

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Hounsfield Heights/Briar Hill. The site is an undeveloped road right-of-way (formerly a portion of 9 Avenue NW). The site is approximately 30 metres long by 11 metres wide and 0.03 hectares (0.07 acres) in size.

Surrounding development consists of parcels designated as Multi-Residential, Special Purpose and Low Density Residential Districts. There are parcels designated as Residential – Contextual One / Two Dwelling (R-C2) and Residential Contextual One Dwelling (R-C1) Districts to the north and south of the site. Parcels located to the south of the site are designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District and parcels to the east are designated as Multi-Residential – Contextual Low Profile (M-C1) District. Directly west of the site is designated as Special Purpose – Community Institution (S-CI) District and north of the site is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District.

The area is well served by parks, schools and commercial opportunities. Directly north of the site is the Hounsfield Heights Park, while the Hounsfield Heights/Briar Hill Off Leash Park is located approximately 600 metres (a 10-minute walk) to the east. Riley Park and Hillhurst Sunnyside Park are approximately 750 metres (a 13-minute walk) to the east. The West Hillhurst Community Association and Queen Elizabeth Elementary School are located 450 metres (an eight-minute walk) to the south. Commercial opportunities are located along 14 Street NW, which is approximately 500 metres (an eight-minute walk) to the east.

Community Peak Population Table

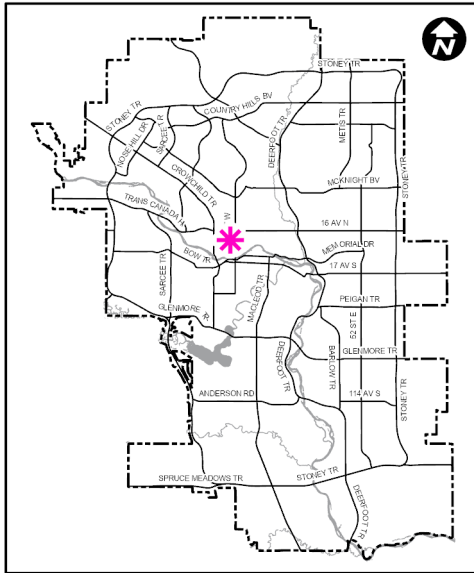
As identified below, the community of Hounsfield Heights/Briar Hill reached its peak population in 1971.

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*

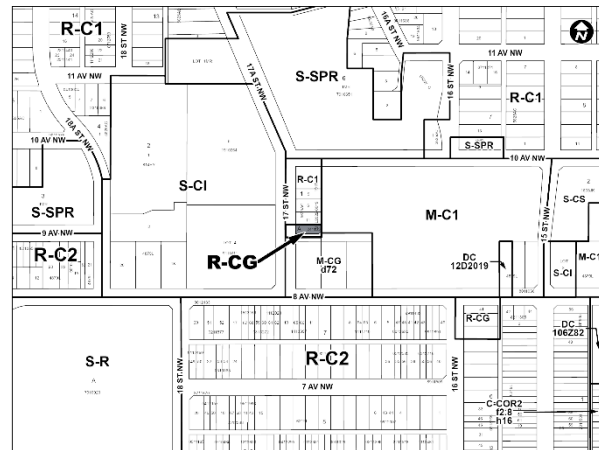
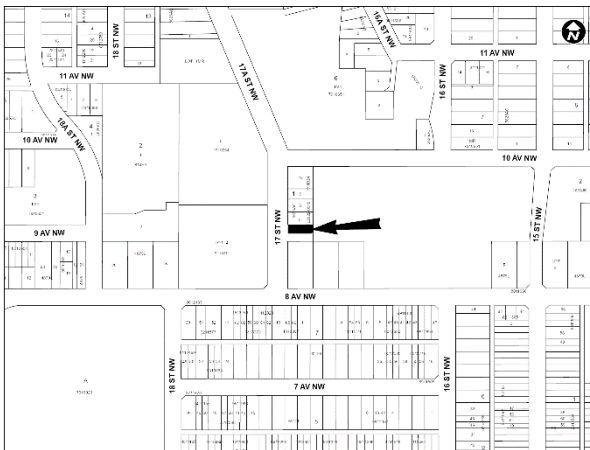
Additional demographic and socio-economic information may be obtained online through the [Hounsfield Heights/Briar Hill Community Profile](#).

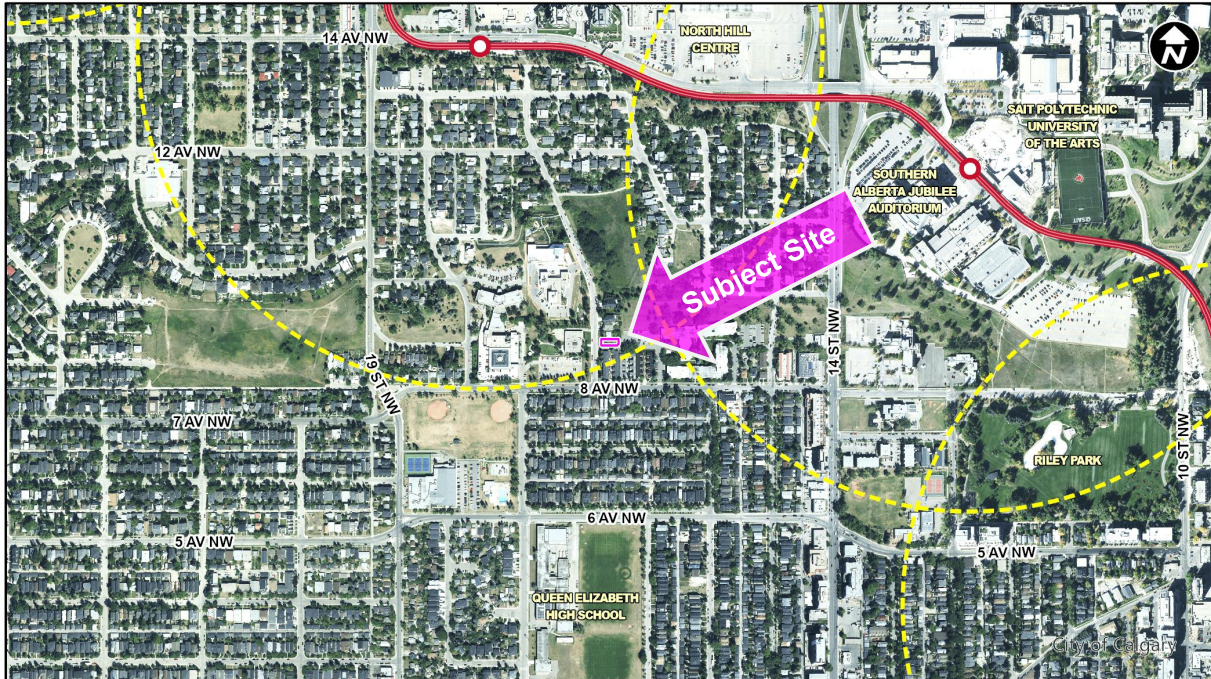
Location Maps



Road Closure

Proposed Land Use





Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, which will take effect on 2024 August 6. The adjacent parcel, which will be consolidated with the closure area is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

Planning Evaluation

Road Closure

The application proposes the closure of the approximately 0.03 hectares (0.07 acres) portion of 9 Avenue NW right-of-way adjacent to 1002 – 17 Street NW. The closed portion of the road would be consolidated with the adjacent site, subject to the Proposed Road Closure Conditions of Approval.

Land Use

The proposed 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 consolidated area of the subject site and the adjacent parcel, this would allow for up to five total dwelling units.

Secondary suites (one backyard suite or 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.

Transportation

Pedestrian access to the subject site is available from the existing sidewalks along 17 Street NW. The site is located within Calgary Residential Parking Zone 'W', which restricts parking to a maximum of 60 minutes Monday to Sunday.

An existing on-street bikeway is available along 17 Street NW and 8 Avenue NW as part of the Always Available for All Ages and Abilities (5A) Network.

The nearest available transit stop is Route 404 (North Hill) located along 8 Avenue NW and is approximately 300 metres (a five-minute walk) away. The Lions Park LRT Station is located approximately 600 metres (a 10-minute walk) to the north of the site.

Upon future redevelopment, dependent upon the future development scale and site plan, the applicant may be required to upgrade public realm infrastructure along 9 Avenue NW – public right-of-way (south of the pending consolidated parcels).

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 road closure and land use amendment builds 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 subject parcel is located within the ‘Developed Residential – Inner City’ area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities that is similar in built form and scale.

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood. This application proposes the closure of a road right-of-way to facilitate a low-density housing type which aligns with the intent of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) program and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The subject site is identified as Low Density Residential Conservation and Infill on Map 3 – The Plan: Land Use Policy Areas in the [Hounsfield Heights/Briar Hill Area Redevelopment Plan](#) (ARP). Policy within the ARP indicates “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.” At the time of any future development permit proposals, the requirement for a policy amendment will be considered based on the scope of the proposal.

Riley Communities Local Area Planning Project

The site is located in Area 4 (Riley Communities), which includes Hounsfield Heights/Briar Hill and surrounding communities. Administration is currently developing the [Riley Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *Riley Communities Local Area Plan* (LAP).