

Road Closure, Land Use Amendment and Outline Plan and in Winston Heights/Mountview (Ward 7) at multiple addresses, LOC2020-0041

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') to subdivide of 9.83 hectares \pm (24.28 acres \pm) with conditions (Attachment 13).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for closure of 0.15 hectares \pm (0.36 acres \pm) of road (Plan 2011532, Area 'A', Area 'B') adjacent to 990 and 1020 - 16 Avenue NE (Plan 1442JK Blocks S and T), with conditions (Attachment 7).
3. Give three readings to the proposed bylaw for the redesignation of 9.83 hectares \pm (24.28 acres \pm) located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') from Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Special Purpose – Recreation (S-R) District and Undesignated Road Right-of-Way to Mixed Use - General (MU-1f4.0h40) District, Mixed Use - General (MU-1f2.5h22) District, Multi-Residential – Contextual Low Profile (M-C1d75) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks to close a portion of road, establish a subdivision framework including the road closure area and redesignate the subject site to allow for mixed use and multi-residential redevelopment within the developed area of Winston Heights/Mountview.
- The proposal will accommodate a variety of housing types, commercial and employment opportunities along this Urban Main Street location, which supports demographic diversity of the community, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan*.
- This project proposes a comprehensive approach that responds to multiple objectives of the *Climate Resilience Strategy*, including brownfield redevelopment, green building and renewable energy.
- What does this mean to Calgarians? This proposal allows for more diversity in housing and employment opportunities with access to alternative transportation modes and more efficient use of existing infrastructure.
- Why does this matter? The proposal will function as a gateway along the 16 Avenue Urban Main Street and enable additional commercial and employment opportunities that could help activate and spur other growth along this corridor.

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- On 2015 March 30, Council approved an in-camera verbal update ([C2015-0140](#)) regarding the subject site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by the landowner, The City of Calgary, on 2020 March 27. Real Estate and Development Services (RE&DS) are acting on behalf of The City of Calgary as the applicant. Subject to the approval of this proposal by Council, RE&DS will pursue subdivision of the lands with the intent to dispose of the individual properties at a future date. The subject site is located in the northeast community of Winston Heights/Mountview, situated at the northeast corner of Moncton Road NE and 16 Avenue NE. No development permits have been submitted at this time.

As per the Applicant's Submission (Attachment 3) this application proposes to facilitate a comprehensively planned redevelopment of the site including multi-residential and mixed use development with an anticipated 1,063 dwelling units and 3,700 square metres of commercial space. This application allows a mix of uses which transition from higher intensities of development in proximity to 16 Avenue and the MAX Orange BRT route, to lower intensities adjacent to the escarpment to the north.

Height and density modifiers are proposed to facilitate the intensity transition across the site, which is aligned with the *Municipal Development Plan's* Urban Main Street targets, and the objectives of the *Winston Heights/Mountview ARP*.

The site is also located in the proposed *North Hill Local Area Plan* identified as a Comprehensive Planning Site. Comprehensive Planning Sites provide direction for large sites where additional planning or supplementary site design will be needed to support future planning applications. The application is in alignment with the provisions of the *North Hill Local Area Plan* as proposed.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public/Stakeholders were informed
- Stakeholder or customer dialogue/relations were undertaken

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate.

In response, the applicant attended Winston Heights/Mountview and Renfrew Community Association meetings, hosted two public open houses with a combined 196 participants and

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facilitated two public workshop sessions that included 79 participants. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notifications were sent to adjacent landowners.

The Winston Heights/Mountview Community Association provided a response of no objection on 2021 January 26 (Attachment 5).

Administration received three letters of opposition from the public, expressing concerns related to proposed building heights and increased traffic.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed building heights allow for development of the site that meets the density and intensity targets of the *Municipal Development Plan* and *Winston Heights/Mountview Area Redevelopment Plan*.

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 on the proposed road closure and land use amendment will be advertised.

IMPLICATIONS

Social

The proposal allows for a variety of housing choices in mixed-use and multi-residential building forms. The proposal may accommodate the housing needs of a more diverse population looking for convenient access to transit and services within a walkable distance. Furthermore, the applicant has indicated that they plan to pursue the provision of some non-market affordable housing on the site in the future. Specific details on this will be part of future development permit applications. Additional details are provided in Attachment 9.

Environmental

A brownfield site with a history of environmental liabilities will be restored and redeveloped through this project. A comprehensive approach to addressing multiple objectives of the [Climate Resilience Strategy](#) is also proposed, see Attachment 8 for details.

Economic

The proposal enables a greater variety of housing choice, supports local business, and employment opportunities within the community of Winston Heights/Mountview. Redevelopment of this site will bring additional residents to an inner city community that has experienced a population reduction of 26.9 percent since the peak population in 1970.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Land Use District Map
3. Applicant's Submission
4. Applicant Outreach Summary
5. Community Association Letter
6. Registered Road Closure Plan
7. Road Closure Conditions
8. Climate Strategy Submission
9. Affordable Housing Submission
10. Urban Design Review Panel Comments
11. Applicant's UDRP Response
12. Proposed Outline Plan
13. Outline Plan Conditions of Approval
14. Outline Plan Data Sheet

Department Circulation

General Manager	Department	Approve/Consult/Inform