

Policy Amendment and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at multiple addresses, LOC2022-0099

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares \pm (0.83 acres \pm) located at 1505, 1507, 1509, 1511, 1513, 1515 – 19 Street NW (Plan 1161GJ, Block 1, Lots 2 to 7) from Direct Control (DC) District to Community – Neighbourhood 2 (C-N2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:

That Council:

1. Give three readings to **Proposed Bylaw 13P2023** for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 22D2023** for the redesignation of 0.34 hectares \pm (0.83 acres \pm) located at 1505, 1507, 1509, 1511, 1513, 1515 – 19 Street NW (Plan 1161GJ, Block 1, Lots 2 to 7) from Direct Control (DC) District to Community – Neighbourhood 2 (C-N2) District.

Opposition to Recommendations: Councillor Chabot

HIGHLIGHTS

- This application seeks to redesignate the subject sites to allow for additional commercial uses available in the Commercial – Neighbourhood 2 (C-N2) District to provide flexibility for future tenants on the site.
- The proposal is compatible with the surrounding land uses and developments and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed C-N2 District would allow for small scale commercial developments, which are in keeping with the scale of neighbouring residential areas.
- Why does this matter? The proposed land use would enable additional commercial and employment opportunities adjacent to a Community Activity Centre and Lions Park LRT station to serve citizens.
- An amendment to the *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application, located in the northwest community of Hounsfield Heights/Briar Hill, was submitted by Riddell Kurczaba Architecture on behalf of the landowner, Decco Holdings Ltd., on 2022 June 14. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant has identified the desire to have additional commercial uses available for future tenants. There are no intended changes to the building exterior or the site at this time.

The 0.34 hectare site is located on the northwest corner of 19 Street NW and 14 Avenue NW. The site is adjacent to a Community Activity Centre, which includes the Hounsfield Heights/Briar Hill Community Association building and playfield, a fire station, Louise Riley Library and the North Hill Shopping Centre. The Lions Park LRT Station is approximately 180 metres (a two-minute walk) to the east. The existing DC District (Bylaw 267D2018) limits the uses on the site, includes a maximum height of seven metres, and prohibits vehicle access from the lane. The proposed C-N2 District would open the site for additional commercial uses and, if the site is redeveloped, allow for a building form sensitive to neighbouring low density residential development.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups and the Hounsfield Heights/Briar Hill Community Association (CA) was appropriate. Prior to submission of the application the applicant met virtually with the CA on 2021 July 06 to discuss the desire for additional flexibility on the site for tenants. On 2021 August 26, letters were dropped off in resident mailboxes. In 2021 October, the applicant updated the CA, notifying the board of the intention to pursue the proposed C-N2 District. No further outreach was completed by the applicant after the submission of the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received two responses of support from the public, two responses neither for nor against, and 18 responses in opposition. The neutral letters and those in support raised questions about allowing additional intensity over and above the proposal, noting this may be an appropriate site due to the location along 19 Street and next to the North Hill Shopping Centre. The letters of opposition highlighted the followings areas of concern from respondents:

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- additional intensity on the site could increase traffic and parking issues;
- the lane is too narrow to allow for redevelopment;
- water servicing may be strained by additional development;
- the proposed mix of uses could increase nuisances such as noise, pollution, odours, and pests;
- auto-oriented uses are not appropriate;
- could decrease the value of existing neighbouring homes;
- additional height and redevelopment would not fit it with the current community character;
- additional height could increase shadowing and privacy concerns; and
- mix of uses could attract undesirable user groups, which could decrease safety on the site.

The Hounsfield Heights/Briar Hill Community Association (CA) provided a letter of opposition on 2022 November 20 (Attachment 5). The CA raised the following concerns:

- the increase in height could cause an imposing massing and shadow the rear yards of neighbouring residents;
- increased intensity could increase parking demand, which is already strained;
- potential access from the rear lane would increase noise and pollution for residents;
- increased traffic could result in safety concerns; and
- potential mix of uses is unsuitable near residential homes.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed C-N2 District includes setback requirements, which helps to ensure that an appropriate interface is created between any new building, the lane, and the residential developments to the west. These setback requirements and maximum 10 metre height (two-storeys) also helps to decrease the shadowing on neighbouring sites. Although no new development is contemplated at this time, all new buildings and additions to existing buildings are discretionary in the district. This allows the Development Authority to apply the policies in the ARP, which, as amended, discourages auto-oriented uses, uses that have extended hours of operation, and uses that cause undue off-site impacts to the residential parcels. The overall massing, access to the site, parking requirements and mix of uses will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use district provides the opportunity for additional commercial uses, while maintaining a building form sensitive to the neighbouring residents should redevelopment occur. The expanded list of uses would serve the area and support a complete community.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on the site with applicable climate resilience strategies will be explored and encouraged at the subsequent development stages.

Economic

The proposed land use amendment enables additional flexibility of uses, especially commercial options. This would allow for additional employment in the area and would support existing commercial businesses, advancing Calgary’s economic development goals.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 13P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 22D2023**
7. **Public Submissions**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform