

LAND USE AMENDMENT
WINSTON HEIGHTS / MOUNTVIEW (WARD 9)
5 STREET NE AND 33 AVENUE NE
BYLAW 220D2016

MAP 34C

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 secondary suites in the existing semi-detached building.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 July 14

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 220D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3401 - 5 Street NE (Plan 5942AD, Block 7, 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 220D2016

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan 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.

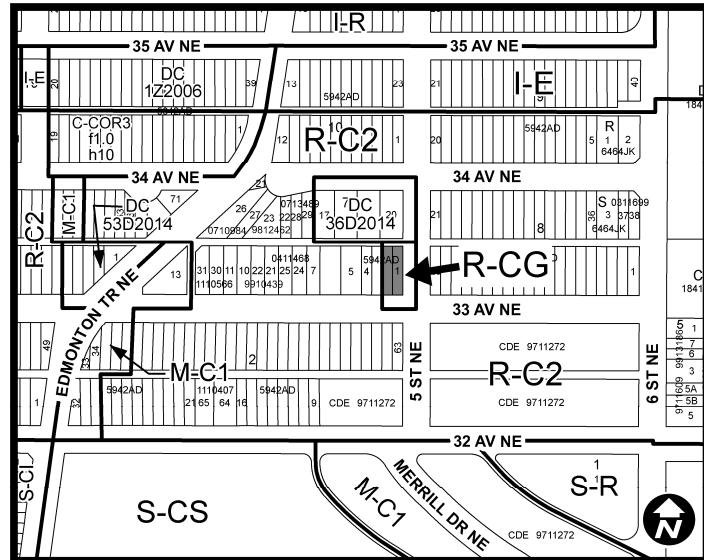
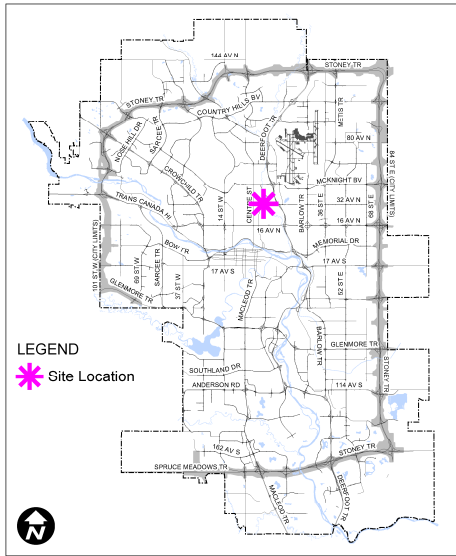
ATTACHMENT

1. Proposed Bylaw 220D2016

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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 0.05 hectares ± (0.12 acres ±) located at 3401 - 5 Street NE (Plan 5942AD, Block 7, 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: 7 – 0

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Applicant:

Kellam Berg Engineering & Surveys Ltd

Landowner:

Dawid K Borys
Joanna M Swacha-Borys

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Winston Heights / Mountview at the northwest corner of 5 Street NE and 33 Avenue NE. The existing development on the parcel consists of a semi-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. A multi-residential site developed as rowhouses is located to the southeast of the parcel while the Greenview Industrial Park is located two blocks to the north.

A summary of current and peak population for the community is provided below:

Winston Heights / Mountview Community	
Peak Population Year	1970
Peak Population	4,972
2015 Current Population	4,035
Difference in Population (Number)	-937
Difference in Population (Percent)	-19%

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. The R-CG also allows for secondary suites in semi-detached buildings.

While the applicant's intent for this application is to accommodate two secondary suites in the existing semi-detached building on the site, administration evaluated this application recognizing that the proposed R-CG would allow for up to four units should the site redevelop in the future.

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LEGISLATION & POLICY

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).

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 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.

This application is in keeping with relevant MDP policies as the rules of the R-CG district provide for development that is sensitive to existing low-density residential development in terms of height, built-form and density.

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.

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.

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.

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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 has no concerns with the application (APPENDIX II).

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Kellam Berg has been retained by the homeowner to undertake a Land Use Redesignation on said property. The Subject Site is a corner lot located at 3401 – 5 Street NE (just north of Georges P Vanier Junior High School). There is a semi-detached dwelling facing 5 Street NE and a 3 car garage in the rear yard. The dwelling has 4 entrances, two face 5 Street NE, the third at the rear of the house and the last one facing 33 Avenue NE.

An approved Land Use would permit two secondary suites in the existing semi-detached residential building.

Land Use Context

The Subject Site is situated in a predominantly residential neighbourhood. Under the current Land Use Bylaw the majority of the surrounding area is designated "Residential – Contextual One/Two Dwelling (R-C2)". There are 4 lots immediately north of the Site designated Direct Control (Bylaw Number 36D2014). This direct Control District permits 2 additional units in each of the existing semi-detached buildings. As you move away from the Site the Land Uses start to include Industrial, Commercial & Multi-family type uses.

Land uses listed in the R-C2 district include semi-detached dwelling and secondary suites. However, secondary suites are not permitted in a building other than a single detached dwelling. Under the existing Land Use bylaw, secondary suites are not permitted in the existing building. In light of this, we are proposing a Land Use Bylaw amendment from the existing R-C2 to the "Residential – Grade-Oriented Infill (R-CG) District".

Proposed Development

Prior to settling on a land designation that would fit our needs we approached the City's Planning staff for their opinion on what they feel could be the most appropriate designation based on our goal. After listening to our objectives and after some consideration it was suggested that R-CG could be the most appropriate land use. The R-CG designation seems to be the most suitable for the following reasons:

- The R-CG district is a newer district that was not available when the adjacent properties to the north were rezoned into the direct control district described above
- The R-CG district appears to comply with the intent of the Winston Heights/Mountainview Area Redevelopment Plan (the A.R.P) that identifies the block for "low density laned residential".

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

From: [Kris Webb](#)
To: [Gonzalez, Troy C.](#)
Subject: LOC2016-0083
Date: Sunday, May 29, 2016 2:29:13 PM

Hi Troy,
Sorry for the delay on our community comments. The Planning & Development committee of Winston Heights has no concerns with then Land Use Amendment as noted above.

Thanks,
Kris

Kris Webb
Chair, Planning and Development Committee
Winston Heights/Mountview Community Association
Cell: 403-589-2662
planning@winstonheights.ca
www.winstonheights.ca

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APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a Corner	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>
Within 400m of a transit stop	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
Within 600m of a Primary Transit stop or station	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
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
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.