

**LAND USE AMENDMENT  
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)  
WEST OF 4 STREET NE AND NORTH OF 19 AVENUE NE  
BYLAW 69D2017**

**MAP 27C**

**EXECUTIVE SUMMARY**

This land use redesignation proposes to redesignate one parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 December 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 69D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 460 – 19 Avenue NE (Plan 419R, Block 4, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 69D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and the Winston Heights / Mountview Area Redevelopment Plan (ARP). The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a range of low-density residential building types that would be compatible with the character of the existing neighbourhood. In addition, the subject parcel is located on a corner and has lane access.

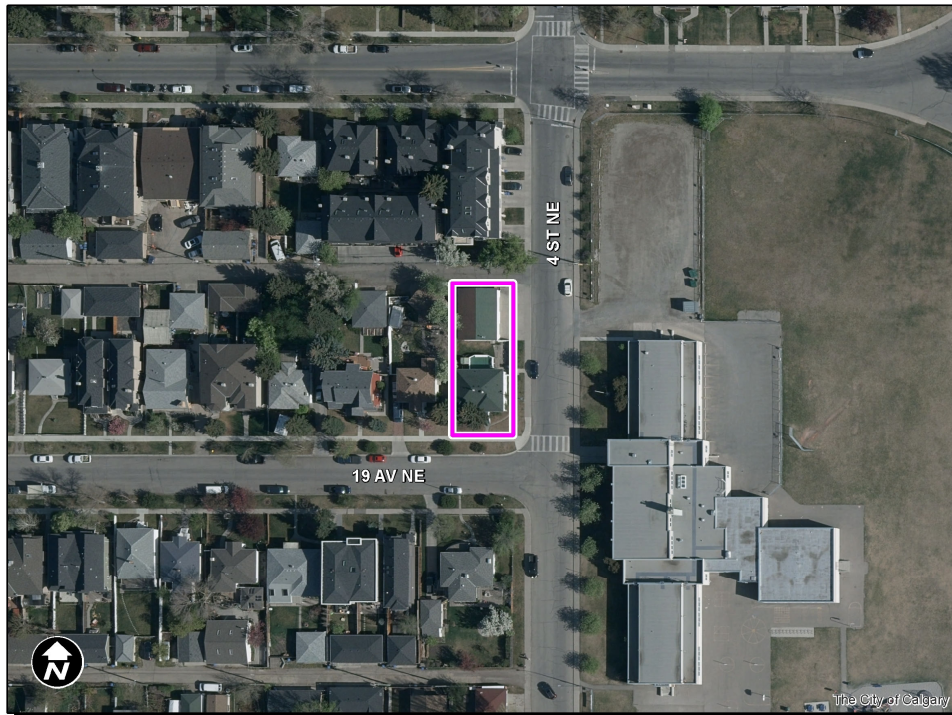
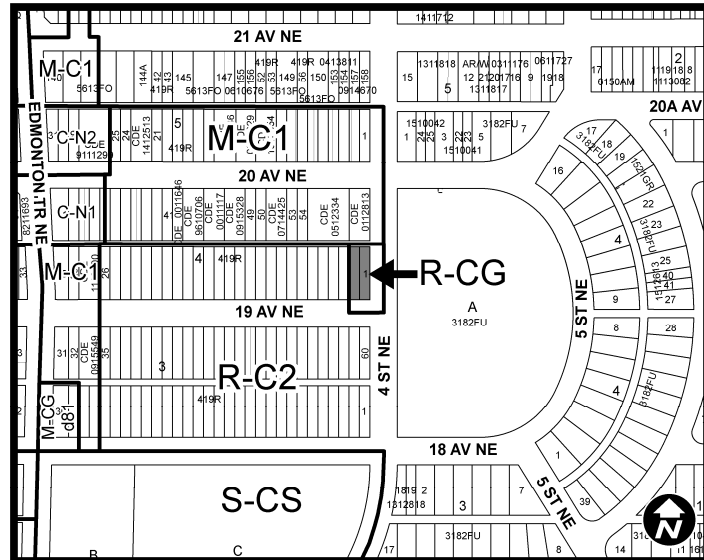
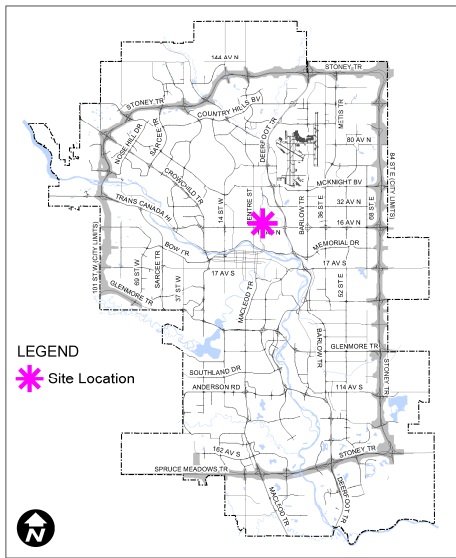
**ATTACHMENT**

1. Proposed Bylaw 69D2017
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 460 – 19 Avenue NE (Plan 419R, Block 4, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

**Moved by: G.-C. Carra**  
Absent: S. Keating

**Carried: 8 – 0**

Reasons for Approval from Ms. Juan:

- I support all 3 applications as they are modest densifications on parcels at the end of a block. Having a greater housing mix in these areas can add to a neighbourhood's vitality and sense of community.

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**Applicant:**

Inertia

**Landowner:**

Amritpal Kundan  
Harsimren Kundan

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Winston Heights / Mountview at the northwest corner of 4 Street NE and 19 Avenue NE. The existing development on the parcel consists of a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing to the west and south. There is multi-residential development to the north and Mountview School to east across 4 Street NE.

<b>Winston Heights/Mountview</b>	
Peak Population Year	1970
Peak Population	4,972
2016 Current Population	3,844
Difference in Population (Number)	-1,128
Difference in Population (Percent)	-23%

**LAND USE DISTRICTS**

This application proposes redesignating the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single-detached and semi-detached dwellings.

**LEGISLATION & POLICY**

Municipal Development Plan (Statutory/Approved by Council – 2009)

The subject parcel is located within the *Developed Residential – Established Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Established*

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Area policies apply. In general, these policies encourage redevelopment in established communities that is similar in scale and built-form to existing development including a mix of housing such as semi-detached, townhouses, cottage housing, rowhousing and secondary suites.

Winston Heights/Mountview Area Redevelopment Plan (Statutory/Approved by Council – 2006)

General residential policies of the Winston Heights / Mountview Area Redevelopment Plan (ARP) support sensitive intensification, including increased density, in residential areas. Map 3 of the ARP identifies the subject site as Area 1 – Low Density Laned Lots. While this area is intended to maintain single and semi-detached housing as the predominant land use, general residential policies of the ARP seek to provide for a variety of housing stock for a range of age groups, incomes and lifestyles.

The application is in keeping with the relevant policies of the ARP as the proposed R-CG District allows for residential built-forms that are consistent with the policies of the ARP and will allow for sensitive intensification should the site redevelop in the future.

Location Criteria for Multi – Residential Infill

Council implemented ‘Location Criteria for Multi-Residential Infill’ (APPENDIX ) to provide a more specific tool for the review of land use amendment applications and associated amendments to local area plans seeking to allow for multi-residential developments in low density residential areas.

The following location criteria were consistent with the guidelines:

- On a corner parcel;
- Within 400 metres of a transit stop;
- Adjacent to existing or planned non-residential development or multi-dwelling development;
- Direct lane access; and
- Adjacent to or across from existing or planned open space or park or community amenity.

The following location criteria were not met:

- Along or in close proximity to an existing or planned corridor or activity centre;
- On a collector or higher standard roadway on at least one frontage; and
- Within 600 metres of an existing or planned Primary Transit stop station.

The proposed land use satisfies many of the locational criteria for multi-residential infill housing.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

A Traffic Impact Assessment (TIA) was not required as part of this application. At the Development Permit stage, vehicle access will be from the rear lane. The area is served by Calgary Transit with a bus stop located approximately 300 metres walking distance from the site along Edmonton Trail NE.

**UTILITIES & SERVICING**

Water, sanitary and sewer services are available and can accommodate the future redevelopment of the subject site without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required as part of this application.

**ENVIRONMENTAL SUSTAINABILITY**

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Winston Heights/Mountview Community Association was circulated regarding this application. No comment was received.

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**Citizen Comments**

There were three responses received in opposition to the application from the surrounding neighbours. These letters expressed concerns with changing the nature of the neighbourhood, loss of privacy, and parking and traffic issues.

**Public Meetings**

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Winston Heights / Mountview and consists of 0.058 ha. The land is privately owned. A land use amendment is required in order to construct a four-unit Row House Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District) which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide four dwellings in a Row house Building configuration with front doors facing 4 Street NE. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaws explains that the R-CG District:

*accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

This proposed development is consistent with the local area plan for Winston Heights / Mountview which encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for row house development:

- The site is less than 5 minutes' walk from transit routes on 16 Avenue NE & Edmonton Trail NE
- The site is across the road from Mountview School
- The site is less than 5 minutes' walk from local shopping and other commercial uses on 16<sup>th</sup> Avenue NE.
- Munro Park is only one block away from the site.



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**APPENDIX II**

**LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL**

<b>Subject Site</b>	<b>Comments</b>	
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	Yes
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes
Within 600m of an existing or planned Primary Transit stop station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	No
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	No
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	Yes
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	Yes
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	No
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes