

Background and Planning Evaluation

Background and Site Context

This land use amendment application was submitted by K5 Designs on behalf of landowner, Vinc Home Limited, on 2020 November 5. The site is well connected by public transit, is in close proximity to a wide range of services and activity centres, and there are a number of other R-CG sites in close proximity to this corner parcel.

This 0.05 hectare corner parcel has direct lane access and is located in the community of Winston Heights/Mountview. In the general area of the site, Munro Park is located two blocks to the west, Mount View School to the northwest, commercial development (offering a range of goods and services, including the Calgary Co-op) to the south along 16 Avenue NE, and the Winston Golf Club, an off-leash dog park and the Fox Hollow Golf Course to the east.

The general area is characterized by low density residential development, in the form of single and semi-detached dwellings, as typified by the Residential – One / Two Dwelling (R-C2) District land use. However, this site is towards the fringes of the wider R-C2 designation. Land uses to the south are dominated by the 16 Avenue corridor with commercial (C-COR2 District) prevailing. There are M-C2 designated lands one block south of the site.

A development permit application has not been submitted at this time.

Community Peak Population Table

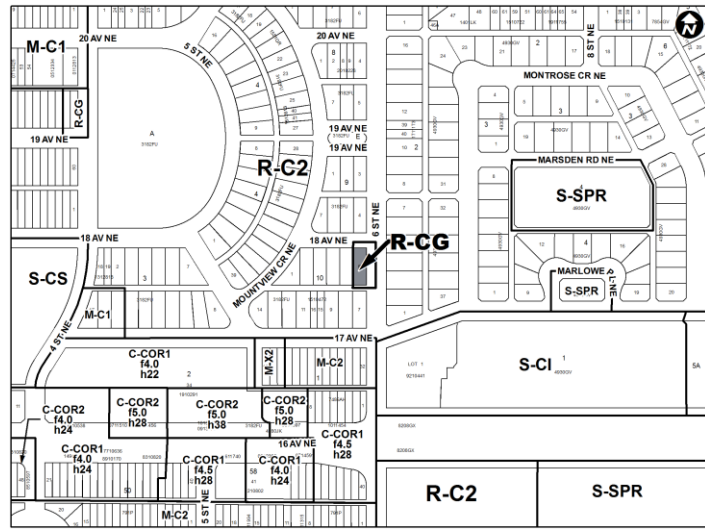
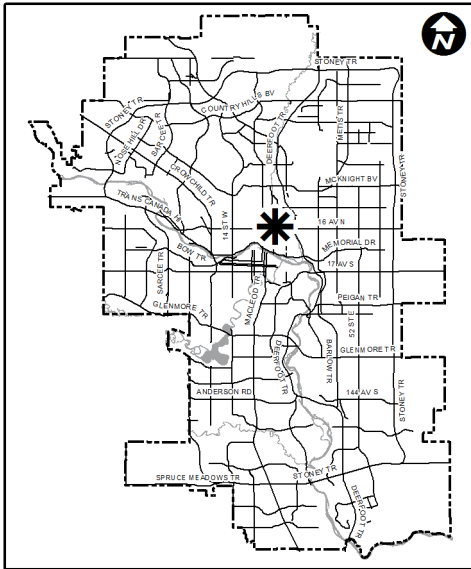
As identified below, the community of Winston Heights/Mountview reached its peak population in 2016, and the population has remained relatively the same.

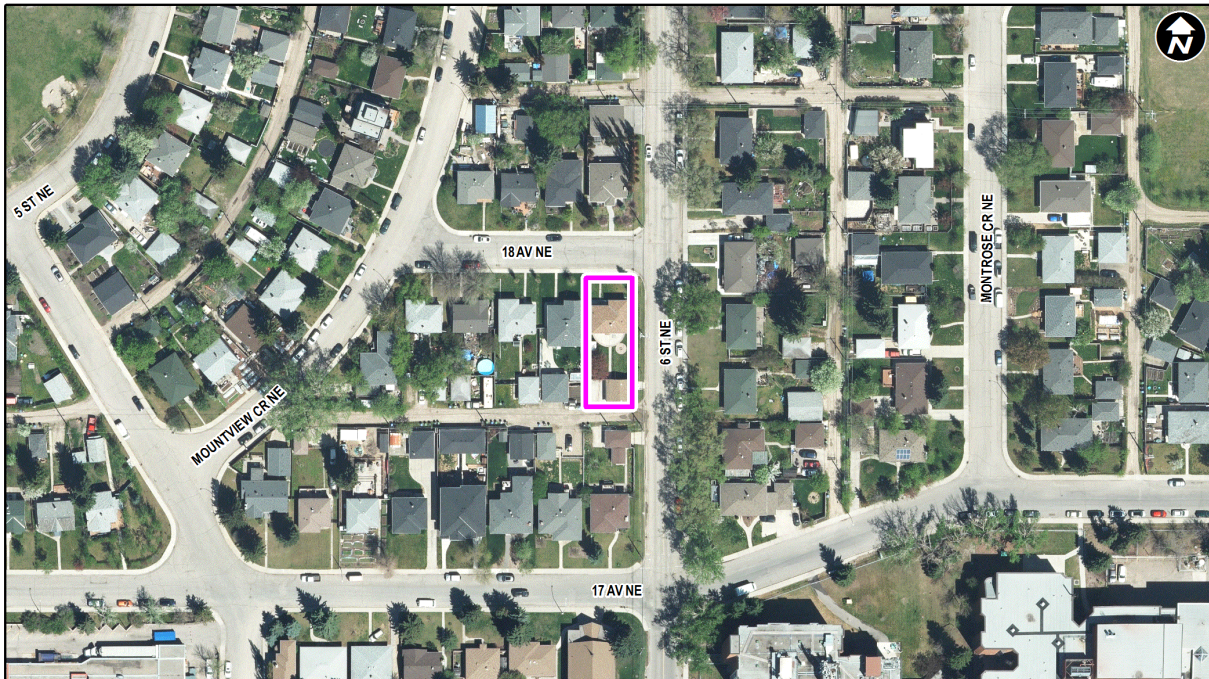
Winston Heights/Mountview	
Peak Population Year	2016
Peak Population	3,645
2019 Current Population	3,635
Difference in Population (Number)	-10
Difference in Population (Percent)	-0.03%

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.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses in the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of three dwelling units.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, 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:

- Ensuring an engaging built interface along both the 6 Street NE and 18 Avenue NE frontages;
- Ensuring access for the principal dwellings meets grade-oriented design definitions;
- Improving pedestrian connections along 6 Street NE by ensuring principal vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

There is rear lane access to the site for vehicular access and parking. There are no pedestrian sidewalks along 6 Street NE, but a sidewalk is located along the front of the property on 18 Avenue NE. The existing sidewalk would be retained and new sidewalk on 6 Street NE would be encouraged up to the lane with any future redevelopment of the site.

There is transit availability close to the site, including regular bus transit services (Route 19) along 16 Avenue NE and the MAX Orange BRT, linking to a number of services on Centre Street N.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment was not required.

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

Legislation and Policy

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.

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 Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of 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 relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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

The [Winston Heights/Mountview ARP](#) identifies the site as Area 1 – Low Density Laned Lots on Map 3. The goals for residential development include increasing density of new infill development to support sensitive intensification and to provide a variety of housing that attracts a range of age groups, income levels and lifestyles. The proposal is consistent with the ARP.

North Hill Communities Local Area Plan (Proposed)

The *Winston Heights/ Mountview ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) 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 presented for approval by City Council in 2021 March. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.

Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The [Transit Oriented Development Policy Guidelines](#) encourages transit-supportive land use and development that creates a higher quality public realm, walkable, mixed-use environments in order to optimize use of existing transit infrastructure, create mobility options for Calgarians, and benefit local communities and city-wide transit riders alike.