

**POLICY AMENDMENTS AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 7)
EDMONTON TRAIL NE AND 19 AVENUE NE
BYLAWS 7P2018 AND 47D2018**

MAP 27C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate 0.07 ha from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3h16) District to allow for a mixed use development. The applicant intends to convert the existing dwelling on the property to an office in the short term, and in the longer term, redevelop the property with a mixed use development.

This application is generally in keeping with the intent of the Winston Heights/Mountview Area Redevelopment Plan and with the Main Streets planning work, but map and text amendments to the Area Redevelopment Plan are required to better reflect the intended future mixed use and nature of the site.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 December 14
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendments and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 7P2018 and 47D2018; and	
1. ADOPT the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 7P2018.	
3. ADOPT the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1914 Edmonton Trail NE (Plan 419R, Block 3, Lots 31 and 32) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3h16) District, in accordance with Administration’s recommendation; and	
4. Give three readings to the proposed Bylaw 47D2018.	

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REASON(S) FOR RECOMMENDATION:

The proposed redesignation conforms to the intent of the Area Redevelopment Plan (ARP), Main Streets planning work, and the Municipal Development Plan (MDP). Situated on a corner parcel, the site's location is ideal for intensification and mixed use development due to its location along a Main Street and its close proximity to transit, parks, regional destinations, major corridors, regional transportation networks, and commercial development. Also, the land use designation proposed would result in development that would be compatible with existing development on adjacent parcels.

The proposed use of "office" on the site in the interim and the intent of redeveloping to a mixed use district fits well with the future vision and policy for the area.

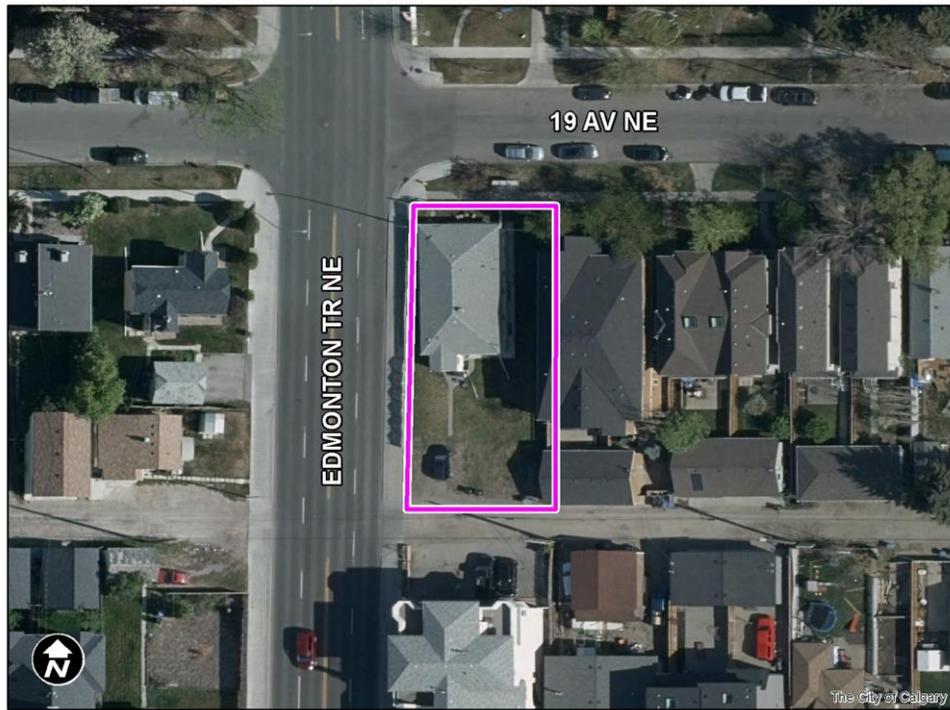
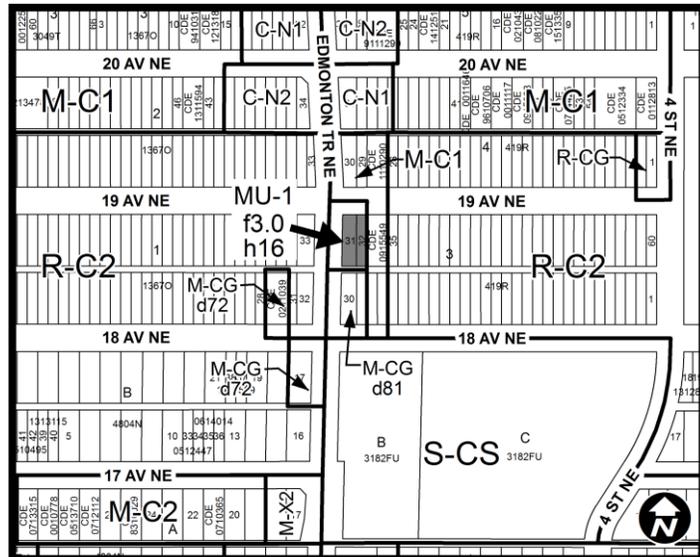
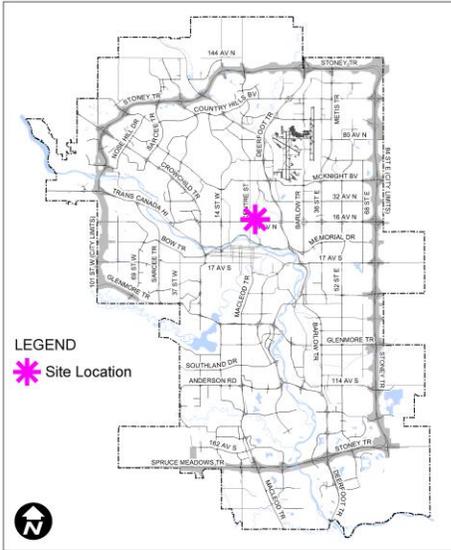
ATTACHMENTS

1. Proposed Bylaw 7P2018
2. Proposed Bylaw 47D2018
3. Subsequent Public Submissions

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LOCATION MAPS



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ADMINISTRATION RECOMMENDATIONS TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (APPENDIX II).

Moved by: J. Gondek
Absent: A. Palmiere

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1914 Edmonton Trail NE (Plan 419R, Block 3, Lots 31 and 32) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3h16) District.

Moved by: J. Gondek
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Applicant:

CityTrend

Landowner:

1793929 Alberta Ltd (Steven Wong)

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated in the community of Winston Heights/Mountview. The site is on a corner adjacent to Edmonton Trail. It is 18 metres wide and 38 metres deep and has a rear lane.

A single detached home is currently located on the site. Recent infill development has taken place on 19 Avenue NE with a new four-plex building located next door and throughout the block. A three storey apartment building is located across the lane to the south, and new semi-detached dwellings are located across the street to the north.

Redesignating this parcel to MU-1 will allow for mixed use development in the future and will also allow for the existing home on the site to be used for commercial purposes in the interim, as the applicant is interested in operating an office out of the existing home until market conditions favour redevelopment.

The parcel is located within a mainly residential area, with commercial development located in nodes along Edmonton Trail NE (a Main Street). One existing commercial node is located one block north of the site at Edmonton Trail NE and 20 Avenue NE.

The population of Winston Heights/Mountview is 23 percent lower than it was at its peak in 1970 (as shown in the table below). This serves as contextually relevant information in the consideration of proposals which seek to introduce more density into the area.

Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2017 Current Population	3,835
Difference in Population (Number)	-1,137
Difference in Population (Percentage)	-23%

LAND USE DISTRICTS

The Mixed Use – General District (MU-1) is intended to be located along commercial streets where both residential uses and commercial uses are supported at grade. It accommodates a mix of residential and commercial uses in the same building or in multiple buildings throughout an area and responds to local area context by establishing a maximum building height for

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individual parcels.

The floor area ratio for this parcel is proposed to be 3.0. There is no maximum density in the MU-1 District, but the maximum height is proposed to be 16 metres. These are contextually appropriate modifiers for a parcel adjacent to a Main Street and next to low density residential development.

It is acknowledged that the ability for the site to develop to the full potential of the proposed land use district may be limited by the width of the lot. This would be addressed at the Development Permit stage.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan

The subject property is located within the *Residential Developed Inner City Area* as identified on Map 1 of the MDP. Although the document does not make specific reference to the subject site, the land use proposal is in keeping with the overarching land use policies for Developed Residential Areas identified in Section 3.5.1 of the MDP which support moderate intensification in a form and nature that respects the scale and character of surrounding development.

The MDP also recognizes this portion of Edmonton Trail as an “Urban Main Street.” This portion of the Edmonton Trail Main Street stretches from 16 Avenue NE to 32 Avenue NE to a depth of generally one block in to the east and west. This means that the area is intended to accommodate future commercial and residential intensification over time that serves not just the local neighbourhood but also the larger area. The MDP (section 3.4) encourages Urban Main Streets to “develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors along the Main Street core areas, with grade oriented residential uses in other areas. This application is in keeping with the policy direction provided in the MDP as it seeks to introduce mixed use development along an Urban Main Street.

North Hill Area Redevelopment Plan (2000)

The Winston Heights/Mountview ARP identifies the subject site as being part of the “Medium Density: Edmonton Trail NE” policy area. The ARP was approved prior to approval of the MDP and to the identification of Edmonton Trail as an “Urban Main Street.” However, the ARP contains policies that encourage intensification in suitable locations.

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The subject site is located within the ARP's "Medium Density – Edmonton Trail" land use policy area. The goal of this policy area is to provide opportunities for multi-unit dwellings along a transit route.

Given this site's proximity to a local commercial node (at Edmonton Trail and 20 Avenue NE), the ARP would suggest that multi-residential development of up to 148 units per hectare would be considered appropriate for this site. However, the intended mixed use aspect of the proposal does not conform to the ARP, as the ARP calls for residential-only in this location.

An amendment to the ARP is required to facilitate approval of this application. The "Medium Density: Edmonton Trail NE" category is not intended to apply to mixed use developments. The "Edmonton Trail: Local Commercial Nodes" category is more appropriate and it includes relevant guidance for mixed use developments along Edmonton Trail. However, the policies within the "Edmonton Trail: Local Commercial Nodes" category restrict the maximum height to two storeys, and a site-specific amendment is needed to allow for 16 metres of height for this application. The proposed amendments are outlined in more detail below:

- a) Amend Map 3 to remove the subject site from the Medium Density policy area and add it to the Local Commercial – Edmonton Trail area.
- b) Amend Map 8 to remove the subject site from the map showing the location of Area 5 - Medium Density: Edmonton Trail NE.
- c) Amend Map 10 to add the subject site to show it as part of Area 7 – Local Commercial: Edmonton Trail NE.
- d) Add a new policy "Notwithstanding 3.5.2 above, mixed use development with commercial at grade and residential above with a maximum height of 16 metres may be considered appropriate for 1914 Edmonton Trail NE. Development on this site should front onto both Edmonton Trail NE and 19 Avenue NE with entrances provided along both frontages.

Compatibility Assessment

The mixed-use nature of this application does not conform to the existing ARP. However, the ARP predates major planning initiatives underway in the area, including the MDP and the Main Streets program. In this case, this application provides an opportunity to align the site's land use district and future intended use to that which has been confirmed through the Main Streets planning work along this corridor. It does result in a site specific amendment to the ARP; however, this is deemed to be appropriate given the extensive consultation and analysis the Main Streets planning work conducted.

In addition, the site's context lends itself well to intensification. A two storey four-plex is located adjacent to the property's east side, and a three storey apartment building is located to the south across the lane. Multi-residential development has already taken place along this portion of 19 Avenue NE and the west side of the parcel is adjacent to a major roadway and is part of

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an identified Main Street corridor. An older home is located on the parcel north of the site, which may be another redevelopment opportunity in the future. The local context suggests that a development of increased height and density is appropriate here. Past land use redesignations to facilitate mixed use development along Main Streets have applied the 3.0 FAR modifier and the 16 metre height modifier. These modifiers are deemed to facilitate compatibility with adjacent R-C2 parcels.

TRANSPORTATION NETWORKS

Nineteenth Avenue NE is classified as a “Residential Street” and Edmonton Trail NE is classified as an “Urban Boulevard.” Parking is permitted on 19 Avenue NE and in the lane, but not along Edmonton Trail NE. The site has good access to transit with stops for Routes 4 and 5 located approximately 100 metres away. Two blocks to the west, many routes stop along Centre Street and the site is also approximately 650 metres away from a future Green Line LRT station at 16 Avenue and Centre Street North. This site is also a 350 metre walk from future stops on the North Crosstown Bus Rapid Transit (BRT) route to the south.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional dwelling units without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability features were noted as part of this application. However, the application does propose to increase density in an inner-city location, contributing to The City’s goals of building a more compact city.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

The Winston Heights/Mountview Community Association provided a letter of opposition to the original application for a Direct Control District citing concerns about uncertainty regarding the future use of the site. No response has been received to date regarding the amended application to use a Mixed Use – General (MU-1f3h16) District.

Citizen Comments

No comments were received from citizens.

Public Meetings

No public meetings were held regarding this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Through this application, we are seeking to redesignate the site to a Mixed Use District (MU-1) to allow for residential and commercial uses in the existing building on site and mixed use redevelopment of the site in the long term. The current residential designation (MC-1) does not allow for commercial uses.

The commercial use is planned to occur in the existing single detached dwelling. When the site is redeveloped, a new mixed-use building will be proposed that envisions commercial uses on the main floor and residential uses above. There are no immediate plans to redevelop the site.

A maximum height and density is proposed in the MU-1 District to ensure that proposed redevelopment falls with the context of existing development. A height of 16m is proposed as well as an FAR of 3.0.

We believe that this application should be supported. It follows the vision for redevelopment along Edmonton Trail, which has been identified as a Main Street. Given the surrounding context, transit access and future vision for the Edmonton Trail Corridor a redesignation to MU-1 is appropriate.

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APPENDIX II

**AMENDMENTS TO THE WINSTON HEIGHTS/MOUNTVIEW
AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 3 entitled "Policy Areas" and insert the revised Map 3 entitled "Policy Areas" (APPENDIX III).
- (b) Delete the existing Map 8 entitled "Residential Policy Area 5" and insert the revised Map 8 entitled "Residential Policy Area 5" (APPENDIX IV).
- (c) Delete the existing Map 10 entitled "Commercial Policy Area 7" and insert the revised Map 10 entitled "Commercial Policy Area 7" (APPENDIX V).
- (d) Add a new policy 3.5.3, "Notwithstanding 3.5.2 above, mixed use development with commercial at grade and residential above with a maximum height of 16 metres may be considered appropriate for 1914 Edmonton Trail NE. Development on this site should front onto both Edmonton Trail NE and 19 Avenue NE with entrances provided along both frontages.

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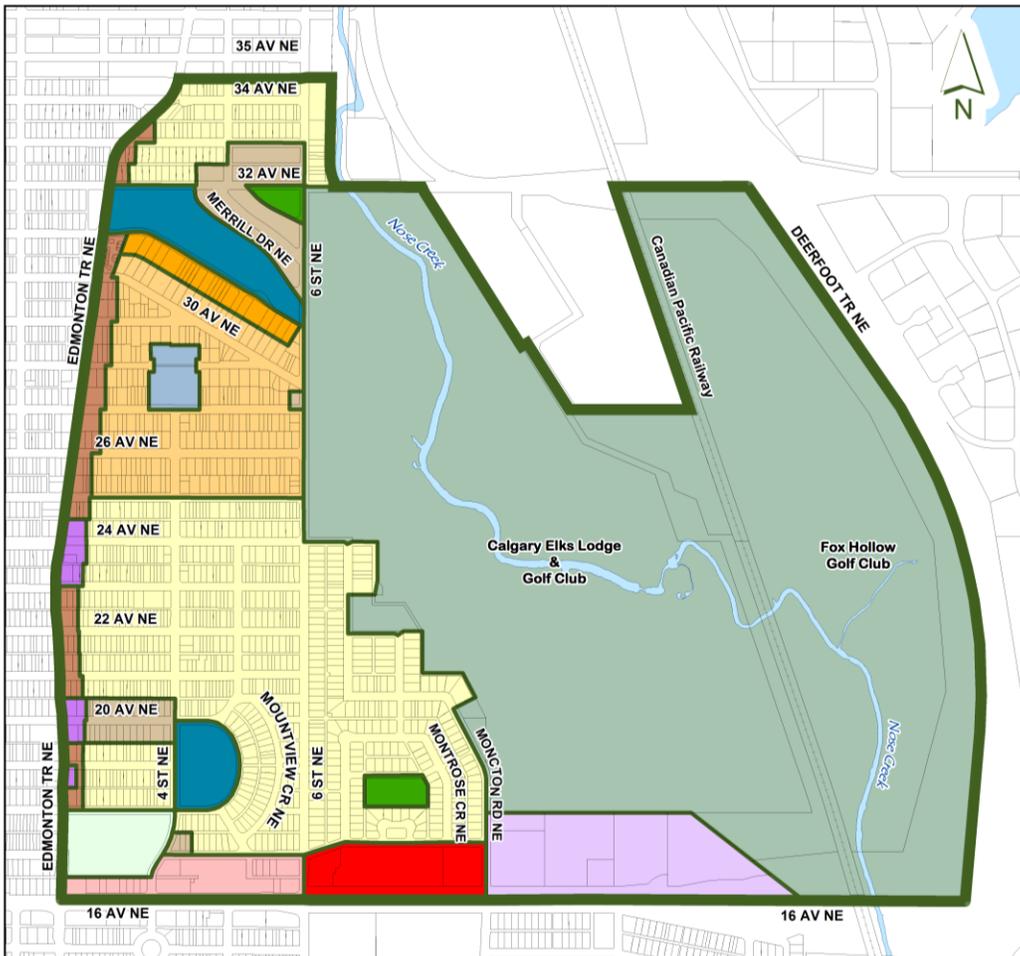
APPENDIX III

Winston Heights
 Mountview ARP

Map 3
POLICY AREAS

Legend

- | | |
|---|---|
|  Area 1 - Low Density - Laned Lots |  Area 9 - Commercial or Mixed Use - 16 Avenue NE |
|  Area 2 - Low Density - Laneless Lots |  Area 10 - Open Space - Community Centre |
|  Area 3 - Medium Density - 31 Avenue NE |  Area 11 - Open Space - School Sites |
|  Area 4 - Medium Density - Multi-Unit |  Area 12 - Open Space - Munro Park |
|  Area 5 - Medium Density - Edmonton Tr |  Area 13 - Open Space - Neighbourhood Parks |
|  Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area |  Area 14 - Open Space - Nose Creek Valley |
|  Area 7 - Local Commercial - Edmonton Tr |  Policy Area Boundary |
|  Area 8 - Commercial - 16 Av Corridor |  Study Boundary |



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APPENDIX IV

Legend

-  Study Boundary
-  policy_areas

Winston Heights
Mountview ARP

Map 8
RESIDENTIAL
POLICY AREA 5
MEDIUM DENSITY:
Edmonton Trail NE



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APPENDIX V

Winston Heights
Mountview ARP

Legend

-  Policy Area 7
-  Study Boundary

Map 10
COMMERCIAL
POLICY AREA 7

LOCAL COMMERCIAL:
Edmonton Trail NE



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APPENDIX VI

LETTERS SUBMITTED



**WINSTON HEIGHTS
MOUNTVIEW COMM. ASSOC.**

December 14, 2017

RE: LOC2017-0098

To whom it may concern:

I write to you on behalf of the Winston Heights-Mountview Community Association, the neighbourhood in which the appealed development resides.

We have reviewed the application for Land Use Designation for the property of 1914 Edmonton Trail to MU-1. The committee has no objections to this application of re-zoning designation. Although we support this Land Use Application, we would like to continue to be involved and informed of development plans on the property.

If you require anything further from the Community at this time, please do not hesitate to reach out.

Sincerely,

Kris Webb, President
Winston Heights-Mountview Community Association