

Community Association Response

2022 November 20

Application: LOC2022-0099

Submitted by: Hounsfield Heights Briar Hill Community Association

Contact Information

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Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Amount of Parking, Privacy considerations, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

LOC2022-0099

The Hounsfield Heights – Briar Hill Community Association thanks the city for re-circulating Land Use Amendment Application LOC2022-0099, to change the zoning for the strip mall at 19th Street and 14th Ave NW from DC to C-N2. At the time of the first circulation, the Community Association circulated flyers around the proposal and received negative feedback.

The proposed zoning would allow 10 m building height, up from the current 7 m, and residents are concerned that if this limit is acted upon, the structure would be imposing and their back gardens would be shaded. Additional commercial space would also increase parking demand, and parking is already at a premium, even with an empty store.

The current zoning restricts access from the back lane, where the proposed zoning would not. If this access is used, neighbours would suffer increased noise and fumes. Traffic and pedestrian safety are also concerns, if the lane becomes busier.

The proposed zoning would also expand the list of permitted and discretionary uses, and neighbours are concerned that businesses that are less suitable for being so close to residential homes would be automatically allowed.

The recirculation states that the current owner does not intend to make use of increased height, lane access, etc. However, it really does not matter what the current owner intends – they might sell tomorrow... It matters what is automatically allowed under the proposed rezoning.

Thus, the Community Association continues to oppose this redesignation. Previously, the current owner and the Community Association discussed adding appropriate business types to the current DC land-use, and the Community Association supports this sort of amendment.