

Land Use Amendment in Winston Heights/Mountview (Ward 7) at 85 Montrose Crescent NE, LOC2021-0024

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 85 Montrose Crescent (Plan 4930GV, Block 4, Lot 20) 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* (MDP) and the *Winston Heights/Mountview Area Redevelopment Plan* (ARP).
- 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 uses in an established inner city neighbourhood.
- Why does this matter? R-CG development provides a greater choice of housing and affordability in established areas, close to a range of goods and services.
- No development permit has been submitted.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by Sara Karimiavval on behalf of the landowner, Vince Malayandi, on 2021 February 16. The Applicant Submission (Attachment 2) indicates that the landowner is seeking to redevelop this property with a four-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

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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 stakeholders and the community association was appropriate. In response, the applicant mailed letters to adjacent landowners and contacted the Winston Heights Community Association. 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 two letters of objections from the public, citing concerns that the proposed land use will negatively impact the surrounding properties and increase traffic congestion and population in the community.

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 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 review stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use 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 changes are low-density in nature and 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 resiliency strategies will be explored and/or implemented at the development permit review stage.

Economic

The potential increase in population may lead to an increase in use of local goods and services to benefit the immediate community.

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Service and Financial Implications

No anticipated financial impact.

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