

Winston Heights / Mountview  
Policy and Land Use Amendments  
Presented to:  
Mayor Nenshi and Calgary City Council  
By:  
Adriano Di Stefano  
January 14, 2019

407 – 27 Avenue N.E.  
LOC2018-0172

## Executive Summary

- I have been involved in the creation of the ARP for Winston Heights / Mountview (2006).
- I am in favor of redevelopment in the area.
- But, community did not approve a commercial node for 27 Avenue and Edmonton Trail.
- In this process, there was a complete and total lack of engagement with neighbors.
- Unforeseen and unintended consequences.
- Why are we ignoring the ARP?
- **Petition opposed to re-designation.**

## Objections

- The application does not align with the existing ARP that was approved in 2006.
- **The re-zoning of the land parcel is more important than a development permit since it establishes a precedent for the community.**
- The Main Streets Program did not exist at the time the ARP was developed, but community input is still required.
- **The developer's consultation with neighbors was inadequate.** I was notified by the City on December 27, 2018.

## Objections

- Proposal is not just an MU-2, it is a height relaxation from 14 meters ( 4 story ) to a 24 meter ( 8 story ).
- **Future unintended consequences.**
- For example, more traffic on Edmonton Trail during and after LRT construction, as well as operation due to reduced lanes available on Centre Street and 4<sup>th</sup> Street North.
- Also significantly reduced traffic flow due to additional parking being implemented to service this commercial project.
- Elimination of Privacy in back yards.
- **Community takes on the risk and long term impact with minimal benefits.**

Front Driveways that face 27 Avenue.  
Little free parking to be found now!



MC-1 Zoning Developments  
Note the single car garages!

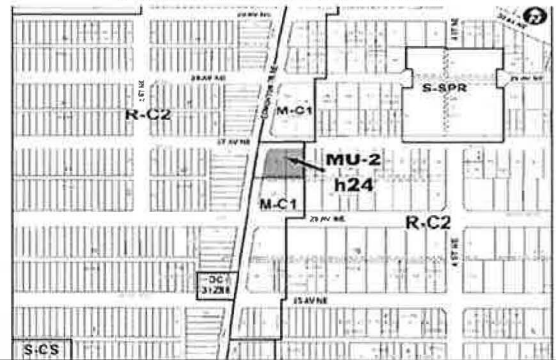




### Playground Zone and Shortcutting Traffic on 27 Avenue East to Community Center



### Where do I live? Not a Commercial Node



How tall is 24 Meters?  
The Evergreen is 14 Meters! Looking North West.



### Comparison Between Zoning

MU-1 h 14, 4 Story Building

MU-2 h 24, 7 Story Building



### Kelvin Hamilton Architecture Quote on Engagement

- "KHA was able to meet with the immediate neighbors to the proposed development and discussed the innovative ways that the proposed design would deal with their concerns of intensification of vehicle parking in the area, as well as the difference in building height. **The neighbors were satisfied with the solutions presented to mitigate their concerns.**"

### Petition Submission

- 80 Signatures collected on January 6, 2019 in one afternoon over three city blocks.
- **All residents contacted opposed the re-designation except one.**
- **Please vote to deny this redesignation.**



### Calgary Planning Commission Review

- No development permit submitted.
- Building envelope for 8 stories not requested now, but will developer request that later?.
- Are rendered drawings submitted for a land use re-designation binding?
- **Original application submitted was for 8 stories, now developer is asking for 6 stories.**
- **No market analysis or market study completed prior by the developer.**

### Calgary Planning Commission

#### Joseph Silot – Planner

#### Questions and Comments

- More intense development proposed.
- Should we reduce the modifier?
- Is the ARP outdated?
- Are pre application requirements satisfactory?
- Was this circulated to Main Streets?
- **Why was there no public open house?**

### Commissioner Foht Questions and Comments

- Where is the DP?
- Mandatory retail and support structure for the retail may not survive.
- Is 7 stalls for parking adequate?
- What is the size of the retail component?
- No brainer to MU-1 with flexibility in development.
- Obligations to Developer.
- Major changes on Edmonton Trail required.
- **“Cannot in good conscious support this recommendation with notes to Council”.**

### Commissioner Palmiere Questions and Comments

- Why MU-2 and mandatory commercial?
- Not a thriving commercial area on Edmonton Trail.
- This is a significant ask to re zone this parcel.
- Do we really want mandatory commercial?
- No Street parking on Edmonton Trail.
- Community support the increase in height? MU2 is to be consistent with existing commercial developments.
- **“Pretty important decision point. Serious reservations”.**

### Councilor Woolley Questions and Comments

- How come MU-2 fits?
- Why did the applicant not take MU-1?
- What is the difference MU-1 vs. MU-2?
- We now have to get comfortable with higher building heights.
- Edmonton Trail has tons of capacity.
- Total parking available.
- **“We are not relying on 1980’s ARP”.**

### Councilor Chahal Comments

- Differences between MU-1.
- Minimum 50 upa, vs.
- **“MU2 has 60 upa, ( higher density )”.**
- Developer is taking the risk.

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