

Planning & Development Report to  
Calgary Planning Commission  
2019 October 03

ISC: UNRESTRICTED  
CPC2019-1197

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview  
(Ward 7) at 504 - 22 Avenue NE, LOC2019-0077**

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**EXECUTIVE SUMMARY**

This application was submitted by PLP Design on 2019 May 24 on behalf of the landowner Jason Manna. The application proposes to redesignate the subject land from Residential – Contextual One / Two (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single-detached, semi-detached, duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units);
- the uses listed in the R-CG District.

An amendment to the *Winston Heights/Mountview Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal aligns with the ARP as amended, and is in keeping with the applicable policies of the *Municipal Development 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 amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 504 - 22 Avenue NE (Plan 1552W, Block 6, Lots 5 and 6) from the Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade – Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**BACKGROUND**

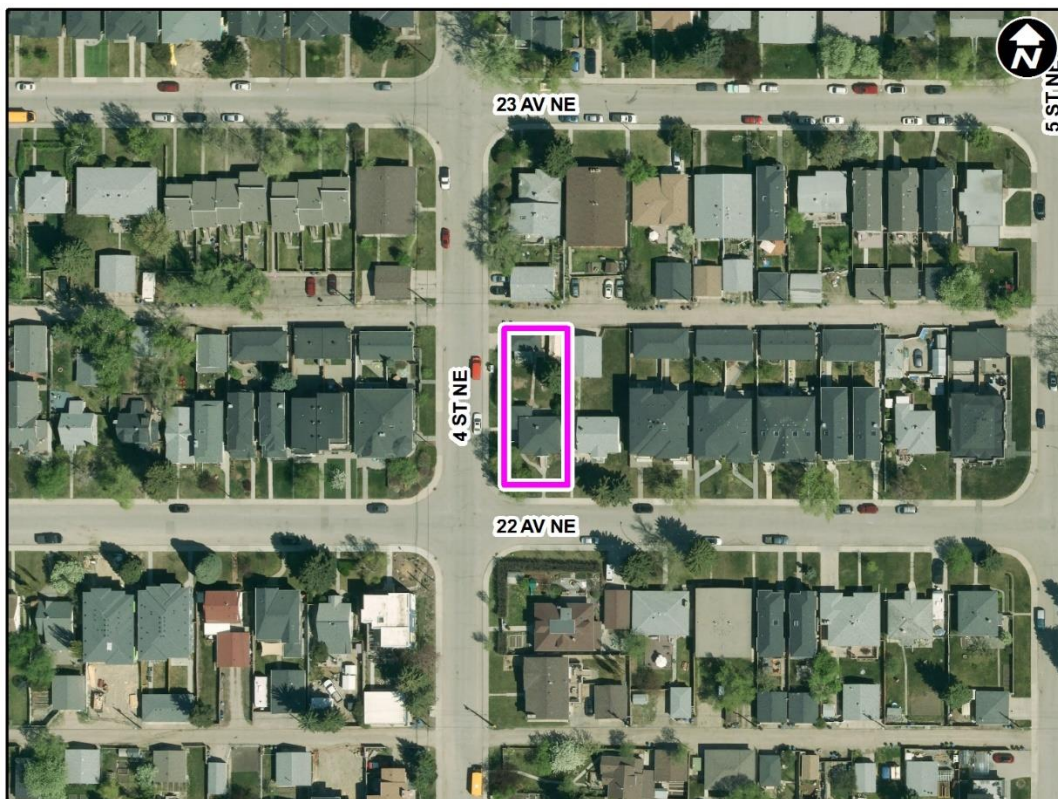
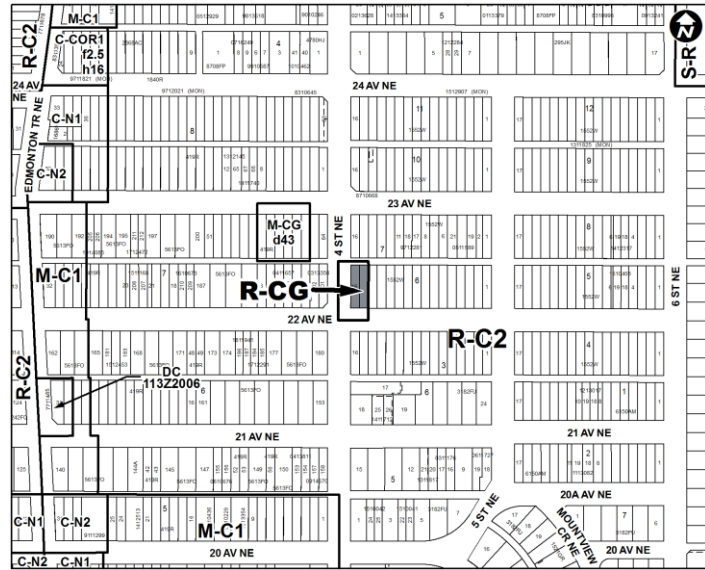
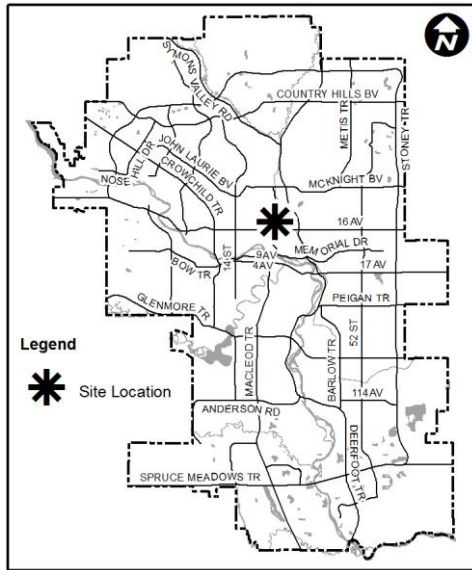
This land use amendment application was submitted by PLP Design on behalf of the landowner Jason Manna on 2019 May 24. While no development permit has been submitted at this time, the applicant's submission (Attachment 1) has indicated their intent to develop a rowhouse development containing grade-oriented dwelling units.

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Location Maps



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**Site Context**

The subject parcel is located within the community of Winston Heights/Mountview at northeast corner of 4 Street NE and 22 Avenue NE. The parcel fronts directly onto 4 Street NE which is classified as a collector street. The parcel area size is approximately 0.06 hectares, and is 15.2 metres wide by 24.4 metres in depth. The parcel is currently developed with a single detached dwelling with a rear accessory building used as a detached garage directly accessed from the north lane. The parcel is surrounded by low density residential developments ranging from singled detached dwellings to semi-detached dwellings in all directions.

As identified in *Figure 1*, the community of Winston Heights/Mountview has observed a decrease in population with its peak population in 1970.

*Figure 1: Community Peak Population*

<b>Winston Heights/Mountview</b>	
Peak Population Year	1970
Peak Population	4,972
2018 Current Population	3,744
Difference in Population (Number)	-1,228
Difference in Population (Percent)	-24.7%

*Source: The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Winston Heights/Mountview](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This application was submitted to redesignate the parcel to the Residential – Contextual Grade Oriented Infill (R-CG) District. This proposal represents a modest increase in density for a corner parcel of land in an inner-city area and would allow for a range of building types that respect the scale and context of the neighbourhood. This proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment section of this report.

**Planning Considerations**

The following sections highlight the scope of the technical planning analysis conducted by the Administration.

**Land Use**

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex structures. Single detached homes may include a secondary suite, but semi-detached homes may not. The R-C2 District allows for a maximum of two units and allows for a maximum building height of 10 metres.

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The proposed R-CG District allows for a wide range of low-density housing forms, including rowhouse buildings with a maximum building height of 11 metres and where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would allow a maximum of four units on the subject parcel. The R-CG District also allows for all other low density residential housing types such as single detached, semi-detached, duplex dwellings and secondary suites.

### ***Development and Site Design***

The rules of the proposed R-CG District will provide guidance for future site development including appropriate building height, massing, setbacks, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process, include but are not limited to the following:

- building interface and grade orientation of all units along 22 Avenue NE and 4 Street NE;
- respecting the immediate context and privacy of adjacent residential developments;
- providing an appropriate number of motor vehicle parking for all dwelling units; and
- ensuring direct vehicle access from abutting north rear lane.

### ***Environmental***

An Environmental Site Assessment was not required during the review of this application. There are no known environmental contamination concerns on the parcel or in the immediate area.

### ***Transportation***

The subject lands are adjacent to 4 Street NE and north of 22 Avenue NE. Direct vehicular access to the parcel is available from the north rear lane. The subject site is located approximately 265 metres east of the Edmonton Trail NE Primary Transit Network. The immediate area is serviced by Calgary (primary) Transit stops along the Edmonton Trail NE transit route which contains both north and southbound routes.

Vehicle parking is unrestricted for both 22 Avenue NE and 4 Street NE. Direct vehicular access and parking will be reviewed to ensure the parcel is adequate to accommodate future redevelopment of the site during the development permit application review process.

A Transportation Impact Assessment and parking study were not required for this application.

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

Water, sanitary, and storm sewer mains are all 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 storm water management will be considered and reviewed at the development permit stage.

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

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

The application was circulated to the Winston Heights/Mountview Community Association for commentary. The Community Association submitted the following comments (Attachment 2):

- the R-CG District will promote opportunities for affordable housing types and revitalization;
- this redesignation does not align with the Winston Heights/Mountview ARP; and
- intensification should begin along the perimeter of the community.

The applicant also presented the proposal to the Winston Heights/Mountview Community Association and attending residents on 17 June 2019.

Administration received ten letters of opposition to this application. Reasons stated for opposition are summarized below:

- intensification should begin along the perimeter of the community;
- not compatible to the surrounding context of single and semi-detached dwellings;
- increase of density;
- loss of existing landscaping;
- deficiency of motor vehicle parking, and
- higher vehicle traffic flows.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design, compatibility to the surrounding neighbourhood, density and parking requirements will be reviewed at the development permit stage. The R-CG District allows for a wide range of low-density housing forms compatible with the existing adjacent development.

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

### **Strategic Alignment**

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

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Town and promotes the efficient use of land.

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### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan* as the proposed land use amendment and policy amendments builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong and sustainable communities.

### ***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the MDP. The applicable MDP policies encourage redevelopment and modest intensification in the inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a form that is sensitive to existing residential development in terms of height, built-form and density.

### ***Winston Heights/Mountview Area Redevelopment Plan (Statutory – 2006)***

The *Winston Heights/Mountview Area Redevelopment Plan* (ARP) supports redevelopment and increased density to provide a variety of housing stock which attracts a range of age groups, incomes and lifestyles.

In order to align the proposed land use amendment application with the ARP, amendments are required to Map 3, Map 4 and Map 7 (Attachment 3). Map 3: Policy Areas will be amended to change the subject site from Area 1 – Low Density Development – Laned Lots to Area 3 – Medium Density – Multi-Unit. Map 4: Residential Policy Area 1 Low Density: Laned Lots will be amended to exclude the subject site while Map 7: Residential Policy Area 4 Medium Density will be amended to include the subject site.

An amendment to Map 3 of the ARP from Area 1: Low Density Development: Laned Lot to Area 4: Medium Density – Multi-Unit is required to accommodate this land use redesignation (Attachment 3). According to the ARP, the Medium Density Development guidelines intend to provide a wider range of housing options to include townhomes and apartment buildings up to 3 storeys. Although, this proposed redesignation requires the ARP to classify the subject parcel as a Medium Density Development, the MDP identifies the proposed R-CG District and the intended rowhouse building typology as low-density developments.

The *Winston Heights/Mountview ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

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

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the general intent of the *Winston Heights/Mountview Area Redevelopment Plan*, as amended, as the proposal for R-CG is classified and fits within the context of low density housing. The proposal allows for a wider range of housing types in an inner city community while respecting the low-density context immediately adjacent to the site.

**ATTACHMENT(S)**

1. Applicant Submission
2. Community Association Letter
3. Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan