 1967, while a 48 unit apartment proposal is presently under review. All of these have been in the RM3 Zoning category. Approximately 50% of the area designated for first priority medium density apartments in the Apartment Study has now been developed.

3. Development Considerations —

Council, in considering a recent application to rezone two lots on the west side of Holdom Avenue to RM3, requested this Department to review the question of multiple family development in the area west of the Capitol Hill School. The two block area in which these properties are located has been designated for future expansion in the Apartment Study.

The general location of these blocks in relation to commercial, school and park facilities favours the development of apartment types that are more suited to families, rather than the bachelor and one-bedroom accommodation which predominates in the RM3 category.

The Capitol Hill Elementary School, which serves the area, has an existing enrolment of approximately 690 pupils — a figure which is slightly in excess of the present school building capacity. However, additional facilities are scheduled to be constructed for use in the coming school year. Included in the program are seven classrooms and a library, as well as the demolition of the old central building. This will result in a net gain of five classrooms to the existing school facilities. In view of this expansion, the designation of the two blocks west of the school site as a first priority area for medium density apartment development is proposed.

In view of the residential character of the surrounding area, the designation of additional land for further future apartment development is not recommended.

4. Recommended Apartment Development Areas —

First Priority Areas —

- The Hastings Street frontage between Delta and Howard Avenues for medium-density apartment development, as shown on the Area "B" Proposals Map.
- The block of land which extends from Hastings Street to Kensington Park, between the present P5 Zone and Holdom Avenue, for low density apartment development.
- The northerly portion of the two blocks between Howard Avenue and the Capitol Hill School site on Holdom Avenue for medium density apartment development.

