



Public Hearing of Council

Agenda Item: 7.2.17



LOC2023-0318 / CPC2024-0025 Policy and Land Use Amendment

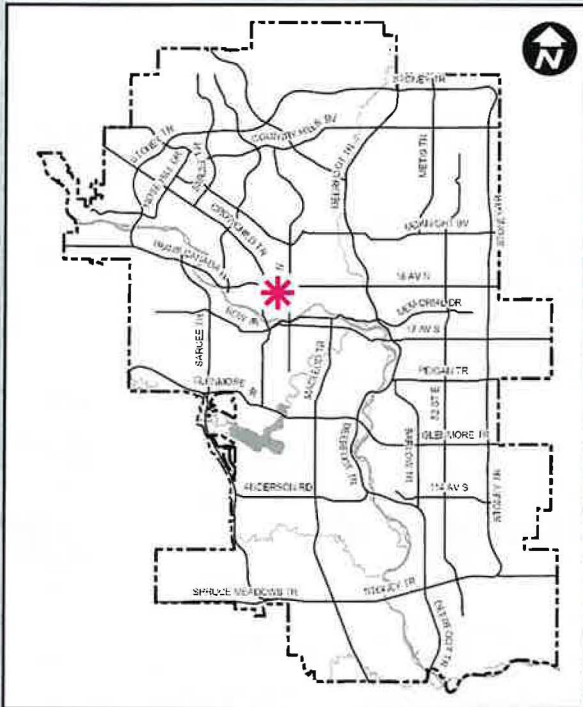
April 9, 2024

CITY OF CALGARY
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IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.17 CPC2024-0025
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

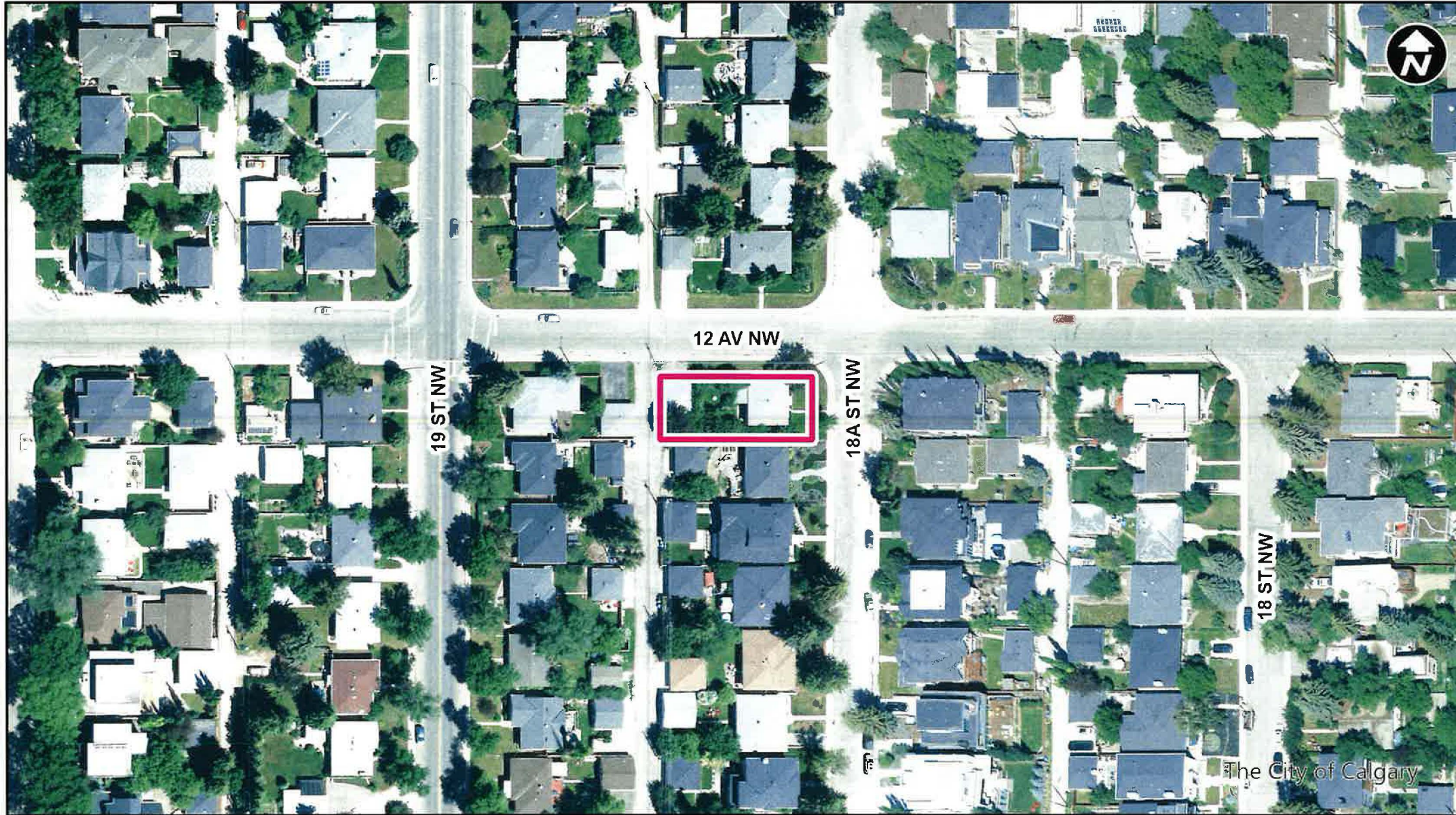
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 11P2024** for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to **Proposed Bylaw 90D2024** for the redesignation of 0.06 hectare \pm (0.14 acre \pm) 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.



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

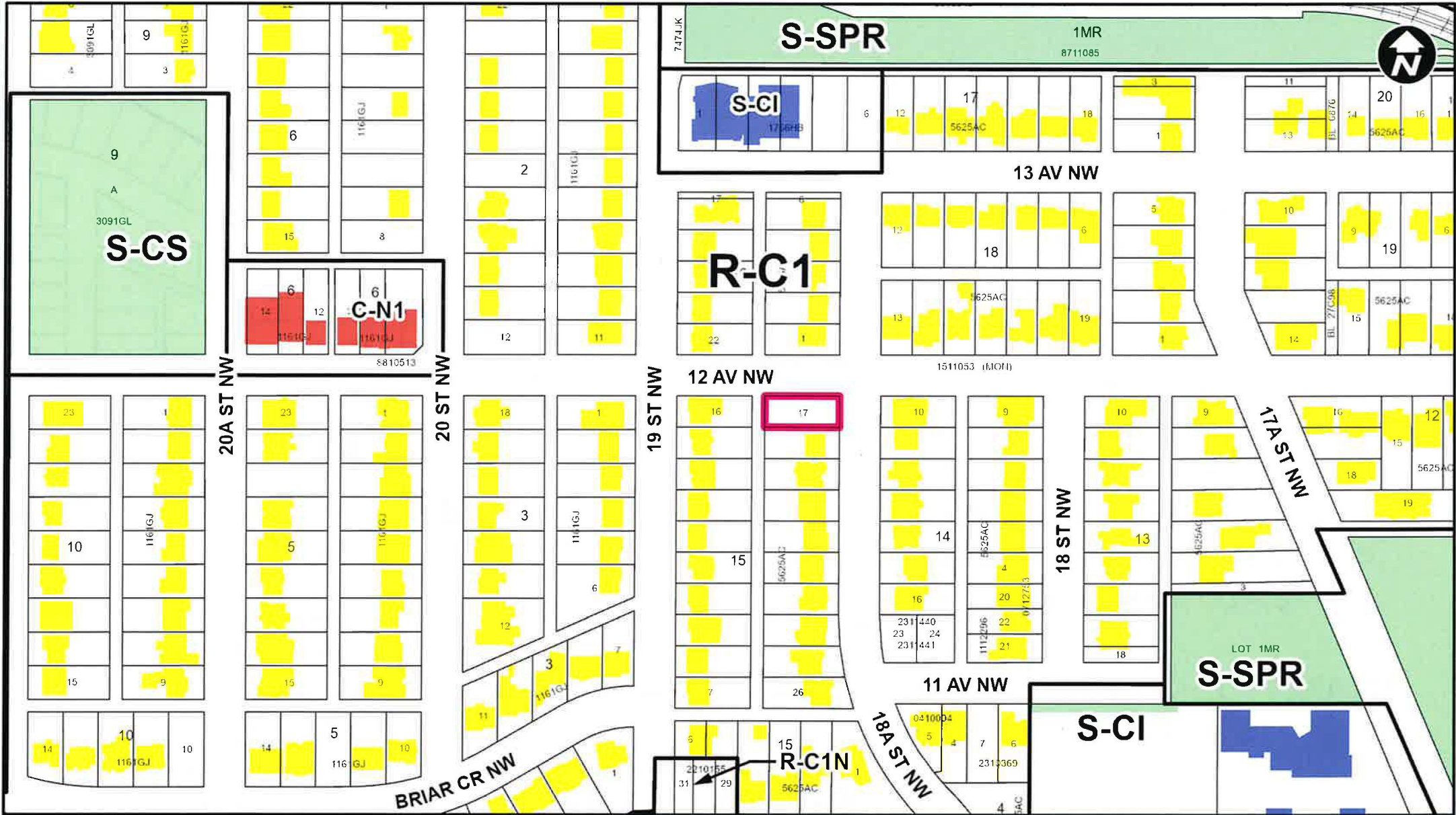


Parcel Size:

0.06 ha
15m x 36m

Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Accommodates grade-oriented developments in a variety of forms
- Maximum density of 75 dwelling units per hectare (4 units)
- Maximum building height of 11 metres (3 storeys)

Proposed Amendments to the Hounsfeld Heights/Briar Hill Area Redevelopment Plan

Current

- 2.1.3.2 The Low Density Residential, Conservation and Infill Policy, as set out in the North Bow Design Brief, 1977, and the Inner City Plan, 1979 is reaffirmed (see Map 3). The intent is to maintain community stability and to protect the existing character and quality of the neighbourhood. The current R-1, DC and R-2 land use designations, reflecting their existing uses, are considered appropriate.
- Redesignation of existing low density residential to other higher density residential uses is strongly discouraged, so as to protect and maintain the stability and character of the community. Such redesignations are contrary to this Plan and would require an ARP amendment before proceeding.
- 2.1.3.4 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. *Lands located at 1616 - 11 Avenue NW and 1922 and 1924 - 10 Avenue NW may be appropriate for subdivision.*

Proposed Amendments

(a) In Section 2.1.3 Policies, subsection 2.1.3.2, after the second paragraph, add the following:

"For the site at 1239 – 18A Street NW the R-CG District, is considered appropriate."

(b) In Section 2.1.3 Policies, subsection 2.1.3.4, in the second sentence, before the words "1616 – 11 Avenue NW", add the words "1239 – 18A Street NW,".

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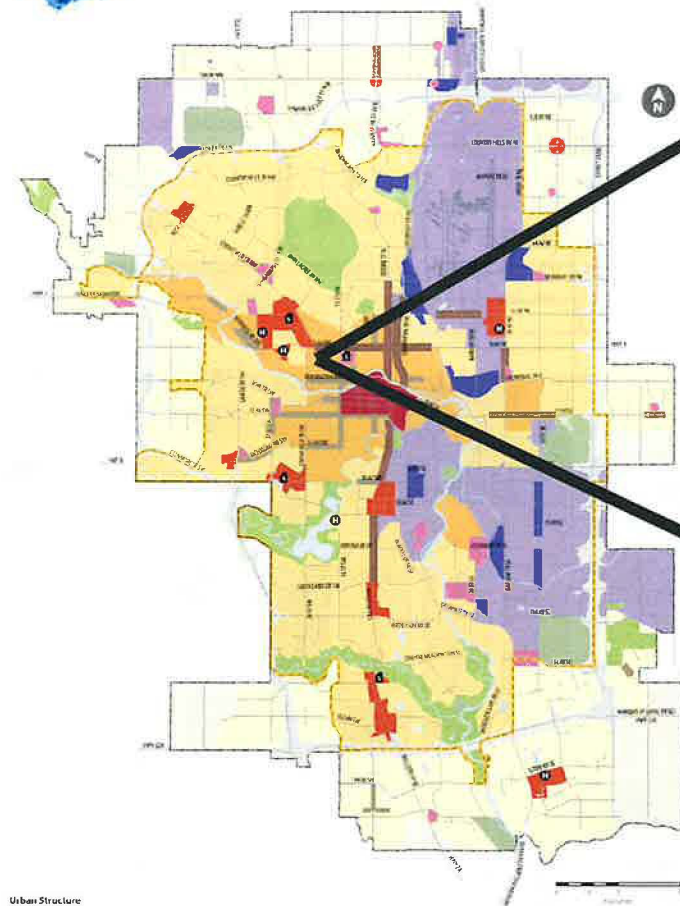
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Supplementary Slides



1 Urban Structure



Urban Structure (by Land Use Typology)	Developed Residential	Industrial	Hospital
Activity Centres	Inner City	Industrial - Employee Entrance	University
Greater Downtown	Established	Freight/Industrial	Transportation/Utility Corridor
Major Activity Centre	Developing Residential	Major Public Open Space	City Limits
Community Activity Centre	Planned Growth/Health Area (See CLS/CP Planning)	Public Utility	
Main Streets	Future Growth Area	Balanced Growth Building	
Urban Main Street			
Neighbourhood Main Street			

160 Municipal Development Plan 2022

Municipal Development Plan

Map 1: Urban Structure

- Located in the Developed Residential – Inner City area.
- Support modest intensification that respects scale and character of neighbourhood.
- Encourage redevelopment to make more efficient use of infrastructure.

Hounsfeld Heights/Briar Hill Area Redevelopment Plan

Map 3, The Plan: Land Use Policy Areas

- Located in the Low Density Residential Conservation & Infill area.
- Protect and maintain the stability and character of the community.
- Sensitive infill development is encouraged to ensure the continued renewal and vitality of the community.

