

**Land Use Amendment in Hounsfeld Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by OLA Studio of Architecture and Design on 2018 July 18 on behalf of the landowners 2104425 Alberta Ltd (Jon and Katharine Armitage Amundson). The application proposes to change the designation of this property from Multi-Residential - Contextual Low Profile (M-C1) District to a Direct Control District based on the Multi-Residential - Contextual Low Profile (M-C1) District to allow for:

- the uses listed in M-C1; and
- the additional discretionary uses of Counselling Service, Medical Clinic, Office; and Retail and Consumer Service.

The intent of this proposal is to provide for postpartum and counselling services. The counselling service use is an existing non-conforming use and functions within the existing structure built in 1911. This proposal is in compliance with the applicable policies of the *Municipal Development Plan* and the *Hounsfeld Heights/Briar Hill Area Redevelopment Plan*.

No development permit application has been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.21 acres±) located at 1614 - 8 Avenue NW (Plan 4879L, Lot 5) from Multi-Residential – Contextual Low Profile (M-C1) District **to** a Direct Control District to accommodate limited commercial uses; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

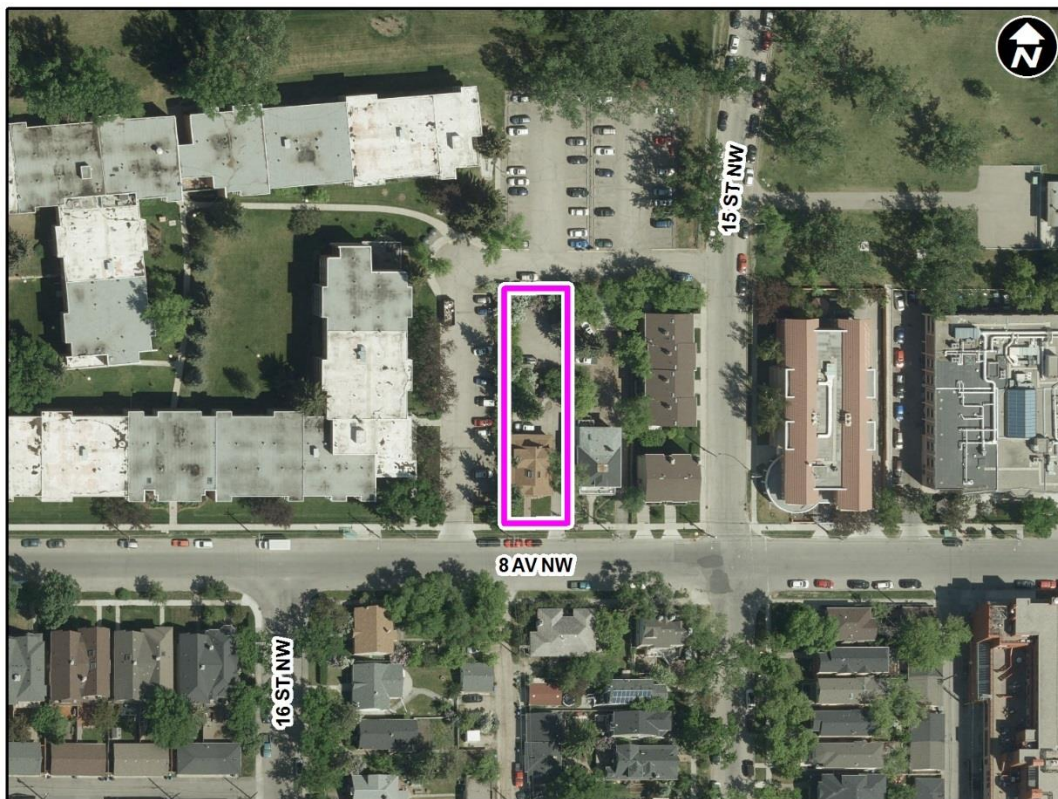
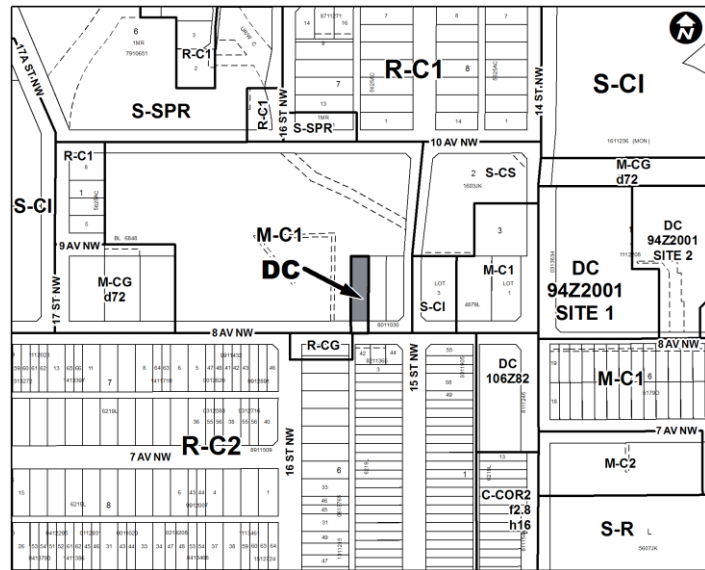
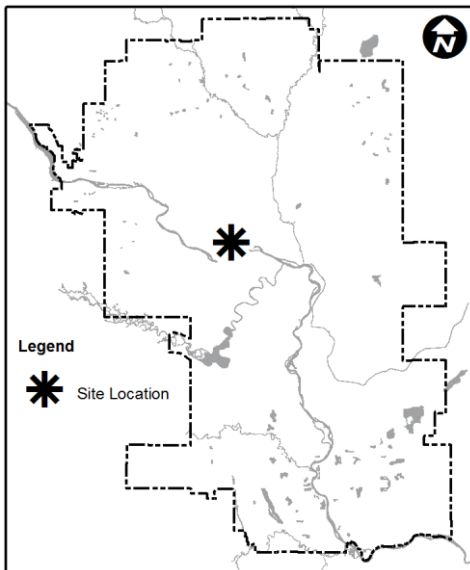
None.

**BACKGROUND**

This land use redesignation application was submitted by OLA Studio of Architecture and Design on 2018 July 18 on behalf of the landowners 2104425 Alberta Ltd (Jon and Katharine Armitage Amundson). As noted in the Applicant's Submission (Attachment 1), the applicant identified the potential to pursue a development permit application in the future. The proposal intends on maintaining the existing structure, while expanding the existing counselling service currently functioning on site.

Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue  
NW, LOC2018-0168

Location Maps



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### Site Context

The subject parcel is located in the inner city community of Hounsfield Heights/Briar Hill fronting along 8 Avenue NW, west of 14 Street NW. The M-C1 designated parcel is adjacent to multi-residential to the west, low density residential to the south and community institution use to the east. The Southern Alberta Institute of Technology is located northeast from the site, while the Lions Park C-Train LRT station is approximately 900 metres to the northwest.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal would enable the current use of the site to be compliant with the Land Use Bylaw 1P2007, while also providing the ability to intensify, as necessary. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### Planning Considerations

#### *Land Use*

The current land use district for the site is Multi-Residential - Contextual Low Profile (M-C1) District of the Land Use Bylaw 1P2007. This would allow for a multi-residential development on the site of approximately four storeys based on a maximum density of 148 units per hectare. The proposed land use district is a DC Direct Control District based on the Multi-Residential - Contextual Low Profile (M-C1) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A Direct Control District has been used for this application to allow for the existing non-conforming counselling service use and ancillary uses to function, while also retaining the multi-residential context of the area and sensitive intensification to the adjacent existing development.

#### *Development and Site Design*

Although the applicant has indicated the possibility to pursue a development permit application for exterior and interior renovations, this application is not tied to plans. A development permit on this site would be subject to a comprehensive review evaluating the building, proposed uses, required parking and any other site planning consideration subject to Council's decision on this land use redesignation application.

#### *Transportation Networks*

The site is located on 8 Avenue NW, a two lane collector roadway, and 15 Street NW, a two lane residential street. Access to the parcel will be from the lane. Parking requirements are anticipated to be met onsite. The site is within 900 metres of a C-Train LRT station. A Transportation Impact Analysis was not requested for this application.

## Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168

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### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Hounsfield Heights/Briar Hill Community Association was circulated the application and is supportive of the proposed redesignation, particularly, the utilization of the DC district.

Although no public meetings were held by the applicant or Administration, the applicant consulted with the community association directly.

Administration did not receive any letters of opposition to the proposed redesignation.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on community development.

#### ***Municipal Development Plan (MDP) (Statutory, 2009)***

The subject site is identified on the Urban Structure Map of the Municipal Development Plan (Map 1) as being within the Developed Residential – Inner City Area. In general, these policies encourage modest redevelopment and intensification of inner city communities with a mix of land uses. The application is in alignment with the relevant MDP policies and is compatible with the surrounding low-density and multi-residential development.

**Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168**

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***Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) (Statutory, 2008)***

Within the Hounsfield Heights/Briar Hill ARP, the subject parcel is identified under the land use policy area of *Low-Medium Density Multi Dwelling Residential*. The intent of the area is to compliment the surrounding low density, family oriented neighbourhood. The retention of a primarily multi-residential use is considered to align with the ARP policy.

**Social, Environmental, Economic (External)**

The recommended land use will continue to allow the services needed for the community. The land use also allows for a limited range of uses, supporting the sensitive intensification of the commercial space, while retaining the existing multi-residential land use district.

An environmental site assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment, and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Hounsfield Heights/Briar Hill Area Redevelopment Plan*, both of which advocate for communities with a variety of uses to meet a range of citizen needs. The proposed DC district allows for a modest intensification on an inner city parcel in a form that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District