

Planning & Development Report to
Calgary Planning Commission
2020 June 04

ISC: UNRESTRICTED
CPC2020-0596

**Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill
(Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2019-0160**

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on behalf of the landowner Kiran Rattan on 2019 October 21. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District to allow for a minimum parcel width of 7.5 metres.

An amendment to the *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the relevant policies of the *Municipal Development Plan*.

A subdivision application has been submitted to create three parcels, where two currently exist.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.23 acres ±) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by CivicWorks Planning + Design on behalf of the landowner Kiran Rattan on 2019 October 21. A subdivision application has been submitted to create three parcels, where two currently exist.

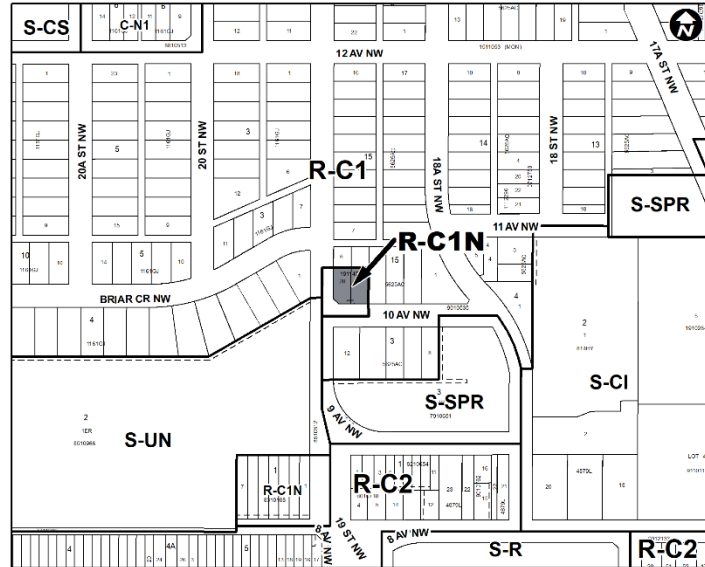
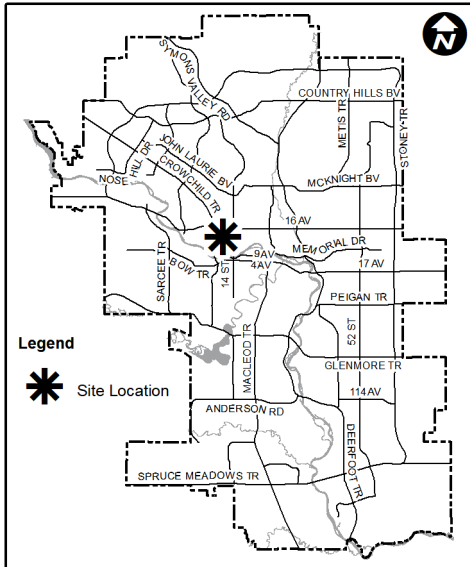
As indicated in the Applicant Submission (Attachment 1), the applicant's initial application proposed a land use amendment and subdivision to create a total of four parcels. The application has been revised to create a total of three parcels instead of four in response to comments from the Community Association and residents.

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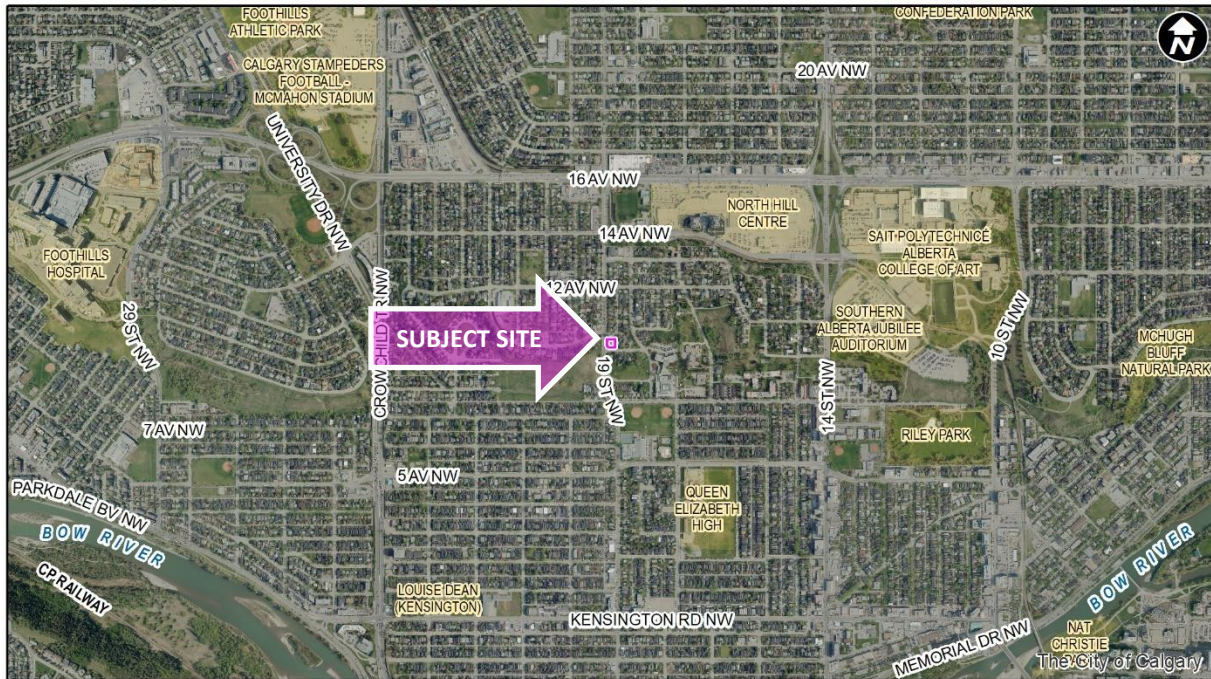
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Location Maps



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Site Context

The subject site is located in the community of Hounsfield Heights / Briar Hill at the northeast corner of 10 Avenue NW and 19 Street NW. The site is a corner parcel and approximately 0.09 hectares (0.23 acres) in size, approximately 31 metres wide by 31 metres long. The parcel is currently vacant.

Surrounding development consists of single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District. Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District land uses exist approximately 130 metres south of the subject site adjacent to 8 Avenue NW. Briar Hill Elementary School is approximately 500 metres west of the site. The Lions Park LRT Station is located approximately 500 metres north of the subject site.

As identified in *Figure 1*, the community of Hounsfield Heights / Briar Hill reached peak population in 1971.

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Figure 1: Community Peak Population

Hounsfeld Heights / Briar Hill	
Peak Population Year	1971
Peak Population	3,294
2019 Population	2,798
Difference in Population (Number)	-496
Difference in Population (Percent)	-15.06%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Hounsfeld Heights / Briar Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density in the form of one additional single detached dwelling in an inner-city area. The proposal is a low-density typology and generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation applied to developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a minimum parcel width of 12 metres.

The proposed Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District is a residential designation applied to developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1N District allows for a maximum building height of 10 metres and a minimum parcel width of 7.5 metres.

Development and Site Design

The rules of the Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District and policies of the *Hounsfeld Heights/Briar Hill ARP, as amended*, will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian access to the site is available from existing sidewalks along 19 Street NW and 10 Avenue NW. Direct vehicular access for new development would be from 10 Avenue NW. The site is serviced by Calgary Transit with bus stops located approximately 350 metres south on 19 Street NW, 400 metres southeast on 8 Avenue NW and 450 metres north on 14 Avenue NW.

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The Lions Park LRT Station on 14 Avenue NW is approximately 500 metres to the north or an 8-minute walk. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

There are no environmental concerns associated with the site or this proposal.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Hounsfield Heights - Briar Hill Community Association responded (Attachment 3) noting opposition to the proposed redesignation to R-C1N.

Administration received 86 public responses stating opposition. The responses included many reasons for opposition including concerns related to increased density, parking, traffic, community character and property values.

During the detailed team review of the application by the Corporate Planning Applications Group (CPAG) it was communicated to the applicant that an amendment to the *Hounsfield Heights/Briar Hill ARP* would be required in conjunction with the proposed land use redesignation and subsequent subdivision application. Once the applicant made application for an amendment to the *Hounsfield Heights/Briar Hill ARP*, the application was re-circulated to the Community Association and adjacent landowners.

The Community Association responded (Attachment 4) noting opposition to the proposed amendment to the *Hounsfield Heights/Briar Hill ARP*.

Administration received 114 public responses stating opposition in response to the re-circulation and one response in support. The responses stating opposition included many reasons for

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opposition including concerns related to increased density, parking, traffic, community character and property values.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site. In keeping with the policies of the *Municipal Development Plan* and the land use bylaw, the proposed R-C1N District is a low density residential designation applied to developed areas that is primarily for single detached dwellings. The design compatibility and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in 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. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-C1N District is a low-density district which provides for a modest increase in density in a single detached dwelling form that is compatible with existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any

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actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Hounsfeld Heights/Briar Hill Area Redevelopment Plan (Statutory – 1989)

The [Hounsfeld Heights/Briar Hill Area Redevelopment Plan](#) approval by Calgary City Council predates the approval of the current *Calgary Municipal Development Plan*.

The parcel is located within the Low Density Residential Conservation and Infill category of the *Hounsfeld Heights/Briar Hill Area Redevelopment Plan (ARP)*. Low Density Residential Conservation and Infill areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single detached housing styles.

To accommodate the proposed R-C1N District and subsequent subdivision, a minor amendment to Policy 2.1.3.4 is required (Attachment 2).

Current ARP policy:

2.1.3.4 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. Lands located at 1616 11 Avenue NW may be appropriate for subdivision.

Proposed ARP policy:

2.1.3.4 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. Lands located at 1616 - 11 Avenue NW and 1922 and 1924 - 10 Avenue NW may be appropriate for subdivision.

The *Hounsfeld Heights/Briar Hill Area Redevelopment Plan* is currently under review by Administration as part of the Riley Communities Local Growth Planning initiative. A full update of the local area plan is anticipated by Q4 2021.

Social, Environmental, Economic (External)

The recommended land use will allow for subdivision to accommodate three parcels for single detached dwelling development where development of two single detached dwellings is currently permitted. The ability to develop one additional single detached dwelling will make more efficient use of existing infrastructure and services.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Hounsfield Heights Briar Hill Area Redevelopment Plan*, as amended. The proposed R-C1N District is a low-density residential designation applied to developed areas that is primarily for single detached dwellings that may include a secondary suite. The proposal represents a modest density increase of an inner-city site and allows for development that is compatible with the single detached dwelling character of the existing neighbourhood.

The proposed R-C1N land use continues to maintain stability in the community and existing residential character. Although, given the nature of the site's location, proximity to public transit, and size, a variety of low-density residential land uses would be supportable and appropriate on the site.

ATTACHMENTS

1. Applicant Submission
2. Proposed Amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan
3. Community Association Comments
4. Additional Community Association Comments