

Policy and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 2304 Juniper Road NW, LOC2023-0366

RECOMMENDATIONS:

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 \pm (0.23 acres \pm) located at 2304 Juniper Road NW (Plan 4683GP, Block 23, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options that may better 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 to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Hounsfield Heights/Briar Hill, was submitted by the applicant QuantumPlace Developments on behalf of the landowners, Jack and Sandra Doborski, on 2023 November 26. The 0.09 hectare (0.23 acre) site is a mid-block parcel located along Juniper Road NW. No development permit application has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 3), the proposal is to obtain land use amendment approval to accommodate future subdivision that would allow a single detached dwelling on each parcel.

The 0.09 hectare (0.23 acre) site is a mid-block parcel located along Juniper Road NW and is currently developed with a single detached dwelling.

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

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant attended a Hounsfield Heights/Briar Hill Community Association meeting and delivered postcards with details on the application to 35 neighbours. A webpage with information on the application and a digital online form where the public could share their feedback was also provided. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of support, one neutral letter and 24 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased density, traffic and on-street parking impacts;
- pedestrian and child safety;
- parking challenges at the front as the site has no back lane;
- steep slope/incline on Juniper Road NW with limited parking space, poor visibility and challenging snow/ice conditions;
- loss of community character; and
- negative impact on property values.

The Hounsfield Heights/Briar Hill Community Association submitted a neutral letter on 2023 December 28 noting that future development permits for new dwellings following subdivision of the site must have good design to fit into the existing community character (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate for the following reasons:

- The MDP encourages modest intensification, more efficient use of existing infrastructure, public amenities and transit within the Developed Residential – Inner City area;
- The R-C2 District is a low-density residential district and is designed to be suitable adjacent to lower density land uses; and
- Many of the public concerns may be managed at the development permit review stage and addressed through site and building design.

The building and site design, number of units and on-site parking will be reviewed and determined through the review of the development permit.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 proposal would allow for a wider range of housing types than the existing designation and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

The proposed land use amendment will enable the subdivision of the site to accommodate additional dwelling units on two parcels and will make more efficient use of existing infrastructure and services.

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 Amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform