

**Planning & Development Report to
Calgary Planning Commission
2017 November 15**

**ISC: UNRESTRICTED
CPC2018-1301
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**Policy Amendment and Land Use Amendment in Winston Heights/Mountview
(Ward 7) at 407 - 27 Avenue NE, LOC2018-0172**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Kelvin Hamilton Architecture on 2018 July 25 on behalf of the landowner Vincent Yen (2084754 Alberta Ltd). The application proposes to change the designation of this property from a Multi-Residential - Contextual Low Profile (M-C1) District to a Mixed Use - Active Frontage (MU-2h24) District to allow for:

- active commercial uses at grade;
- a mix of commercial and residential uses in the same building;
- a maximum building height of 24 metres; and
- the uses listed in the MU-2 designation.

The proposal allows for a land use with a building height that is compatible along a main street and in alignment with the *Municipal Development Plan*. This application is in keeping with the intent of the *Winston Heights/Mountview Area Redevelopment Plan*, however map and text amendments to the Area Redevelopment Plan are required to better reflect the intended future mixed-use nature of the site.

No development permit application has been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 407 - 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – Active Frontage (MU-2h24) District; and
4. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018
NOVEMBER 15:**

That Council hold a Public Hearing; and

1. Adopt, by Bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 2P2019**;
3. Adopt, by Bylaw, the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 407 - 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – Active Frontage (MU-2h24) District; and
4. Give three readings to **Proposed Bylaw 13D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

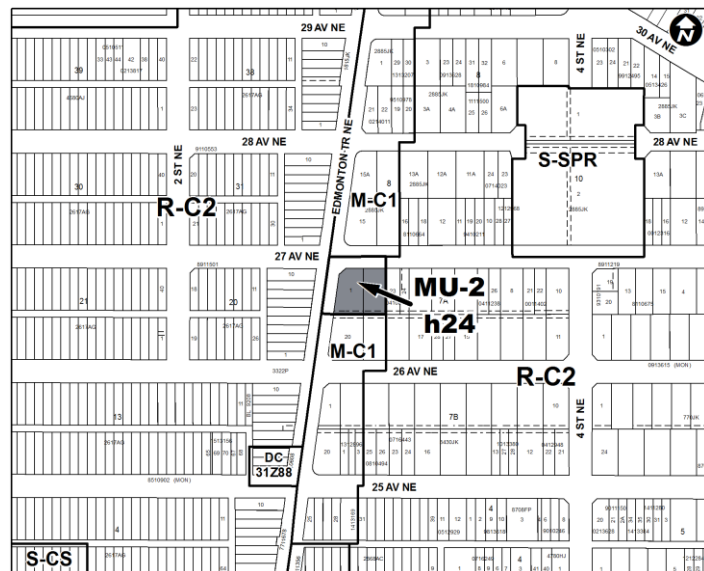
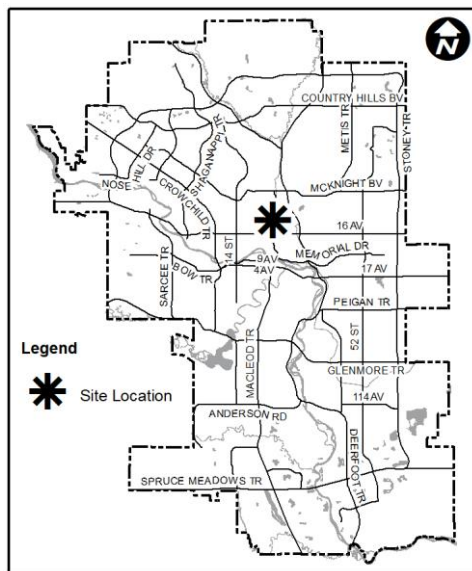
None.

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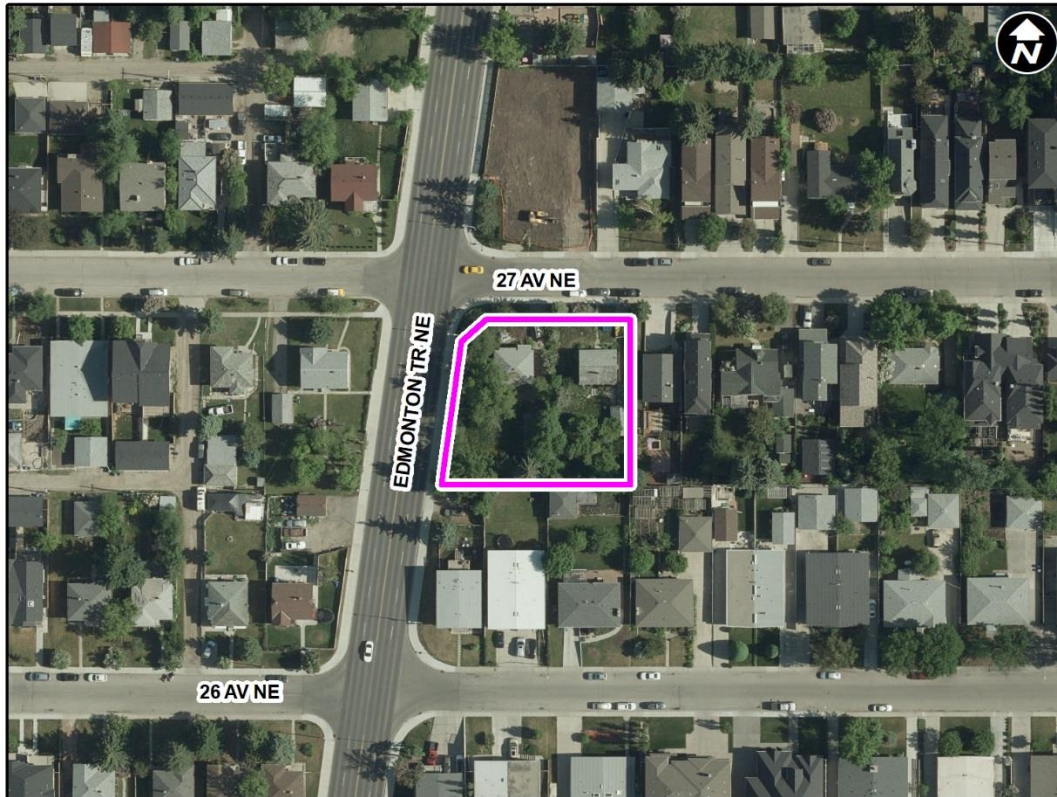
BACKGROUND

This land use redesignation application was submitted by Kelvin Hamilton Architecture on 2018 July 25 on behalf of the landowner Vincent Yen (2084754 Alberta Ltd). As noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application at a later date. The application proposal would likely include grade-oriented commercial units, with office and dwelling units located on the upper floors.

Location Maps



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Site Context

The subject parcel is a corner site currently vacant and located in the inner city community of Winston Heights/Mountview fronting along Edmonton Trail and 27 Avenue NE. The parcel is adjacent to low density residential to the south and east, while a recently approved two building, four storey, 17 unit development (DP2017-0490) on an M-C1 designated site exists immediately north along 27 Avenue NE. The Winston Heights/Mountview Community Association is located along the same block approximately 150 metres east of the subject site, while various commercial nodes are located along Edmonton Trail NE serving the surrounding communities.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a mixed use building that has the ability to be compatible with the established building forms of the existing neighbourhood and along the main street. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Planning Considerations

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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 Mixed Use – Active Frontage (MU-2h24) District of Land Use Bylaw 1P2007 which requires activation of commercial uses at grade along commercial streets. Although there is no maximum floor area ratio or density prescribed through the district, the size of development on the site will be controlled by the built form rules of the district, including the maximum building height of 24 metres and stepback applied to storeys above 11 metres.

Development and Site Design

Although the applicant indicated the possibility of pursuing a development permit application during the land use redesignation process, this application is not tied to plans and a development permit has not been submitted. 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 bordered by Edmonton Trail, a four lane undivided urban boulevard, and 27 Avenue NE, a two lane residential street. The site is located along a primary Transit route, with service within 60 metres for both the Northbound and Southbound bus routes. Enhancements to the pedestrian realm may be considered during the development permit stage. A transportation impact analysis (TIA) was not requested for this application.

Utilities and Servicing

Development servicing will be determined at the future development permit and Development Site Servicing Plan circulation stage(s). Public water and sanitary are both available for future development servicing. If the incremental increase in contributing peak wet weather sanitary flow from the proposed development is expected to be greater than 1 L/s, a sanitary servicing study may be required at the future development permit stage. Should a study be required, and it be determined that sanitary network upgrades are necessary to service the intended development, said upgrades will be at the expense of the developer.

A storm sewer is not immediately available for connection. Stormwater management strategies will be evaluated at the time of development, and could either require the developer to pay for and construct a storm sewer main extension (at the developer's expense) or provide an on-site drywell system.

Stakeholder Engagement, Research and Communication

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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 Winston Heights/Mountview Community Association was circulated the application and although they did not have any concerns with the proposed redesignation, they did not formally support it (Attachment 2).

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

Administration did receive 10 letters of opposition to the proposed redesignation. Many of the issues stemmed from decreased property value, parking, traffic and height concerns.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compliance with relevant policies and bylaws, as well as design compatibility of discretionary uses with respect to the surrounding neighbourhood context, traffic and access will be reviewed at the development permit stage.

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 Edmonton Trail "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.

Winston Heights/Mountview Area Redevelopment Plan (ARP) (Statutory, 2006)

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The Winston Heights/Mountview ARP currently identifies the subject site as being part of the “Medium Density: Edmonton Trail NE” policy area. The goal of this policy area is to provide opportunities for multi-unit dwellings along a transit route. While the ARP does not recognize this site for mixed-use development the ARP was approved prior to the MDP and the identification of this portion of Edmonton Trail as an “Urban Main Street”. The Objectives of the ARP also promote mixed-use and denser development where appropriate. This application provides an opportunity to align the site’s land use to the extensive consultation and analysis the Main Streets planning work has conducted for this portion of Edmonton Trail.

Given the mixed-use aspect of the proposed land use does not conform to the ARP, an amendment to the ARP is required (Attachment 3). This amendment would identify the site as part of the “Edmonton Trail: Local Commercial Nodes” policy area. This policy area provides relevant design guidance for mixed use developments along Edmonton Trail. However, the policies within the “Edmonton Trail: Local Commercial Nodes” also restrict the maximum height to two storeys and therefore an amendment is also needed to allow the proposed building height of this application.

Social, Environmental, Economic (External)

The recommended land use will allow for a variety of shops and services needed for the community. The land use also supports the sensitive intensification of mixed uses, while ensuring the appropriate integration with the surrounding communities.

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 conforms to the intent of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan* as amended, and the Main Streets planning work. Situated on a corner parcel, the location is ideal for intensification and mixed-use

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development due to its location along a Main Street and its close proximity to transit, parks, regional destinations, major corridors, regional transportation networks, and other commercial development.

ATTACHMENT(S)

1. Applicant's Submission
2. Winston Heights/Mountview Community Association Letter
3. **Proposed Bylaw 2P2019**
4. **Proposed Bylaw 13D2019**
5. **Public Submissions**