

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1197

Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 401 and 405 – 21 Avenue NE, LOC2020-0074

EXECUTIVE SUMMARY

This policy and land use amendment was submitted by Rick Balbi Architect on behalf of landowner 2043827 Alberta Ltd (Wilson Ng) on 2020 May 28. This application proposes to change the designation of the two subject sites from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f3.5h20) District to allow for:

- An option for a mixed-use development with residential and commercial uses in the same building;
- a maximum building height of 20 metres, about six storeys (an increase from the current maximum of 14 metres);
- a maximum floor area ratio (FAR) of 3.5, approximately 3500 square metres of building floor area; and
- the uses listed in the MU-1 District.

Amendments to the *Winston Heights/Mountview Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation. The proposal aligns with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That 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 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 ± hectares (0.24 acres ±) at 401 and 405 – 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) from Multi-Residential – Contextual Low Profile (M-C1) District **to** a Mixed Use - General (MU-1f3.5h20) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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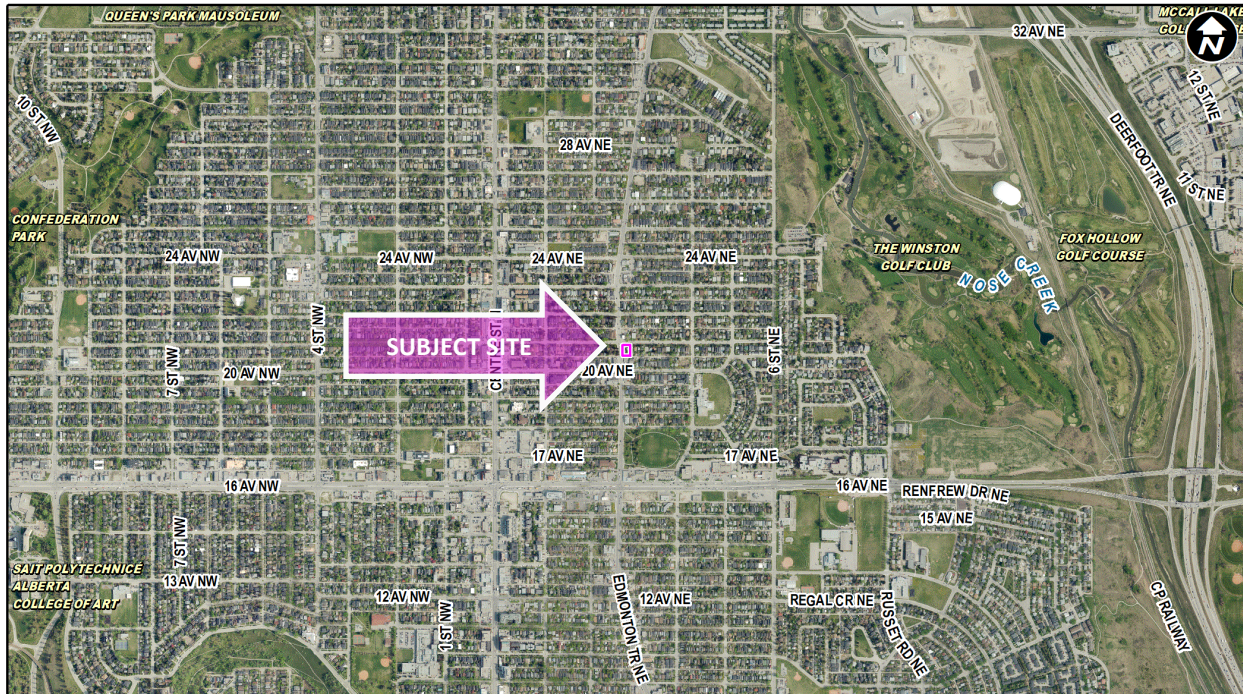
BACKGROUND

This policy and land use amendment application was submitted by Rick Balbi Architect on behalf of landowners 2043827 Alberta Ltd (Wilson Ng) on 2020 May 28. No development permit has been submitted at this time but the applicant has indicated the intention to develop a mixed use building with commercial uses at grade and three storeys of residential development (Attachment 2).

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Site Context

The subject site is located in the northeast community of Winston Heights-Mountview and is located on the southeast corner of 21 Avenue NE and Edmonton Trail NE. The site is comprised of two parcels approximately 0.10 hectares (0.24 acres) in size. Together the parcels are approximately 30 metres wide and 42 metres deep. One parcel is developed with a single detached dwelling with rear detached garage (405 – 21 Avenue NE), while 401 – 21 Avenue NE remains undeveloped. A rear lane provides vehicular access to the sites.

Surrounding development includes a mix of land uses including Residential – Contextual One / Two Dwelling (R-C2) District, Multi-Residential – Low Profile (M-C1) District, Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District. 16 Avenue NE is located approximately 500 metres to the south and Centre Street is located approximately 440 metres to the west. Edmonton Trail NE, 16 Avenue and Centre Street are all identified as Urban Main Streets in the MDP.

There is a 2.134 metre bylaw setback along Edmonton Trail NE intended for public realm enhancements. Although Edmonton Trail NE is part of the Main Street program, it is not currently funded to undertake the streetscape plan, and as such, enhancements are currently undertaken by the developer on a site-by-site basis through the development permit process.

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As identified in *Figure 1*, the community of Winston Heights -Mountview reached peak population in 1970.

Figure 1: Community Peak Population

Winston Heights-Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	1,195
Difference in Population (Percent)	-36.8%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation allows for a mix of uses at grade including residential, live-work and commercial with residential uses above. Development within the MU-1 District is intended to respond to the local context by establishing maximum building height and density for individual parcels and includes rules regarding the interface with lower density residential districts.

Land Use

The current land use designation for the site is Multi-Residential – Contextual Low Profile (M-C1) District which allows for a variety multi-residential building forms. The current district would allow for a maximum of 14 dwelling units on the site and a maximum building height of 14 metres. Though a variety of residential building forms are allowed in M-C1, commercial uses are not contemplated.

The proposed Mixed Use - General (MU-1f3.5h20) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district, as proposed, allows both commercial and residential uses at street level. A maximum height of 20 metres is proposed. Development within the MU-1 District is intended to respond to local area context by establishing maximum building height and density for individual parcels and includes rules regarding the interface with lower density residential districts. The proposed height increase is limited by the required step backs from low density residential lands allowing a transitional building height to low density residential districts. The proposed land use district, and increase in floor area ratio and height, is appropriate as it recognizes the site context along an Urban Main Street and adjacent to lower density housing, while intensifying land uses along the Edmonton Trail NE.

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As per the *Municipal Development Plan* (MDP), Edmonton Trail NE has been classified as an Urban Main Street, which is considered a linear activity centre appropriate for sensitive increases in density. The MU-1 District also allows for a sensitive transition from the commercial node at 20 Avenue NE and Edmonton Trail NE, allowing the opportunity for support commercial businesses to continue along Edmonton Trail NE, supporting the policy direction of the MDP.

Development and Site Design

The rules of the proposed MU-1f3.5h20 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the lane, including parkade access;
- public realm enhancements within the 2.134 metre bylaw setback for public realm enhancements along Edmonton Trail in alignment with the Main Streets policies as this portion is currently unfunded as part of the Main Streets program;
- building massing and relationship with the adjacent residential parcels to the east;
- mix of uses within the building; and
- appropriate amenity space for the residents.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an environmental site assessment was not deemed required.

Transportation

The parcel is located along Edmonton Trail NE which is identified as an Urban Boulevard in the Calgary Transportation Plan. The site located along the Primary Transit Network with a transit stop for Routes 4 and 5 located approximately 50 metres to the north and the MAX Orange line located approximately 550 metres to the south on 16 Avenue NE. A future Green Line station is planned to be located approximately 850 metres to the southwest at 16 Avenue and Centre Street.

Pedestrian access to the site is available from existing sidewalks along 21 Avenue NE and Edmonton Trail NE with vehicular access to the site from the rear lane. Unrestricted parking is available along on 21 Avenue NE. Street parking is not permitted along Edmonton Trail NE. Neither a Transportation Impact Assessment nor Parking Study were required as part of this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing

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connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Climate Resilience

The applicant has identified an intention to include Electric Vehicle charging stations in a future development on the site. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

The applicant delivered postcards to parcels in the immediate vicinity with additional information on the proposed redesignation and contact information for the project team.

During the notice posting period 3 public submissions were received from local residents. The comments received focused on the parking provisions for the development and noted that there is currently unrestricted parking on 21 Avenue NE which will be in higher demand should redevelopment of the subject site proceed.

The Winston Heights-Mountview Community Association responded to the circulation and indicated that that have no comments on the proposal at this time.

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 (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns 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](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Urban Main Street area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses.

Urban Main Streets are intended to accommodate commercial and residential intensification over time that serves not just the local area but the larger area as well. Development along Main Streets should create an active street environment by encouraging retail and service uses at grade, with office or residential uses on upper floors. Buildings should be located close to the sidewalk, and may contain smaller units to encourage the active frontage. Transitions between the Main Street and adjacent areas should be sensitive to the scale and form of surrounding buildings and uses. This application is in keeping with the policy direction provided in the MDP.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. The applicant has identified that they plan to install Electric Vehicle charging stations in a future development, supporting the objectives of Program 5: Low or Zero-Emissions Transportation Modes.

Winston Height/Mountview Area Redevelopment Plan (Statutory – 2006)

The subject site is located within the ARP's Area 5 Medium Density – Edmonton Tr land use policy area. This area is intended to provide opportunities for multi-unit dwelling development along a transit route. The ARP was approved prior to the adoption of the MDP and does not include mixed use are in the policy. Given this, a minor amendment to Map 3 – Policy Areas is proposed to include the subject site in Area 7 Local Commercial – Edmonton Trail which is intended to allow for a mix of commercial and residential uses along Edmonton Trail NE. Additional amendments are required to remove the subject site from Map 8 - Medium Density: Edmonton Trail NE which is for residential only land uses and add the subject site to Map 10 – Local Commercial – Edmonton Trail NE which would recognize the mixed-use nature of the proposal. The ARP was created prior to the adoption of the Municipal Development Plan (2009) and CTP.

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A minor text amendment is also required to support this application as the Area 7 policies for development along Edmonton Trail NE restrict the maximum height to two storeys. A site specific amendment is required to allow for 20 metres of height for this application. The proposed amendments are included in Attachment 1.

North Hill Communities Local Area Plan (Draft)

The North Hill ARP is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Winston Heights-Mountview and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.

Social, Environmental, Economic (External)

The proposed land use district allows for a compact, urban form that provides a wide range of pedestrian oriented commercial uses with additional residential density in close proximity to the Primary Transit Network. The addition of these uses to the community will attract more users to the Edmonton Trail NE Urban Main Street and bring more shops and services within walking distance to the local residents. It also capitalizes on the existing and future transit infrastructure and investment currently planned and/ or implemented for the area.

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 there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is compatible with the applicable policies identified in the *Municipal Development Plan* and the general intent of the *Winston Heights/Mountview Area Redevelopment Plan*. The subject site is located along an identified Main Street, is in close proximity to other existing commercial uses and two other Main Streets and has excellent access to a variety of transit routes. The proposal provides for a moderate increase in residential density and a future development in a form that respects the nearby low-density residential development and adds additional opportunities for commercial uses along Edmonton Trail NE.

ATTACHMENT(S)

1. Proposed Amendments to the Winston Heights/Mountview Area Redevelopment Plan
2. Applicant Submission