

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Hounsfield Heights/Briar Hill at the southeast corner of 13 Avenue NW and 18A Street NW. The site is approximately 0.11 hectares (0.27 acres) in size and is approximately 30 metres wide by 36 metres deep. It is currently developed with two single detached dwellings and two detached garages with vehicular access from the lane.

Surrounding lands are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings. Lands to the northwest are designated Special Purpose – Community Institution (S-CI) District, containing the Calgary Central Seventh-day Adventist Church. Lands north of 13 Avenue NW are designated Special Purpose – School, Park and Community Reserve (S-SPR) District and are currently developed with a linear park.

The site is approximately 200 metres (a three-minute walk) south of the Lions Park LRT Station and 250 metres (a four-minute walk) south of the North Hill Centre mall. Louise Riley Library is located approximately 300 metres (a five-minute walk) north of the subject site.

Many parcels in Hounsfield Heights/Briar Hill are subject to restrictive covenants that restrict development on affected parcels to single detached dwellings. These covenants, registered against individual properties and/or entire subdivision plans, were used as an early planning tool before municipalities adopted land use bylaws and other planning legislation designed to govern land development. While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant.

Community Peak Population Table

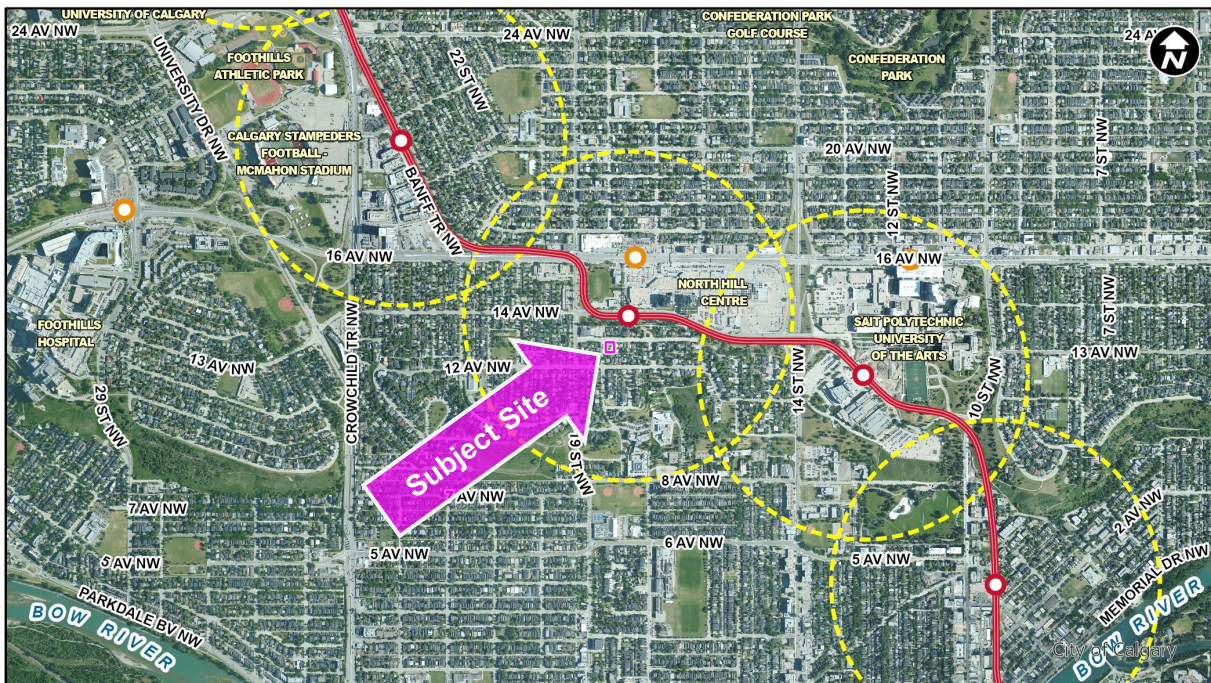
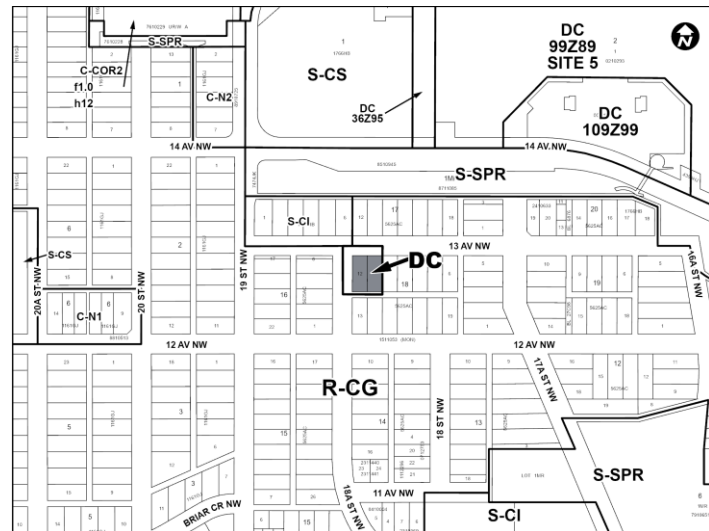
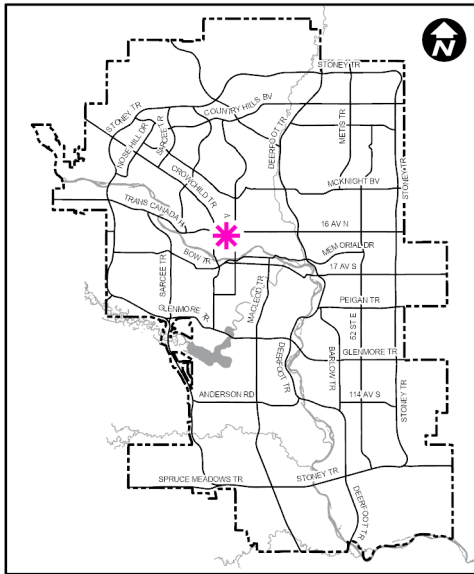
As identified below, the community of Hounsfield Heights/Briar Hill reached its peak population in 1971.

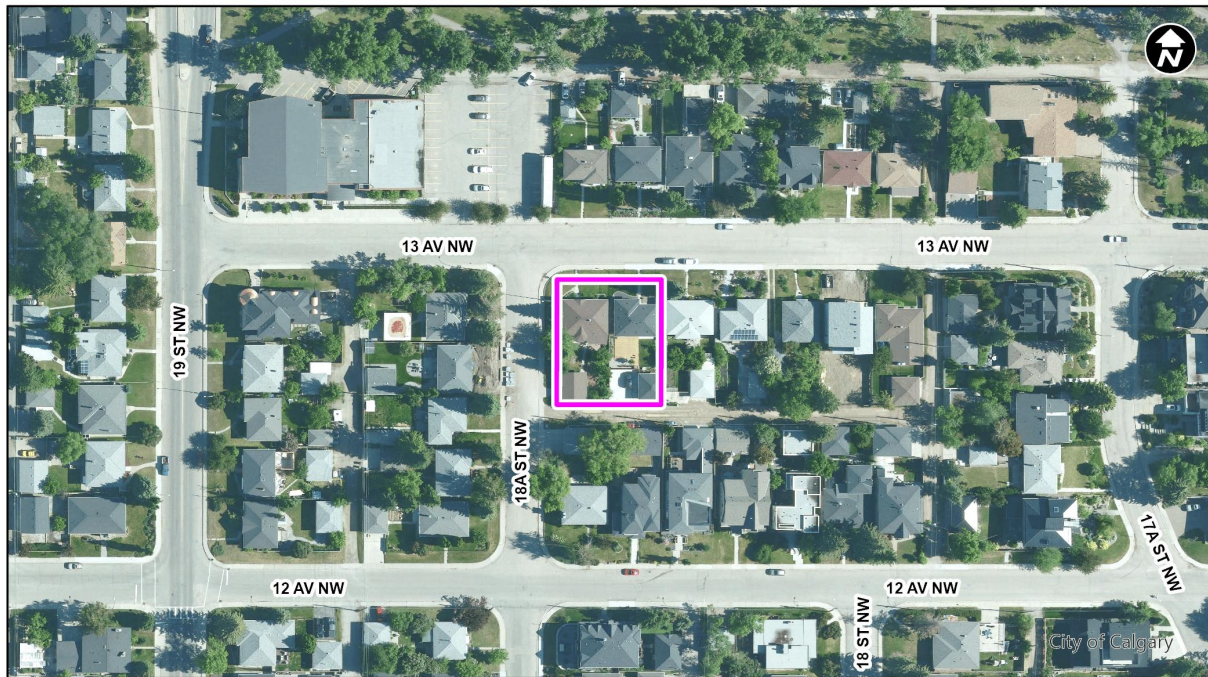
Hounsfield Heights/Briar Hill	
Peak Population Year	1971
Peak Population	3,294
2019 Current Population	2,798
Difference in Population (Number)	-496
Difference in Population (Percent)	-15.06%

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 – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. 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 for up to eight dwelling units.

The proposed Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District. The intent of the DC District is to establish a minimum density of 55 units per hectare, which would require a minimum of six dwelling units on the subject site. The DC District also proposes to remove the Dwelling Unit use and add Multi-Residential Development as a permitted use.

The H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also include secondary suites. All existing rules and regulations of the H-GO District would otherwise be maintained.

The H-GO District also provides rules for:

- a maximum floor area ratio (FAR) of 1.5 which allows for a total developable area of approximately 1671 square metres (17,986 square feet) on the subject site;
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District is considered appropriate. The subject site aligns with these criteria as it is within the Neighbourhood Connector Urban Form Category as identified in the *Riley Communities Local Area Plan* (LAP).

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unusual site constraint created by the restrictive covenants registered on title which limit development to a single detached dwelling on each parcel. This proposal allows for the applicant to develop in accordance with LAP policy while maintaining the H-GO District base to accommodate grade-oriented housing. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the *Riley Communities* LAP would provide guidance for the future redevelopment of the site. Details including site access, parking, landscaping and waste and recycling management will be reviewed through the development permit process.

Given the specific context of this corner site and its proximity to the Lions Park LRT Station, additional items that will be considered through the development permit review include, but are not limited to:

- providing functional and usable amenity spaces;
- reducing the perception of building mass from adjacent parcels;
- mitigating overlooking, shadowing and privacy concerns; and
- ensuring an engaging interface with 13 Avenue NW and 18A Street NW.

Transportation

Pedestrian access to the site is provided by public sidewalks on 13 Avenue NW and 18A Street NW. A pathway forming part of the Always Available for All Ages and Abilities (5A) Network is located south of 14 Avenue NW. On-street bikeways forming part of the 5A Network are also located on 19 Street NW and 17A Street NW.

The site is approximately 200 metres (a three-minute walk) south of the Lions Park LRT Station and westbound and eastbound transit stops on 14 Avenue NW served by Route 19 (16 Avenue North), Route 40 (Crowfoot Station/North Hill), Route 89 (Lions Park - North Pointe), Route 91 (Foothills Medical Centre), Route 105 (Dalhousie Station/Lions Park Station), Route 404 (North Hill) and Route 414 (14 St W). MAX Orange BRT service (Brentwood/Saddletowne) is available on 16 Avenue NW approximately 400 metres (a seven-minute walk) north of the site.

Future vehicle access to the site will be from the lane and will be confirmed at the time of the development permit. One-hour on-street parking is available adjacent to the site on 13 Avenue NW and 18A Street NW.

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

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, stormwater management and waste and recycling management will be considered and reviewed as part of the development permit stage.

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.

Municipal Development Plan (Statutory – 2009)

The site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use is in alignment with the applicable policy 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](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Riley Communities Local Area Plan (Statutory – 2025)

The [Riley Communities Local Area Plan](#) (LAP) identifies the site as being part of the Neighbourhood Connector urban form category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for development up to four storeys. The LAP speaks to primarily residential uses in the area and supports a broad range and mix of housing types, unit structures and forms. Low – Modified areas are intended to accommodate building forms such as single detached, semi-detached, duplex, rowhouse residential development, apartments, stacked townhouses and standalone or small mixed-use buildings. The site is also within the Transition Zone of the Lions Park LRT Transit Station Area (Figure 11) where development in the south station area is envisioned to be of modest intensification.

Section 4.2 of the LAP also provides specific direction in cases where there is conflict between the policy direction of the LAP and the restrictive covenants affecting this site, noting that:

“Some parcels in the Plan Area may have registrations on the certificate of title, called restrictive covenants, which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. Where the restrictive covenant is not in alignment with the goals and objectives of this Plan, The City of Calgary supports the direction of this Plan.”

The proposed land use is in alignment with applicable policy of the LAP.