

## Policy Amendment in Winston Heights-Mountview (Ward 7)

### RECOMMENDATION(S):

That Council hold a public hearing and give three readings to Proposed Bylaw 18P2021 for the amendments to the *Winston Heights-Mountview Area Redevelopment Plan* (Attachment 2).

### HIGHLIGHTS

- The purpose of this report is to allow for a public hearing on proposed amendments to the *Winston Heights-Mountview Area Redevelopment Plan*, directed by Council through a motion arising on 2021 March 22. The proposed amendments relate to commercial uses, non-market housing and parking requirements.
- What does this mean to Calgarians? The proposed amendments allow for commercial uses close to primary transit, non-market housing opportunities, and minimize vehicle parking impacts in the Midfield Heights Outline Plan area.
- Why does it matter? The proposed *Winston Heights-Mountview Area Redevelopment Plan* amendments may better accommodate the housing needs of a diverse population, limit impervious areas and limit surface parking lot impacts.
- At the 2021 March 22 Combined Meeting of Council, a motion arising was carried, directing Administration to prepare a bylaw, including the required advertising, to amend the Winston Heights/Mountview Area Redevelopment Plan and return directly to the 2021 April 12 Meeting of Council.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1.

### DISCUSSION

As recommended by the Calgary Planning Commission, three readings of Bylaws 2C2021 and 34D2021 were carried by Council on 2021 March 22 for road closure and land use redesignation of land within the Midfield Heights Outline Plan area (Attachment 1).

Following approval of the bylaws, a motion arising was carried by Council directing Administration to prepare a bylaw, including required advertising, to amend the *Winston Heights-Mountview Area Redevelopment Plan* and return directly to Council at the 2021 April 12 meeting. The proposed amendments require commercial uses along a portion of 16 Avenue NE and Moncton Road NE kitty-corner to the MAX Orange Primary Transit stop, non-market housing on at least two parcels in the Midfield Heights Outline Plan area, and 75% of parking stalls required with future development to be provided in structures and to minimize impacts of surface parking lots.

The proposal in Report CPC2021-0066 (Attachment 3) did not include amendments to the *Winston Heights-Mountview Area Redevelopment Plan*, which means the bylaw has not been advertised, and a public hearing has not been held on this matter. The *Municipal Government Act* requires that area redevelopment plan amendments be advertised before a public hearing and decision by Council. The proposed amendments to the *Winston Heights-Mountview Area Redevelopment Plan* have now been advertised in accordance with the *Municipal Government Act* and the proposed amendments to the *Winston Heights-Mountview Area Redevelopment Plan* are ready for public hearing. Administration is recommending approval of the proposed amendments.

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### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Notification of the Public Hearing for proposed Bylaw 18P2021 was advertised in accordance with the *Municipal Government Act*.

### **IMPLICATIONS**

#### **Social**

The proposed amendments to the *Winston Heights/Mountview Area Redevelopment Plan* facilitate non-market housing within the Midfield Heights Outline Plan area, which may better accommodate the housing needs of a diverse population.

#### **Environmental**

The proposed amendments to the *Winston Heights/Mountview Area Redevelopment Plan* limits land cover by surface parking lots, which may limit impervious areas within the Midfield Heights Outline Plan area.

#### **Economic**

The proposed amendments to the *Winston Heights/Mountview Area Redevelopment Plan* requires commercial uses within the Midfield Heights Outline Plan area, which may facilitate future employment opportunities.

#### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with the proposed amendments to the *Winston Heights/Mountview Area Redevelopment Plan*.

### **ATTACHMENT(S)**

1. Previous Council Direction, Background
2. Proposed Bylaw 18P2021
3. Report CPC2021-0066

Department Circulation

**Planning & Development Report to  
Combined Meeting of Council  
2021 April 12**

**ISC: UNRESTRICTED  
C2021-0527  
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General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development	Approve