

Land Use Amendment in Winston Heights/Mountview (Ward 9) at 802 - 16 Avenue NE, LOC2020-0172

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings for the proposed bylaw for the redesignation of 0.77 hectares ± (1.91 acres ±) located at 802 – 16 Avenue NE (Plan 4930GV, Blocks 5 and 5A) from Commercial Corridor 2f1.0h12 (C-COR2f1.0h12) District to Mixed Use - General (MU-1f4.0h22) District and Mixed Use - General (MU-1f6.5h45) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed use development with the potential for commercial and residential uses in the same building, with buildings up to 12-storeys in height on the southern portion of the site and six-storeys on the northern portion of the site.
- The proposal allows for an appropriate building form and set of uses along the 16 Avenue Main Street and aligns with the *Municipal Development Plan* (MDP) and the with the *North Hill Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal would enable additional housing and commercial opportunities along the 16 avenue N main street and within close proximity to transit.
- Why does this matter? This would provide additional employment and residential opportunities in the North Hill area.
- No development permit has been submitted at this time.
- 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 application was submitted by Abugov Kaspar on behalf of the landowner, Ambassador Motels Ltd, on 2020 November 10.

The 0.77 hectare (0.91 acre) site is located in the northeast community of Winston Heights/Mountview. The site is on the NW corner of 16 Avenue and Moncton Road NE. The site is currently developed with a two-storey motel and an associated restaurant. The proposed Mixed Use - General (MU-1f4.0h22) District and Mixed Use - General (MU-1f6.5h45) Districts would allow for a mixed-use development consisting of buildings up to twelve-storeys on the southern portion of the site (facing 16 Avenue NE) and six-storeys on the northern portion of the site (facing 17 Avenue NE). No development permit application has been submitted at this time.

Directly to the east of the site is the former Midfield mobile home site (Midfield Heights) which has a similar master plan redevelopment with land use designation of MU-1, with similar heights (40m) and floor area ration (4.0 across the site). The proposed land use districts would be in keeping with the scale of this adjacent development and the major 16 avenue N Corridor, as well as the Urban Main Street typology as identified in the *Municipal Development Plan*. To the

Land Use Amendment in Winston Heights/Mountview (Ward 9) at 802 - 16 Avenue NE, LOC2020-0172

east of the site is the Carewest Dr. Vernon Fanning Centre, a three-storey medical facility with associated structured parkade. To the north, across 17 Avenue NE, are low density residential dwellings.

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 stakeholders and respective community association was appropriate. In response, the applicant created a web page for the development, provided an on-site poster and contacted the Winston Heights/Mountview Community Association. The applicant held a meeting with the Community Association on 2020 October 20, after which they received a letter of non-support. After amending the application to reduce building heights, the applicant again met with the Community Association on 2021 October 21, after which the Community Association provided a letter of support. 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 11 letters of opposition and one letter of support from the public. It should be noted that the original application proposed building heights of up to 20-storeys on the southern portion of the site. The letters of opposition included the following areas of concern:

- excessive building height;
- shadowing;
- increased traffic and parking issues;
- noise due to construction;
- vehicular access to the property;
- a desire to see the site, which is currently perceived to be an eyesore, redeveloped; and
- a desire to see the site stay within the heights proposed in the *North Hill Local Area Plan*.

Based on a review of public comments, as well as relevant policy, administration requested amendments to the proposed application by lowering the proposed building heights and associated floor area ratio to be in keeping with the *North Hill Local Area Plan*. The applicant worked to lower the building heights in response to both public feedback and Administration's request. Those who submitted letters of opposition were informed of the changes, three of

Land Use Amendment in Winston Heights/Mountview (Ward 9) at 802 - 16 Avenue NE, LOC2020-0172

which responded their concerns were not fully addressed and one who responded their concerns were addressed.

After viewing the revised proposal, The Winston Heights/Mountview Community Association provided a letter on 2021 October 28 (Attachment 4) in support of the application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, vehicular access and landscaping will be reviewed in more detail and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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 proposed application enables the continuation of development in the community of Winston Heights/Mountview, and provides a future framework for residential and commercial redevelopment. The development of these lands may enable a more efficient use of land and infrastructure, provide diversity of housing and commercial opportunities, and support the surrounding neighbourhood while introducing additional amenities for the community and greater area.

Environmental

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

Economic

The ability to develop a 12 and six-storey multi-residential or mixed-use developments may increase ridership and help create a transit-oriented node around the existing Moncton Road NE MAX Orange BRT Station. It would also make more efficient use of existing infrastructure while maximizing the MAX Orange investment.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning & Development Report to
Calgary Planning Commission
2021 November 18**

**ISC: UNRESTRICTED
CPC2021-1494
Page 4 of 4**

**Land Use Amendment in Winston Heights/Mountview (Ward 9) at 802 - 16 Avenue
NE, LOC2020-0172**

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform