

# Background and Planning Evaluation

## Background and Site Context

The subject site is a mid-block parcel located in the northwest community of Hounsfield Heights/Briar Hill along Juniper Road NW. The site is approximately 0.09 hectares (0.23 acres) in size and is approximately 22 metres wide by 40 metres deep. It has a significant upward slope from the front to the rear of the site and currently contains a single detached dwelling with a front drive-under garage with access from Juniper Road NW.

Surrounding development consists of single detached dwellings on parcels designated as Residential – Contextual One Dwelling (R-C1) District. The site is close to community amenities and parks. Hawthorne Green Space is approximately 130 metres (a two-minute walk) to the east, Grasshopper Hill is approximately 175 metres (a three-minute walk) to the southeast, West Hillhurst Off Leash Park is approximately 240 metres (a four-minute walk) to the southeast and Briar Hill School is approximately 415 metres (a seven-minute walk) to the northeast. Other community amenities located within 1.5 kilometers (a 25-minute walk) northeast of the site include Lions Park LRT Station, Louise Riley Library and Park, Hounsfield Heights/Briar Hill Community Association and North Hill Shopping Centre. 16 Avenue NW is within 600 metres (a 10-minute walk) north of the site.

The site benefits from convenient pedestrian access via adjacent sidewalks and on-street bikeway along Juniper Road NW.

## Community Peak Population Table

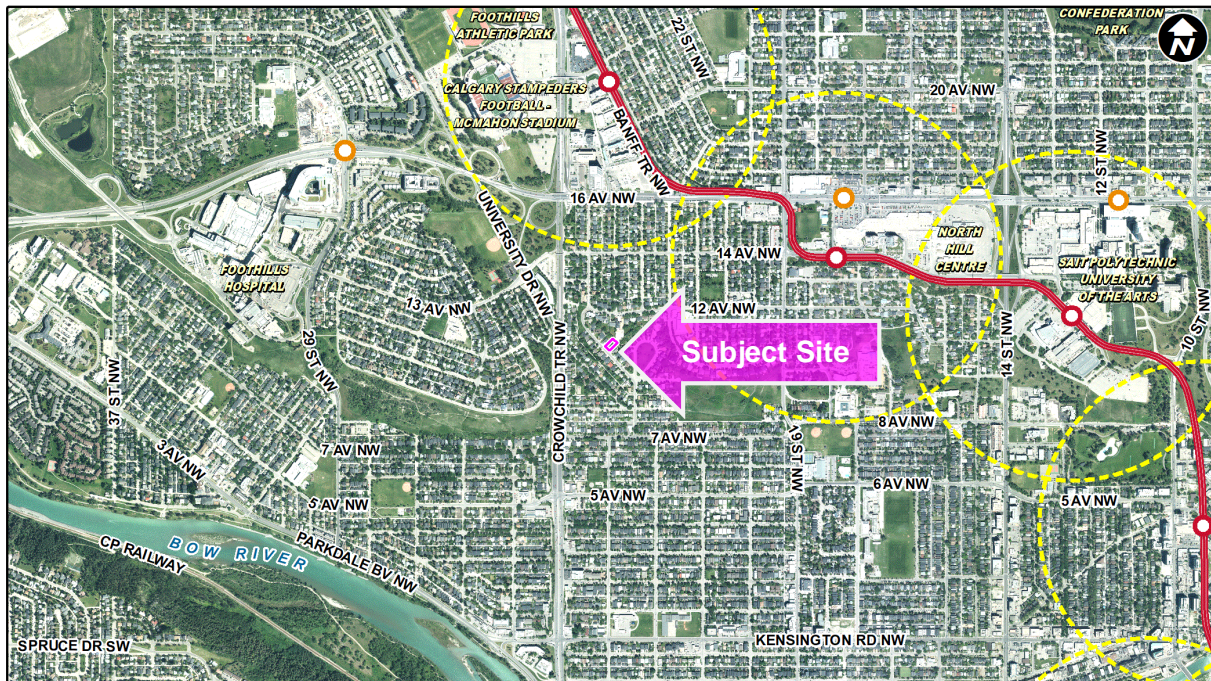
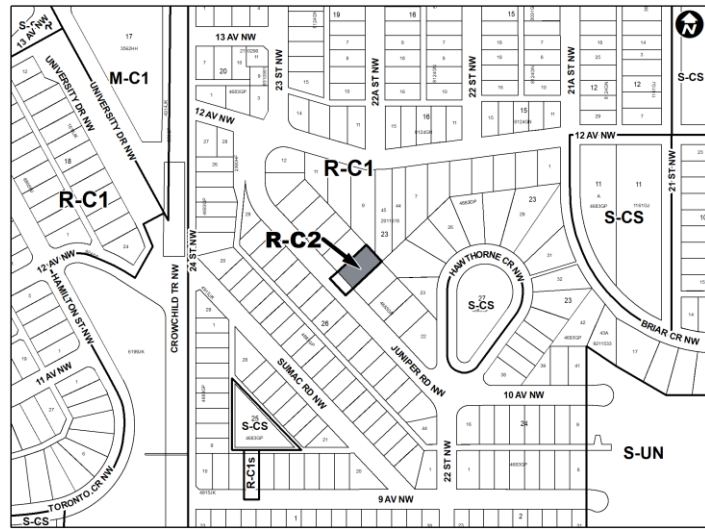
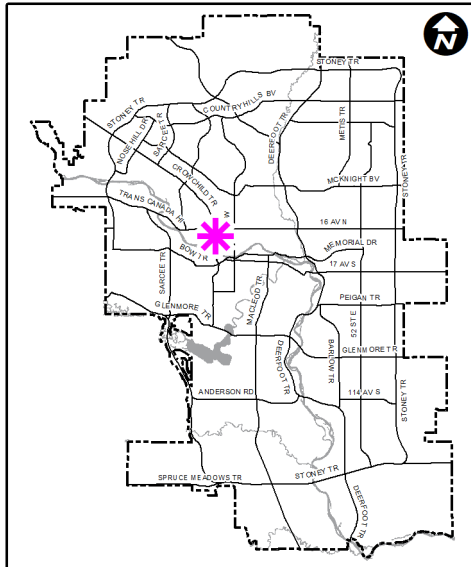
As identified below, the community of Hounsfield Heights/Briar Hill reached its peak population in 1971.

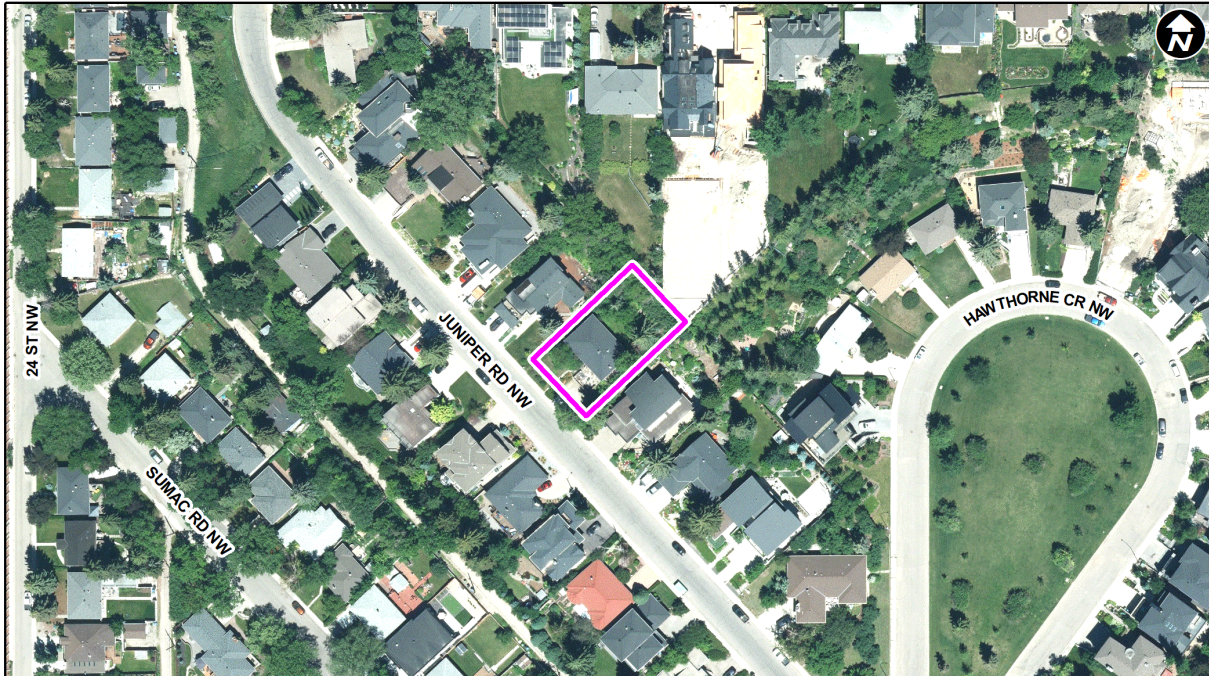
<b>Hounsfield Heights/Briar Hill</b>	
Peak Population Year	1971
Peak Population	3,294
2019 Current Population	2,798
Difference in Population (Number)	-496
Difference in Population (Percent)	-15.1%

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 Residential – Contextual One Dwelling (R-C1) District is primarily for single detached dwellings in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-C2 District is a low-density residential designation applied to developed areas that allows for single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-C2 District, and do not count towards allowable density.

### Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along Juniper Road NW;
- slope-adaptive design subject to the *Slope Adaptive Development Policy and Guidelines* on account of substantial slope on the site; and
- on-site parking provision for future development on the site.

## Transportation

Pedestrian and vehicular access to the site is available via Juniper Road NW which is classified as a Residential Street according to the Calgary Transportation Plan. Access to the Always Available for All Ages and Abilities (5A) Network is available via on-street bikeway on Juniper Road NW.

The nearest Transit stop is located approximately 360 metres (a six-minute walk) away on 22 A Street NW for Route 404 (North Hill). Transit stop for Route 20 (Heritage Northmount) is located approximately 600 metres (a 10-minute walk) away on University Drive NW/Crowchild Trail NW. A Transit stop located approximately 600 metres (a 10-minute walk) north of the site at Crowchild Trail NW/16 Avenue NW provides services on Route 19 (16 Avenue North), Route 40 (Crowfoot/North Hill) and Route 91 (Foothills Medical Centre). On-street parking along Juniper Road NW is not restricted.

A Transportation Impact Assessment was not required as part of this application.

## Environmental Site Considerations

No environmental concerns were identified.

## Utilities and Servicing

Water and sanitary sewer are available for connection from Juniper Road NW. Details of site servicing, as well as stormwater management will be considered and reviewed as part of future development permit application.

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

### Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#). The proposed policy and land use amendments builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### Municipal Development Plan (Statutory – 2009)

The site is located within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the relevant land use policies that recognize the predominantly low-density residential nature and supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP policies encourage redevelopment to make more efficient use of existing infrastructure, public amenities and transit, and also promote climate resilience. The proposed land use amendment is in alignment with the relevant policies of the MDP.

### Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The site is located within the low-density residential conservation and infill area, as shown in Map 3. of the [Hounsfieid Heights/Briar Hill Area Redevelopment Plan](#) (ARP).

The Low Density Residential, Conservation and Infill Policy promotes maintaining community stability to protect the existing character and quality of the neighbourhood. It supports only single and semi-detached dwelling development.

Section 2.1.3.4 of the ARP states that 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. A textual amendment of this policy section is required to support the proposed land use amendment application due to the changes in the parcel size and dimensions.

**Riley Communities Local Area Planning Project (Draft)**

Administration is currently working on the [Riley Communities local area planning project](#), which includes Hounsfieid Heights/Briar Hill and surrounding communities. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft *Riley Communities Local Area Plan*. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.