

Background and Planning Evaluation

Background and Site Context

The site is located on the southwest corner of 12 Avenue NW and 18A Street NW, approximately 215 metres (a four-minute walk) from Lion's Park LRT Station. The site is approximately 0.06 hectare (0.14 acre) in size and is approximately 15 metres wide by 36 metres deep. The site fronts onto 18A Street NW and has land access from the west. The property currently contains an existing single detached dwelling.

Surrounding development consists of single detached dwellings. The site is within an approximate 600 metre radius (a 10-minute walk) of schools, parks, commercial businesses (North Hill Centre), a public library, MAX Orange BRT Stations (along 16 Avenue NW) and Lion's Park LRT Station.

The site benefits from convenient pedestrian access via adjacent sidewalks, nearby on-street bikeways (19 Street NW and 17A Street NW) and vehicular access to downtown Calgary.

Community Peak Population Table

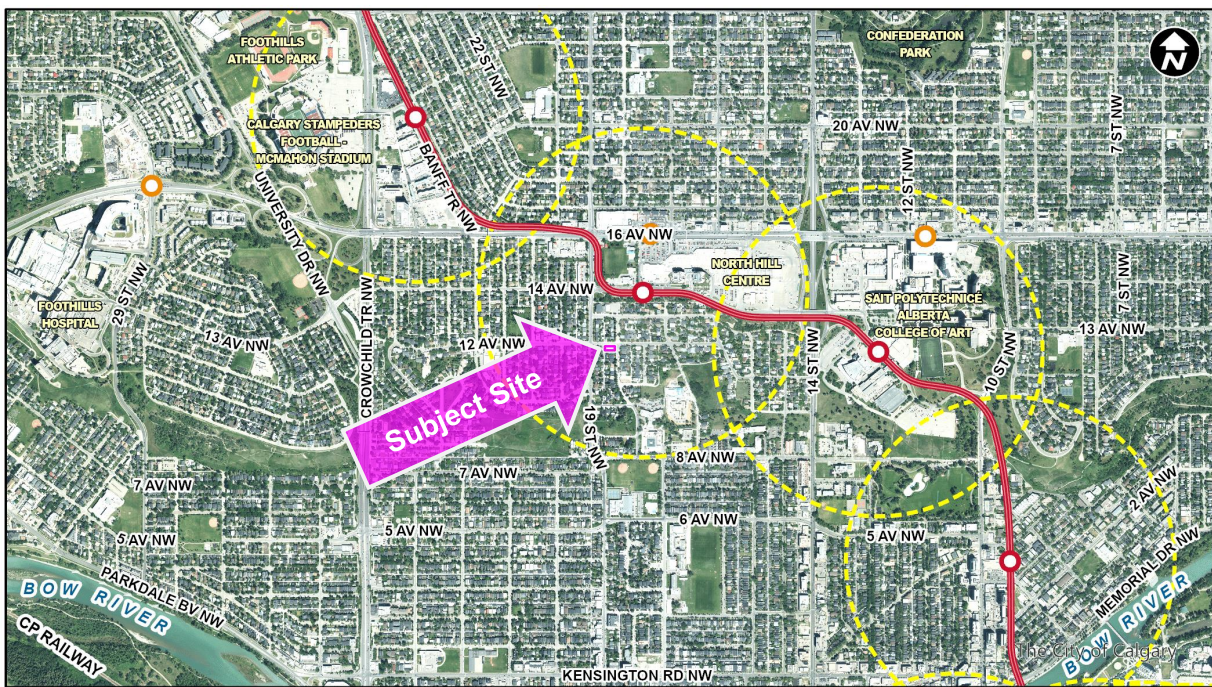
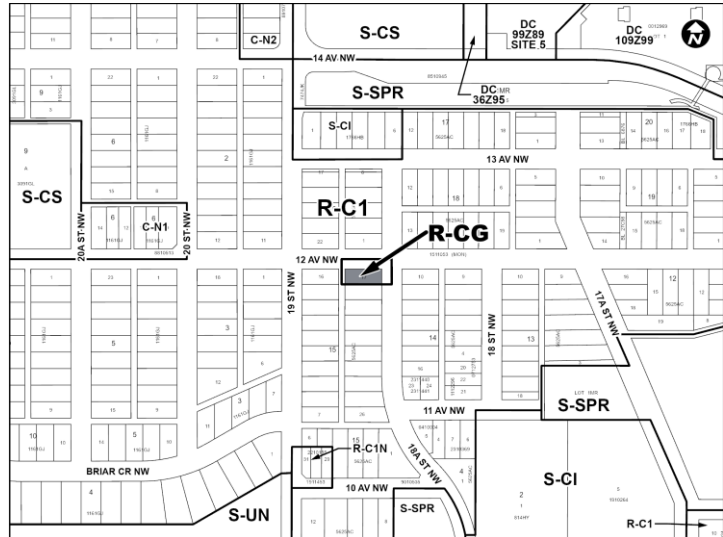
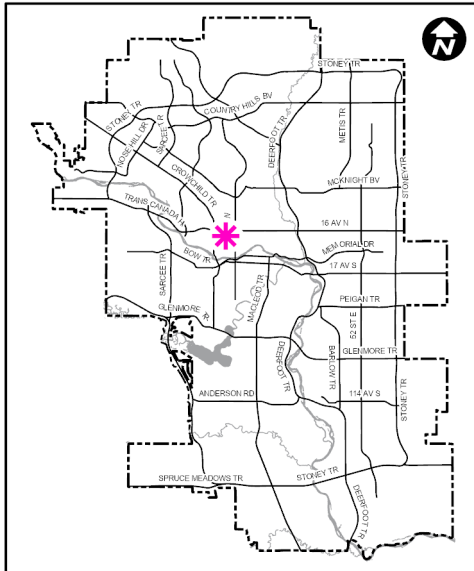
As identified below, the community of Hounsfield Heights/Briar Hill reached its peak population in 1971.

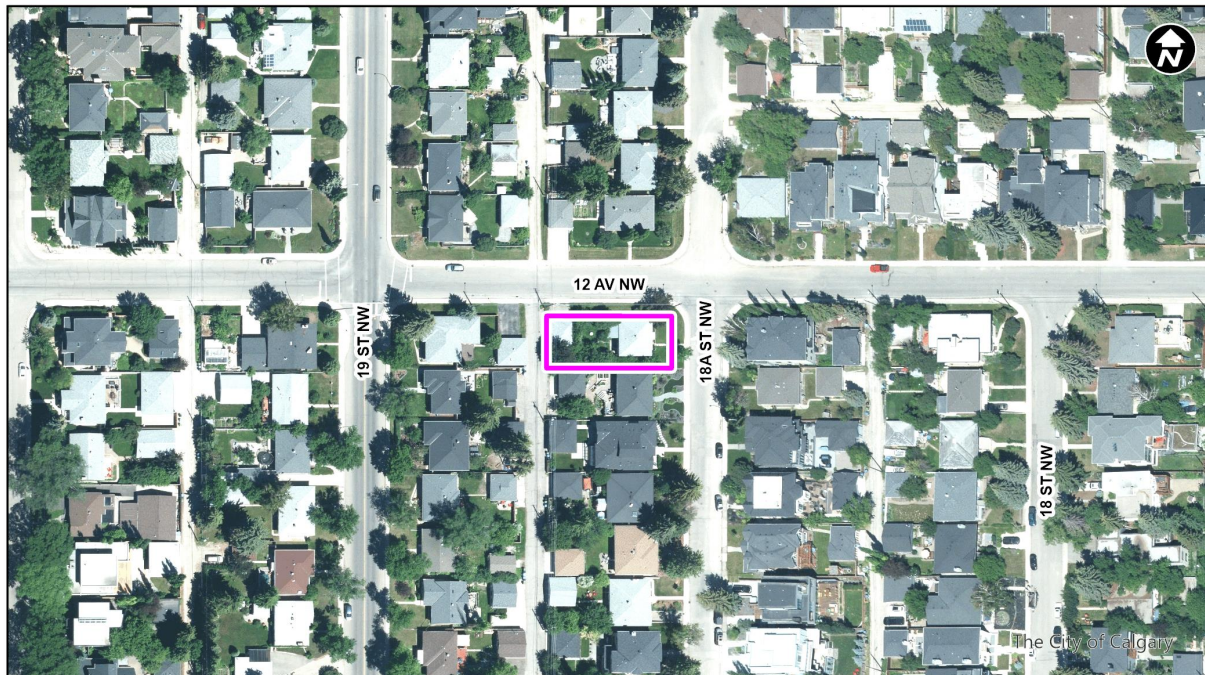
| Hounsfield Heights/Briar Hill | |
|--------------------------------------|--------|
| Peak Population Year | 1971 |
| Peak Population | 3,294 |
| 2019 Current Population | 2,798 |
| Difference in Population (Number) | -496 |
| Difference in Population (Percent) | -15.1% |

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 and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building per parcel. Secondary suites and backyard suites are discretionary uses within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

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

- the layout and configuration of dwelling units;
- ensuring and engaging built interface along adjacent streets;
- mitigating shadowing, overlooking and privacy concerns;
- access and parking provisions; and
- landscaping and amenity space.

Transportation

Pedestrian and vehicular access to the site is available via 12 Avenue NW, 18A Street NW and a rear lane. 12 Avenue NW and 18A Street NW are classified as Residential Streets according to the Calgary Transportation Plan. Access to the Always Available for All Ages and Abilities (5A) Network is available via on-street bikeways on 19 Street NW (45 metres, a one minute walk) and 14 Avenue NW (200 metres, a three minute walk) and via pathways at Lions Park (165 metres, a three minute walk).

The area is served by the following Calgary Transit Routes, which are all available from Lion's Park LRT Station (230 metres, a four-minute walk):

- 201 – Red Line - Somerset - Bridlewood/Tuscany;
- 19 – 16 Avenue North;
- 40 – Crowfoot Station/North Hill;
- 89 – Lions Park – North Pointe;
- 91 – Foothills Medical Centre;
- 105 – Dalhousie Station/Lions Park Station;
- 404 – North Hill; and
- 414 – 14 St W.

The site has convenient vehicular access to nearby commercial businesses, institutional buildings and downtown Calgary. Weekday, day-time street parking adjacent to the site on 20 Avenue NW is limited to two hours on 12 Avenue NW and one hour on 18A Street NW. Future vehicular access and parking for the potential redevelopment is anticipated via the rear lane.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development on the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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](#) (GP). The proposed policy and land use amendments build 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 in the MDP.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing to the following as part of a future development permit application:

- LEED GOLD certification (Program H: Focus land use planning to prioritize zero emissions city design);
- preserve large size trees and plant new trees and shrubs (Program K: Natural infrastructure); and
- permeable pavement (Program K: Natural infrastructure).

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

The site is located within the Low Density Residential Conservation and Infill area (Map 3: Land Use Policy Areas) within the [Hounsfeld Heights / Briar Hill Area Redevelopment Plan](#) (ARP). Policy within the ARP aims to maintain community stability in order to protect the existing character and quality of the neighbourhood. It supports low density residential forms in this area, specifically noting single and semi-detached developments are appropriate. The policy also seeks to maintain the subdivision pattern of the area in terms of parcel size, dimensions and orientation, which restricts the possibility of subdividing the subject site under other low density forms, such as rowhouses.

Two textual amendments are required in support of the proposed land use amendment. This first is to Section 2.1.3.2 to note that the R-CG District is considered appropriate to this site as part of the Low Density Residential, Conservation and Infill Policy. The other is to note that the site is exempt from the subdivision restrictions noted in Section 2.1.3.4 in order to allow for the rowhouse and townhouse forms available in the R-CG District. These policy amendments align

with the ARP objectives of having a variety of low density housing options in this area to support residents.

Riley Communities Local Area Planning Project

Administration is currently working on the [Riley Communities local area planning project](#), which includes Hounsfield 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.