

**Road Closure and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7)
adjacent to 1002 – 17 Street NW, LOC2024-0022**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.03 hectares \pm (0.07 acres \pm) of road (Plan 2411031, Area 'A'), adjacent to 1002 – 17 Street NW, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) of closed road (Plan 2411031, Area 'A') from Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY 18:

That Council:

1. Give three readings to **Proposed Bylaw 8C2024 for the** closure of 0.03 hectares \pm (0.07 acres \pm) of road (Plan 2411031, Area 'A'), adjacent to 1002 – 17 Street NW, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 239D2024** for the redesignation of 0.03 hectares \pm (0.07 acres \pm) of closed road (Plan 2411031, Area 'A') from Undesignated Road Right-of-Way to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to close a portion of lane and designate the road closure area to Residential – Grade-Oriented Infill (R-CG) District to allow for consolidation with the adjacent parcel to the north.
- The proposal is consistent with the designation of the adjacent site after the citywide rezoning takes effect on 2024 August 6, which would allow for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application 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.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including the adjacent parcel 1002 – 17 Street NW. Bylaw 21P2024 will be in force on 2024 August 6.

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DISCUSSION

This application, in the northwest community of Hounsfield Heights/Briar Hill, was submitted by New Century Design on behalf of the landowner, the City of Calgary, on 2024 January 24. Attachment 2 outlines the 0.03 hectare portion of road right-of-way to be redesignated and closed through the Registered Road Closure Plan. The Applicant Submission (Attachment 4) indicates the closed road right-of-way would be consolidated with the adjacent parcel to allow for future development. No development permit has been submitted at this time.

The 0.03 hectare (0.07 acre) site is located along 17 Street NW and shares the northern boundary with the adjacent parcel. There are two multi-residential developments located directly south and east of the site and a senior care facility is located directly west of the site. The site is served by transit with access to Route 404 (North Hill) along 8 Avenue NW and parks including Hounsfield Heights Park to the north and Hounsfield Heights/Briar Hill Off Leash Area to the west.

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 sent letters to the Ward 7 Councillor's Office, Hounsfield Heights/Briar Hill Community Association (CA) and consulted with surrounding neighbours. The Applicant Outreach Summary can be found in Attachment 5.

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 seven letters of opposition and six letters that were neither in support nor opposition, expressing concern regarding the functionality of the lane following partial closure. The letters of opposition included the following areas of concern:

- concern for emergency response to western condominium development;
- loss of access for vehicles and pedestrians and waste and recycling collection;
- loss of access to western condominium parking lot; and
- lack of available public greenspace in the community.

The CA provided a letter of opposition on 2024 March 25 (Attachment 6), noting the following concerns:

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- due process regarding the consultation process and the sale of the lands, noting that the community's perception is that the right-of-way appears to be green space;
- negative impacts on neighbours resulting from land consolidation and future redevelopment;
- potential shadowing and privacy issues on southern residential units; and
- maintaining minimum lane standards for the remaining portion of the 9 Avenue NW laneway.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues such as impacts of development and shadowing will be reviewed and determined at the development permit stage. Consolidation of the road closure area into the adjacent development would allow for a maximum of five units permitted on the site. The overall unit count is based upon the future R-CG District for both the subject site and adjacent parcel.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the road closure and land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed road closure and land use amendment would allow for the expansion of the developable area and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use and road closure would allow for more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

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 July 18

ISC: UNRESTRICTED
CPC2024-0798
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ATTACHMENTS

1. Background and Planning Evaluation
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **Proposed Bylaw 8C2024**
8. **Proposed Bylaw 239D2024**
9. **CONFIDENTIAL Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform