

**Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill
(Ward 7) at 1922 and 1924 – 10 Avenue NW, LOC2021-0032**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the 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.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a three-lot subdivision, and to develop a single detached dwelling on each new parcel.
- This application represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood, and aligns with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed R-C1N would allow for a greater housing choice within the community, and more efficient use of land, existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Hounsfield Heights / Briar Hill Area Redevelopment Plan* (ARP) is required for the proposal.
- Three development permits for single detached dwellings have been submitted and are under review.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The applicant, Civicworks, submitted this application on behalf of the landowner, Kiran Rattan, on 2021 February 26 with the intent of developing three single detached homes on the site, as per the Applicant Submission (Attachment 3). Three concurrent development permits for single detached dwellings have been submitted and Administration is ready to approve them pending Council's decision on this redesignation application. See Development Permit (DP2021-1312, DP2021-1336 and DP2021-1337) Summary (Attachment 5) for additional information.

The 0.09-hectare site, currently consisting of two parcels, is located in the community of Hounsfield Heights / Briar Hill at the northeast corner of 10 Avenue NW and 19 Street NW. The parcels are currently vacant.

**Policy Amendment and Land Use Amendment in Hounsfeld Heights / Briar Hill
 (Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2021-0032**

To accommodate the proposed R-C1N District, an amendment to Policy 2.1.3.4 of the *Hounsfeld Heights / Briar Hill ARP* is required. (Attachment 2).

A restrictive covenant (1950) exists on the titles of these properties stating that only one single family dwelling house may be erected on each lot. This restrictive covenant was not considered during the planning review and does not restrict Council from making decisions on the proposed policy amendment and land use redesignation.

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.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate.

The applicant undertook community outreach in the form of custom on-site signage, project website, neighbour postcards, and stakeholder update letters. Feedback received by the Applicant in response to the community outreach included concerns regarding:

- precedence/future change in the community;
- contextual fit within community;
- increased density;
- property value depreciation;
- traffic/parking;
- waste provision/servicing;
- restrictive covenant; and
- misalignment with policy.

In response to the feedback provided by the community, the applicant made a number of adjustments to the proposal, including:

- completion of a transportation review;
- revised site design and lot widths; and
- a comprehensive site landscape plan for the private lots and public boulevard.

**Policy Amendment and Land Use Amendment in Hounsfeld Heights / Briar Hill
(Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2021-0032**

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners. Administration received 19 letters in opposition from the public. The letters of opposition focused on the following areas of concern:

- application is the same as the past application refused by Council (Bylaws 29P2020 and 83D2020);
- amending the *Hounsfeld Heights / Briar Hill ARP*;
- increased density;
- parking;
- traffic;
- community character; and
- property values.

The Hounsfeld Heights / Briar Hill Community Association provided a letter, on 2021 March 31 (Attachment 4), requesting that the application be withdrawn or refused.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site, as it is in keeping with the policies of the *Municipal Development Plan* and the *Land Use Bylaw*.

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

IMPLICATIONS

Social

The proposed land use will allow for subdivision and redevelopment to accommodate three single detached dwellings where development of two single detached dwellings is currently permitted. The additional dwelling provides additional housing types for the community, and can bring additional population into an established community.

Environmental

This application does not include any actions that specifically address objectives of the Climate Resilience Strategy. Administration is working with the applicant to align development on this site with applicable climate resilience strategies.

Economic

The ability to develop up to three single detached homes will make more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

**Planning & Development Report to
Calgary Planning Commission
2021 May 20**

**ISC: UNRESTRICTED
CPC2021-0764
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill
(Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2021-0032**

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan
3. Applicant Submission
4. Community Association Response
5. Development Permit (DP2021-1312, DP2021-1336 and DP2021-1337) Summary
6. Applicant Outreach Summary

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform