

**POLICY AMENDMENT  
HOUNSFIELD HEIGHTS/BRIAR HILL (WARD 7)  
16 STREET NW AND 11 AVENUE NW  
BYLAW 47P2017**

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**EXECUTIVE SUMMARY**

This policy amendment seeks to amend the Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) to allow the subdivision of the subject parcel, located at 1616 - 11 Avenue NW, into two parcels. Existing ARP policy seeks to limit infill development by prohibiting subdivision that does not conform to the pattern of the adjacent area in terms of parcel size, dimension, and orientation, and therefore an exemption from this policy is required to permit subdivision on the subject site.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 47P2017; and

1. **ADOPT** the proposed amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 47P2017.

**REASON(S) FOR RECOMMENDATION:**

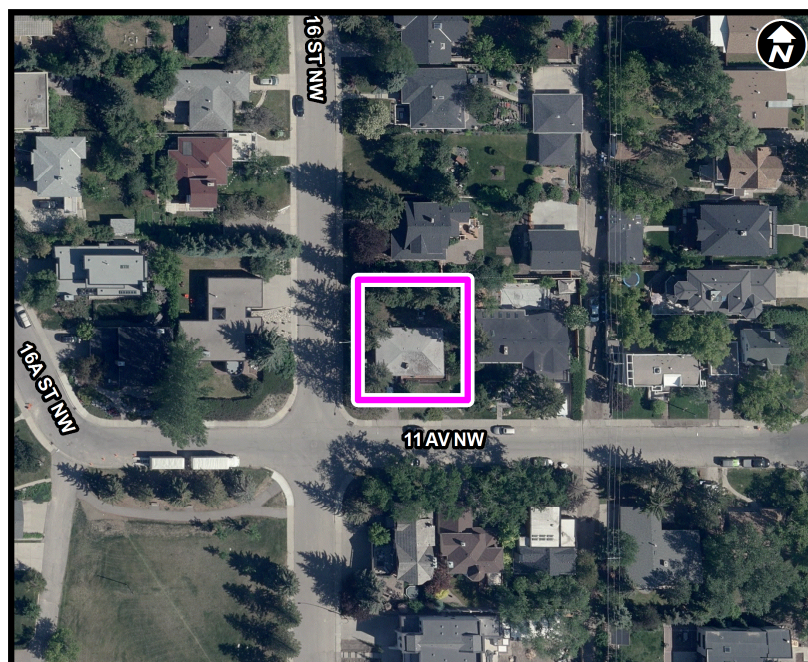
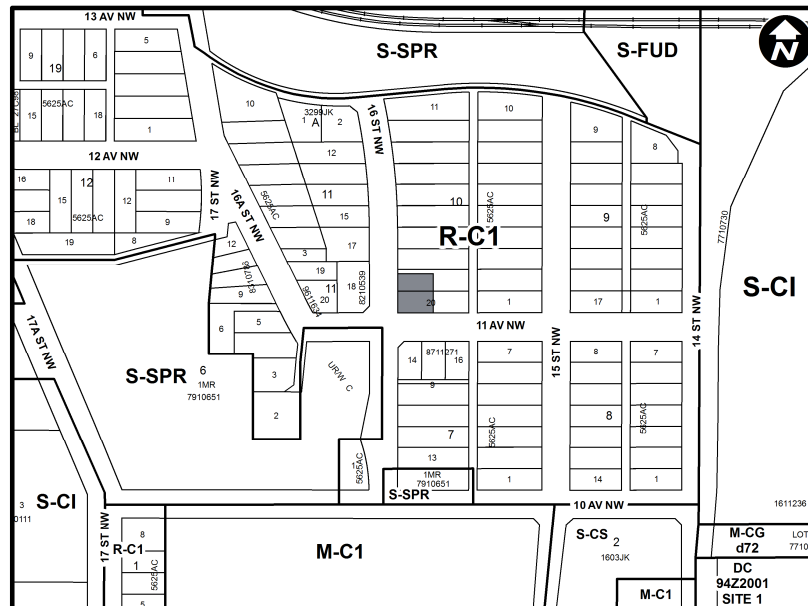
The subdivision of 1616 - 11 Avenue NW would facilitate sensitive and appropriate infill development, in accordance with Municipal Development Plan (MDP) direction. Policy 2.1.3.4 of the Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) seeks to restrict infill development and is therefore not aligned with the MDP. It is acknowledged that there are no special circumstances or characteristics of the subject site and that a site specific amendment is not preferable to a comprehensive review of the policy; however, this is consistent with established practice and is appropriate until such time as a comprehensive review of the ARP occurs.

**ATTACHMENT**

1. Proposed Bylaw 47P2017
2. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **APPROVE** the proposed amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (APPENDIX II).

**Moved by: S. Keating**

**Carried: 4 – 2**

Absent: R. Wright

Opposed: C. Friesen and  
G.-C. Carra

Reasons for Opposition from Mr. Friesen:

- I opposed this Policy change since it introduced more front drive garages in an area that has lanes. This seemed to be a needless and very singular change to a worthwhile policy just to gain one more residence.

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**Applicant:**

Peter Mauro

**Landowner:**

New Casa Holdings LTD.

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located at the corner of 11 Avenue NW and 16 Street NW in the inner city community of Hounsfeld Heights/Briar Hill. The parcel is approximately 25.2 metres wide with an area of 690.6 square metres, and is developed with a single detached dwelling with an attached front garage oriented towards 11 Avenue NW. The site does not have lane access. The proposed policy amendment would facilitate subdivision of the lot into two parcels which could each be developed with a single detached dwelling. The general development and subdivision pattern of the immediate area is characterized by single detached dwellings on large lots. Most houses in the community are bungalows built in the 1950s.

A 2010 application sought to subdivide the parcel into two lots fronting onto 11 Avenue NW. The proposed lots were both 12.6 metres wide with a lot area of 345.3 square metres (minimum R-C1 lot width is 12 metres and minimum area is 330 square metres). The Subdivision Authority noted that the adjacent lots south of 11 Avenue NW are significantly larger than the proposed lots and the application was refused due to non-compliance with policy. The decision was upheld by the Subdivision and Development Appeal Board.

**LAND USE DISTRICTS**

The subject parcel is designated as Residential – Contextual One Dwelling (R-C1) District. The R-C1 district is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area. The anticipated subdivision to correspond with the policy amendment application does not contemplate or require redesignation.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP)

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the MDP. The MDP promotes infilling that is sensitive, compatible, and complementary to the existing physical patterns and character of neighbourhoods.

Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP)

The Hounsfield Heights/Briar Hill ARP was approved by Council in 1989. The existing policy under consideration seeks to restrict infill development and maintain existing lot sizes.

Policy 2.1.3.4 reads, “Re-subdivision of existing lots should respect the general development and subdivision pattern of the adjacent area in terms of parcel size, dimensions and orientation.” The proposed amendment would add the sentence, “Lands located at 1616 11 Avenue NW may be appropriate for subdivision.”

Additional policy in the ARP supports infill development:

Policy 2.1.1.2: “To ensure the continued livability of the community as an attractive neighbourhood by preserving the existing character and environmental quality while permitting compatible renovation and new infills of similar densities and form.”

Policy 2.1.3.3: “Sensitive infill development, renovation and rehabilitation are encouraged to ensure the continued renewal and vitality of the community.”

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access is currently from 11 Avenue NW. If subdivided, one parcel would retain access from 11 Avenue NW and one parcel would require access from 16 Street NW. Transit is available with 300 metres walking distance (Routes 65, 404, 414), and the site is located approximately 600 metres walking distance from Lion’s Park LRT Station.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the proposed policy amendment without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

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**ENVIRONMENTAL SUSTAINABILITY**

Environmental sustainability will be addressed at the Development Permit stage.

**GROWTH MANAGEMENT**

This policy amendment does not require additional capital infrastructure investment, and no growth management concerns have been identified.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Hounsfeld Heights/Briar Hill Community Association has expressed support for the subdivision and redevelopment of the subject site, but does not support the required policy amendment. The Community Association submission identifies that there are no special circumstances to warrant exemption of the subject site from existing policy, and expresses concerns that the ARP should not be amended ad hoc.

**Citizen Comments**

Administration received 31 letters of objection, summarized as follows:

- Approval would set an undesirable precedent;
- General objection to infill development;
- Concerns regarding loss of property value;
- Concerns regarding “neighbourhood character”;
- Concerns regarding increased traffic; and
- Preference to maintain ARP as is.

Administration received 1 letter of support, indicating a desire for intensification and diversification both across the City in general, and at the subject site in particular.

**Public Meetings**

No public meetings were held relating to the policy amendment.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

New Casa Company Ltd. Proposal

1. A regular R1 lot is 40'X75'. Our lots are 41' X 90 and therefore wider and deeper.
2. R1 lot in area is minimum 330.0 sq.m. Our lot is 345.29 sq.m.
3. Our development has only 38% coverage. Average coverage is 45%.
4. A single house with triple garage is 72' wide and 43% coverage.
5. Our 2 homes are each 33' wide, with an 8' green space between.
6. Our 2 houses have less massing than one large home.
7. Our development is within the TOD guide lines (increase density)
8. We are a short walk to the Lions Park LRT station, public library and a major shopping center.
9. Our lot is on 11th ave which is a main feeder road for homes north and south of our location.
10. Plan It Calgary encourages increase density within the inner city.
11. Our two lots are wider than some existing R1 lots just one block west of our location.
12. Today's new home buyers, especially in the inner city, are looking for smaller homes on smaller lots.

Hounsfield Heights Community

1. ARP Policies 2.1.3.4 Re-subdivision of existing lots should respect general development and subdivision pattern of the adjacent area in terms of parcel size, dimension and orientation.
2. This policy is 30 years old and is not relevant to today's development

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**APPENDIX II**

**PROPOSED AMENDMENT TO THE HOUNSFIELD HEIGHTS/BRIAR HILL  
AREA REDEVELOPMENT PLAN**

- (a) Under section 2.1.3.4 at the end of the policy add the sentence, "Lands located at 1616 11 Avenue NW may be appropriate for subdivision."



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**APPENDIX III**

**LETTER FROM HOUNSFIELD HEIGHTS/BRIAR HILL COMMUNITY ASSOCIATION**

**Attn: Shane Gagnon**, Planner, North Planning Area, Community Planning, The City of Calgary

We, the undersigned members of the Hounsfield Heights Briar Hill Community Association Board of Directors, are writing to you today to express our concerns regarding the application for amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) pertaining to 1616 11 Avenue NW.

While we will leave any and all comment regarding the specifics of redevelopment of this particular site to our Land Use Committee, we feel compelled to comment on the proposal to exempt the subject property from provisions of our community ARP as doing so has significant ramifications for our community-at-large.

It is our experience that most of our residents choose to live in our community because they enjoy and value its established nature and character. There are very few mechanisms available to our community to influence the direction of future development within its boundaries and our ARP is probably the most effective tool available to us in that regard. Despite the age of the document, it is still both current and relevant, and continues to represent the community philosophy embraced by our residents. Its relevance is evidenced through both the number of times and recency with which residents have referenced it as well as the success that they have had ensuring proposed development conforms to the character of the neighborhood.

While the Hounsfield Heights/Briar Hill ARP may not be perfectly aligned with every single element of Municipal Development Plan, that is only to be expected insofar as each and every one of Calgary's communities has distinct characteristics that differentiates it from each of its neighbors. To capture and protect the 'local character' of our communities which prevents our great city from becoming a sprawling expanse of monotonous homogeneity, community ARP's must necessarily deviate from the MDP to some extent. However, we understand it is important that overall community development aligns with the City's goals as outlined in the MDP. In that context we maintain that, despite any seeming inconsistencies between our ARP and the MDP, on the whole, redevelopment in Hounsfield Heights Briar Hill has and will continue to support the city in achieving its MDP related goals. For example, the North Hill site for which community engagement activities in the form of City of Calgary Engage! Workshops are presently ongoing is a vital part of our community.

Finally, while we acknowledge that the ARP amendment process exists for good reason, this particular parcel is not an appropriate candidate for exemption from provisions of the ARP. In cases where there are unique or exceptional circumstances, such as being located on the edge of a community or adjacent to another land use type, there can be logical and valid reasons to exempt a parcel of land from provisions of an ARP. However in this case, the parcel is interior to the community and not extraordinary in any way. In fact it is much more representative of the norm than the exception.

S. Gagnon

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As such, as duly elected representatives of Hounsfield Heights Briar Hill Community Association, we respectfully request that city planning recommend the REFUSAL of this application to exempt 1616 11 Avenue NW from provisions of our ARP on the basis that there is no compelling reason to do so, and the precedent which would result from doing so has the potential to substantially limit the future effectiveness and utility of our ARP.

Sincerely,

Laura Hunt, President  
Carol Sandahl, Vice President  
Joanna Greco, Secretary  
Sarah Zhu, Treasurer  
Sandra Falconi, Director, Communications  
Terry Woods, Director, Land Use  
Rocco Giammarino, Director, Sears Plume  
Jeff Marsh, Director, Strategic Planning & IT

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