

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
APR 09 2024  
  
ITEM: 7.2.16 CPC2024-0217  
DISTRIB-PRESENTATION 2  
CITY CLERK'S DEPARTMENT



# QuantumPlace<sup>®</sup>

**CONSULTING**

Land Use Redesignation  
2304 Juniper Rd NW

**LOC2023-0366**

# Application Context

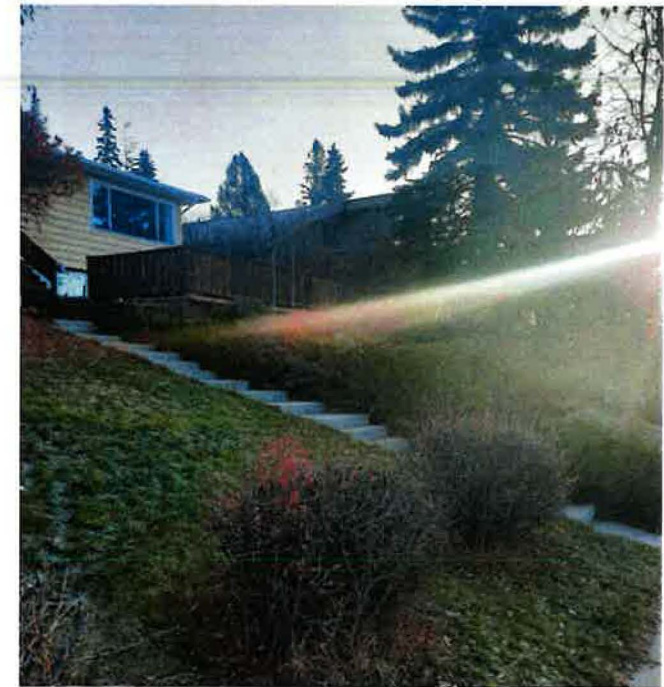
## 2304 Juniper Rd NW

### Application Context:

- Hounsfield Heights / Briar Hill
- Predominantly R-C1
- Within 250m of Crowchild Tr NW
- NW of Grasshopper Hill Park
- Near a variety of restaurants, retail, and other commercial uses

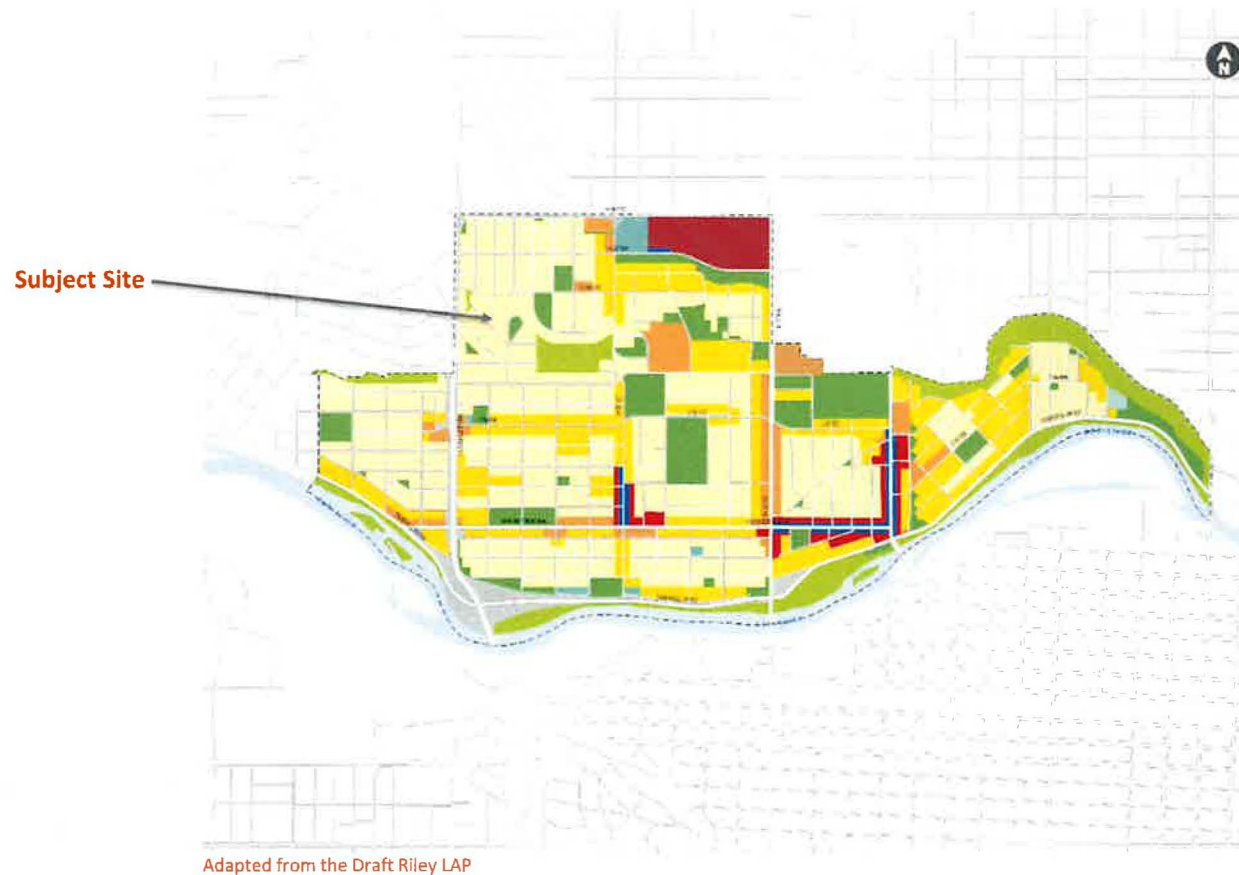
### Proposed Redesignation

- R-C1 to R-C2
- Will respond to a need for contextual sensitivity in the community
- R-C1 and R-C2 have the same lot coverage and setbacks and provide the same massing



# Policy Alignment

- Aligns with intent of the “Low Density Residential, Conservation and Infill” policy area of the Hounsfield Heights / Briar Hill Area Redevelopment Plan
- Aligns with draft Riley Communities Local Area Plan (LAP)



# Community Engagement

## Engagement Context

- Met with Hounsfield Heights / Briar Hill Community Association on Dec. 8, 2023
- Postcards delivered to neighbouring properties
- Project page on QuantumPlace's [qpengage.ca](http://www.qpengage.ca) website
- Project page included a digital online form

## Information for Application on [www.qpengage.ca](http://www.qpengage.ca)



### PROJECT LOCATION

The project site is located in the neighborhood of Hounsfield Heights / Briar Hill and is situated among low-density residential development, all designated as R-C1. It is within 250 meters of Crowchild Trail NW, which is part of Calgary's Primary Transit Network. The site is northwest of Grasshopper Hill Park and is near a variety of restaurants, retail, and other commercial uses.



## Engagement Form on [www.qpengage.ca](http://www.qpengage.ca)

**WE ARE LOOKING FOR YOUR FEEDBACK**

If you have any questions, concerns or comments please contact our project team.

First Name\* \_\_\_\_\_ Last Name\* \_\_\_\_\_

Email\* \_\_\_\_\_

Message\* \_\_\_\_\_

**SEND**



A large, stylized orange geometric shape, resembling a thick letter 'A' or a similar abstract form, is positioned on the left side of the slide. It has a white negative space in the center.

# Questions?

# Thank You.

[quantumplace.ca](http://quantumplace.ca)  
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