

Policy and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1239 – 18A Street NW, LOC2023-0318

RECOMMENDATION:

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 0.06 hectare ± (0.14 acre ±) located at 1239 – 18A Street NW (Plan 5625AC, Block 15, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 FEBRUARY 8:**

That Council:

1. Give three readings to **Proposed Bylaw 11P2024** for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 90D2024** for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 1239 – 18A Street NW (Plan 5625AC, Block 15, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (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 – Grade-Oriented Infill (R-CG) 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-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP) are 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.

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DISCUSSION

This application, located in the northwest community of Hounsfield Heights/Briar Hill, was submitted by the applicant Horizon Land Surveys, on behalf of the owner Lei Creative Limited on 2023 October 18. The approximately 0.06 hectare (0.14 acre) parcel is located at the northwest corner of 12 Avenue NW and 18A Street NW and is currently developed with a single detached dwelling and detached double garage. The garage is currently accessed from 12 Avenue NW, although there is a rear lane. This application proposes redesignation to R-CG District to accommodate additional density and housing types. For further details refer to the Applicant Submission (Attachment 3).

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

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 the Community Association was appropriate. In response, the applicant delivered post cards to residents within a 100-metre radius and spoke to residents who were available. In addition, the applicant contacted the Hounsfield Heights-Briar Hill Community Association (CA) and Ward 7 Councillor's Office. 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 12 response letters of opposition from the public. The areas of concern include: community character and aesthetics, location and density compatibility, building height and shadowing concerns, property value impact, environmental impact (lot coverage, loss of green space, reduced tree canopy), community stability, infrastructure capacity, safety and security, traffic congestion and noise pollution, privacy, and parking.

Administration received questions and comments from the CA. Overall, the CA does not oppose the proposal and would like future redevelopment to blend in with the community. In addition, the CA would like The City to apply/enforce mitigating policies at the Development Permit stage. For additional details, please refer to the Community Association Response in Attachment 5.

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

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- the MDP encourages moderate intensification, more efficient use of existing infrastructure, public amenities and transit within the Developed Residential – Inner City area;
- the R-CG District is considered 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 setbacks and building design.

The building and site design, on-site parking, number of units, and other considerations 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 application 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 R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs H, K). The measures include: Pursue LEED GOLD certification, preserve mature, vegetation, and install permeable pavement.

Economic

The proposed land use amendment would enable the development of four residential dwelling units and four secondary suites. The development would provide housing opportunity and diversity within proximity of the Lion's Park LRT Station.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2024 February 08

ISC: UNRESTRICTED
CPC2024-0025
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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Bylaw 11P2024**
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Community Association Response
- 6. Proposed Bylaw 90D2024**
- 7. CPC Member Comments**
- 8. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform