

Background and Planning Evaluation

Background and Site Context

At the 2020 July 20 Public Hearing, Council considered and refused an identical policy and land use amendment (CPC2020-0596) on this site, seeking redesignation from R-C1 to R-C1N. In accordance with the *Municipal Government Act*, the applicant waited six months after refusal of the application before submission of this current application. To reduce any uncertainty regarding the final design the applicant has submitted concurrent development permit applications at this time for the three single detached dwellings.

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 includes two parcels and is approximately 0.09 hectares (0.23 acres) in size. Site dimensions are approximately 31 metres wide by 31 metres long. The parcels are currently vacant.

Surrounding development consists of single detached dwellings designated as R-C1 District. 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.

Community Peak Population Table

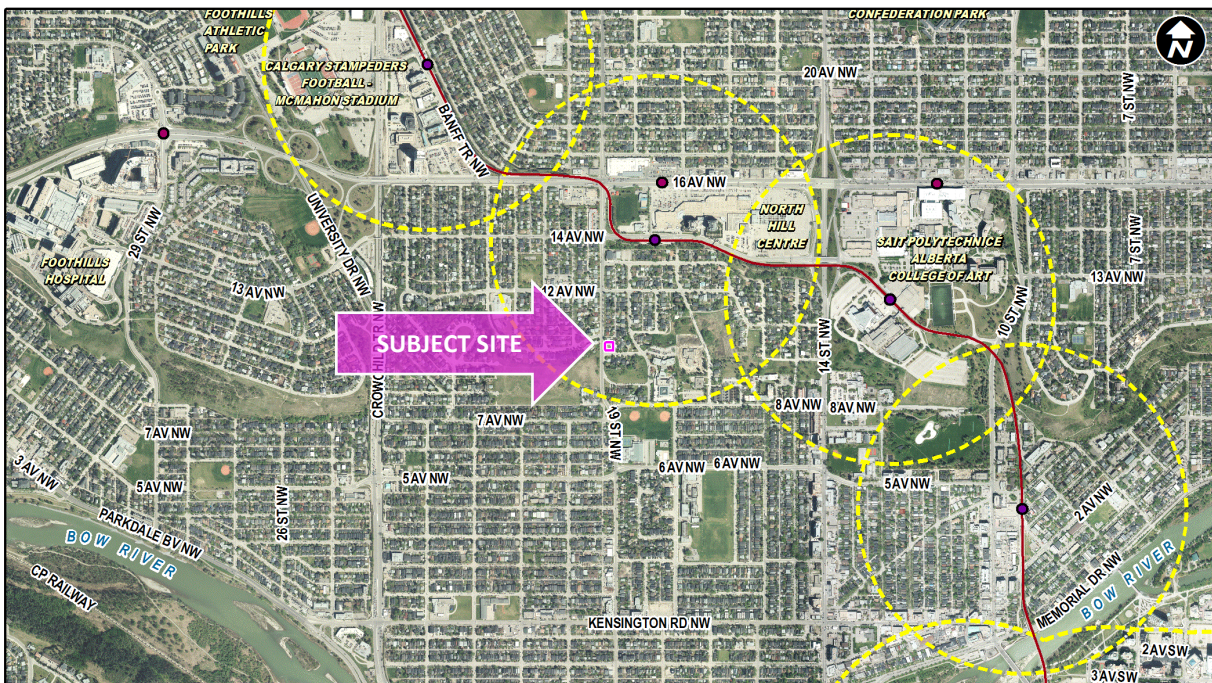
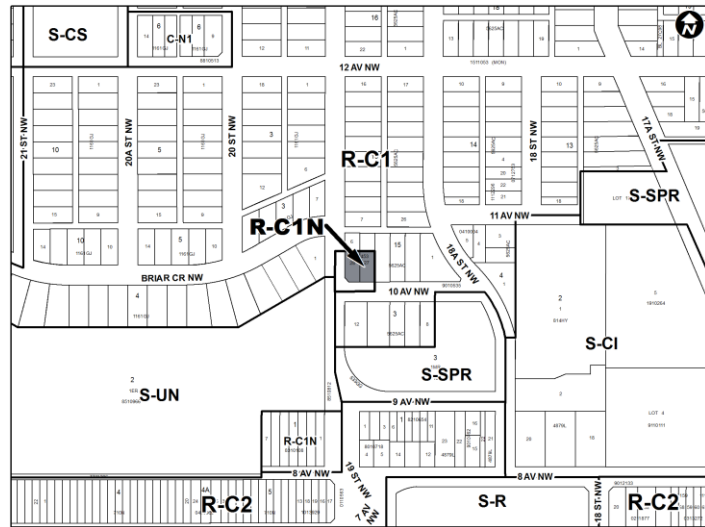
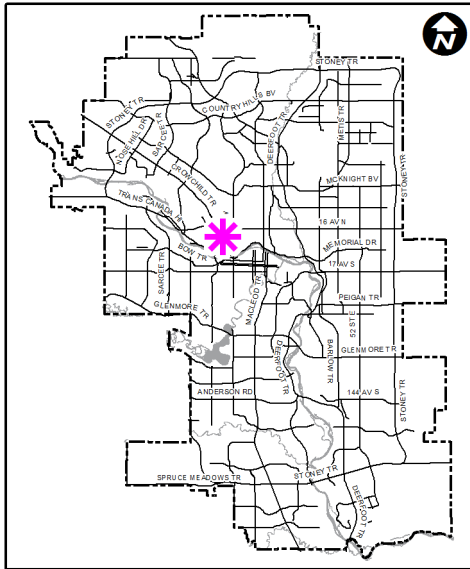
As identified below, the community of Hounsfield Heights / Briar Hill reached its peak population in 1971.

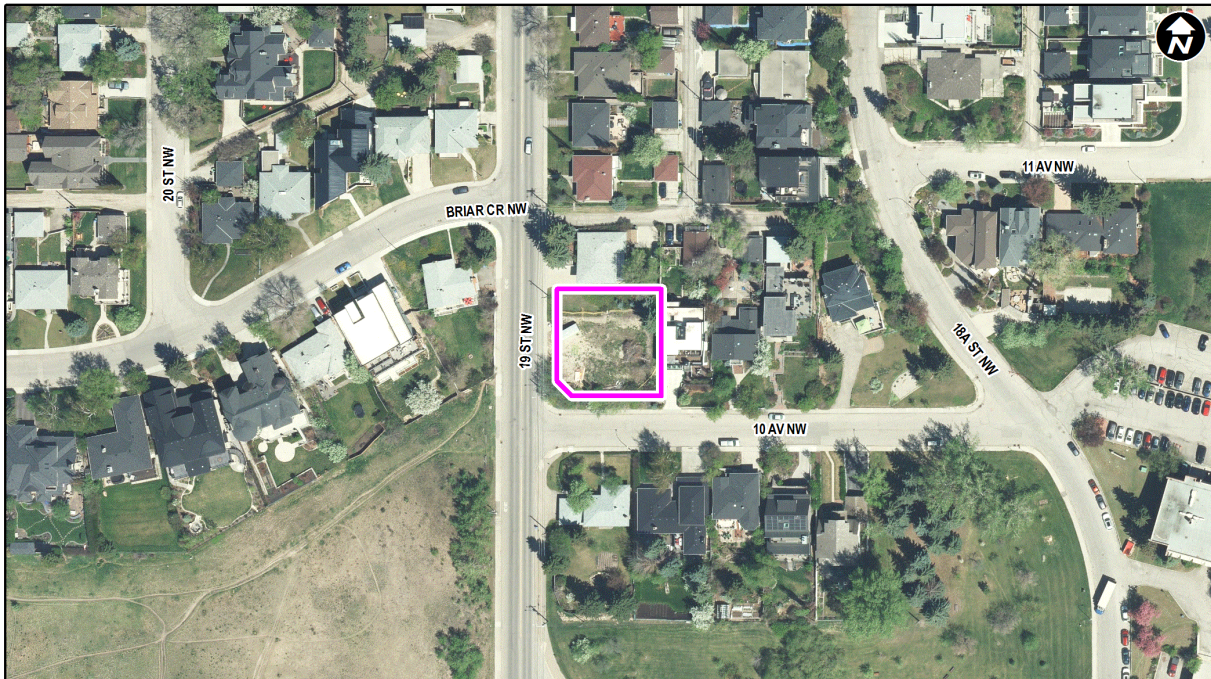
Hounsfield Heights / Briar Hill	
Peak Population Year	1971
Peak Population	3,294
2019 Current Population	2,798
Difference in Population (Number)	-476
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing 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 requires a minimum parcel width of 12 metres. The R-C1 District allows for a maximum of one dwelling unit per parcel.

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. The R-C1N District allows for a maximum of one dwelling unit per parcel.

Development and Site Design

The rules of the R-C1N District and policies of the *Hounsfield Heights/Briar Hill ARP*, as amended, would provide guidance for future subdivision and site development including appropriate uses, building massing, height, landscaping, and parking. Concurrent development permits for three single detached homes at the subject site have been received by Administration, a summary has been included as Attachment 5. A subdivision application will be submitted if the proposed policy and land use amendment are approved. The proposed single detached homes have been designed to be standalone, with building floor areas similar in size ranging from 2,000 square feet to 3,200 square feet and are consistent with adjacent single detached homes.

The concurrent development permit applications provided an opportunity for a detailed review of site access, landscaping, parking and building height in relation to site and adjacent development. The concurrent development permit applications have been reviewed by Administration, the Community Association and adjacent residents. Administration has reviewed the amended applications in response to the community concerns raised at the July 2020 meeting of Council and recommends approval of the land use, policy amendment and concurrent development permit applications. The applications have addressed many of the concerns raised during the initial application process and propose three low density, single detached dwellings that are in line with the community context, scale, and design considerations.

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.

The Lions Park LRT Station on 14 Avenue NW is approximately 500 metres to the north or an 8-minute walk.

The applicant provided a transportation review prepared by a transportation engineering consultant in response to concerns stated by community members at the 2020 July 20 public hearing. Key findings of the transportation review are:

- the proposed development will result in minimal impact to the traffic network;
- a net loss of one on-street parking stall, however on-site parking requirements are met;
- The proposed driveway access relocation from 19 Street NW to 10 Avenue NW reduces pedestrian-vehicle conflict and improves overall pedestrian safety;
- based on collision data between 2015 - 2020, the 19 Street NW and 10 Avenue NW intersection is not considered unsafe;
- removal of vegetation and retaining walls will improve motorist sightlines at the corner of 10 Avenue NW and 19 Street NW; and
- sidewalks will be widened adjacent to the site.

The Corporate Planning Applications Group agrees with the findings of the transportation review provided by the applicant.

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.

Legislation and Policy

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](#) 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendment builds on the principles of the IGP 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 Residential – Developed – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. The application is a low-density proposal for three single detached homes that are similar in scale, size and built form to the surrounding community. Administration has determined that the proposal is in alignment with the principles of the MDP.

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

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

The site is located within the Low Density Residential Conservation and Infill category of the [Hounsfield Heights/Briar Hill Area Redevelopment Plan](#) (ARP). The ARP predates the approval of the current *Municipal Development Plan*. The Low Density Residential Conservation and Infill areas are intended to maintain stability in the community and to protect the existing low density residential character and quality of the neighbourhood through the preservation of single detached housing styles. The proposal allows for building forms consistent with the ARP objectives for this area, as it would provide exclusively single detached housing. The ARP also notes in Section 2.1.3.4 specific language around future subdivisions and as such, an ARP amendment is required to accommodate the proposed R-C1N District and subsequent subdivision (Attachment 2).

Current ARP policy:

Section 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: *Section 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.*

Riley Communities Local Area Plan

The *Hillhurst/Sunnyside ARP* is currently in the initial phases of review as Administration is currently working on the [Riley Communities Local Area Plan](#) (LAP) which includes Hillhurst/Sunnyside and other surrounding communities. Planning applications are being accepted and reviewed during the local growth planning process. The Riley Communities LAP is currently on hold but is anticipated to be relaunching in Q4 2021.