

Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 - 18 Avenue NE, LOC2020-0166

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 639 - 18 Avenue NE (Plan 3182FU, Block 10, Lot 6) from Residential – One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings, together with secondary suites).
- This application represents an appropriate density increase of the site, allows for development that will be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan*.
- What does this mean to Calgarians? This provides a modest increase in density, recognizing a low-density residential form, in close proximity to established transit routes, outdoor amenity areas and commercial offers in an established inner city neighbourhood.
- Why does this matter? By providing increases in density, R-CG development provides a greater choice of housing and affordability in established areas, close to a range of goods and services.
- There is no previous Council direction in relation to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by K5 Designs on behalf of the landowner, Vinc Home Limited, on 2020 November 05. The Applicant Submission (Attachment 2) indicates that the landowner is seeking to redevelop this property with a three-unit rowhouse building. The parcel is currently developed with a single detached dwelling and detached garage. A development permit application has not been submitted at this time.

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)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public

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stakeholders and the Community Association was appropriate. In response, the applicant placed a sign on the property in lieu of a post card drop (due to COVID-19 concerns). This sign led to the applicant receiving three letters of support for the proposed development. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one email from the public, stating that the proposed land use is not in keeping with land uses of the surrounding properties.

No comments from the Winston Heights/Mountview Community Association were received at the time of writing this report.

Administration considered the relevant planning issues specific to the application, together with comments received (relating to the compatibility of land use) and has determined the proposal to be appropriate. Issues such as parking, site development, landscaping and building design will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment application 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.

IMPLICATIONS

Social

The recommended land use allows for a wider range of housing types than the existing R-C2 District. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

The potential increase in population would mean opportunities for increases of use for local goods and services, benefitting the micro-economy in this part of the Winston Heights/Mountview community.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known associated risks with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform