

Background and Planning Evaluation

Background and Site Context

The subject site is located on the NW corner of 16 Avenue NE and Moncton Road. The 0.77 hectare parcel serves as a gateway to the area, being located near the eastern end of the 16 Avenue North main street. Immediately to the east of the site is the future Midfield Heights development (former Midfield mobile home park), to the west is the Dr. Vernon Fanning Centre, to the north across 17 Avenue NE a mix of low-density residential dwellings. To the south across 16 Avenue NE is a large playfield located adjacent to the Renfrew Aquatic Centre and Stew Hendy/Henry Viney Arenas. The site dimensions are approximately 87 metres by 87 metres and is currently developed with a two-storey motel with associated restaurant. Vehicle access is from both 16 Avenue NE (via a layby shared with the Dr. Vernon Fanning Centre) and Moncton Road. An existing MAX Orange BRT station is located adjacent to the site on 16 Avenue NE.

The application initially was proposed to allow for an approximately 20-storey tower building on the southern portion of the site and a 6-storey building on the northern portion of the site. Stakeholder feedback and a review of the existing policy, including the recently approved North Hill Local Area Plan, informed administration's review. Administration requested the applicant to reduce the height of the proposed land use to align with the *North Hill Local Area Plan (LAP)*, which supports a 12-storey height on the southern portion of the site and six-storeys on the northern portion of the site. Those changes were made to the application, which now is alignment with the LAP.

Community Peak Population Table

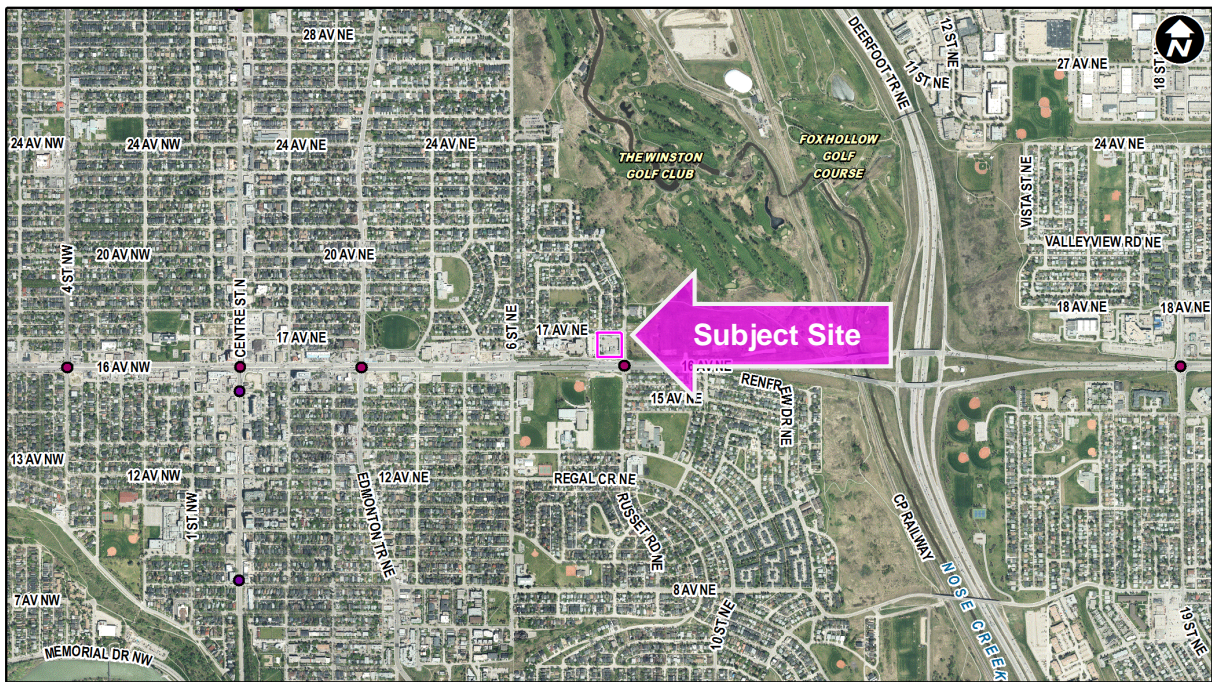
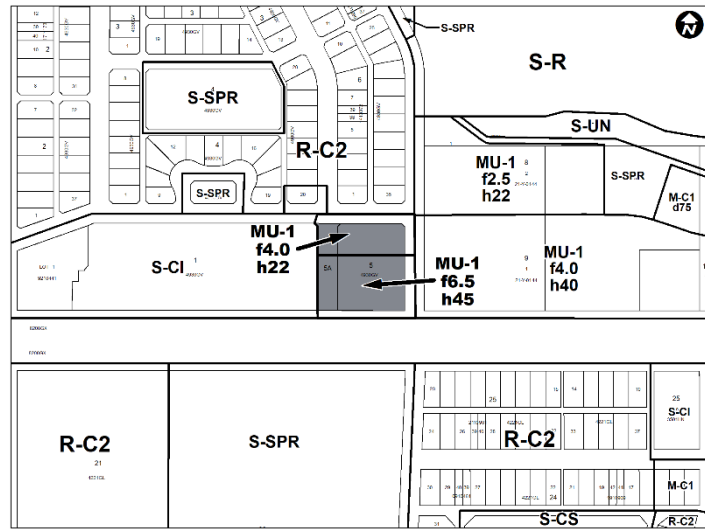
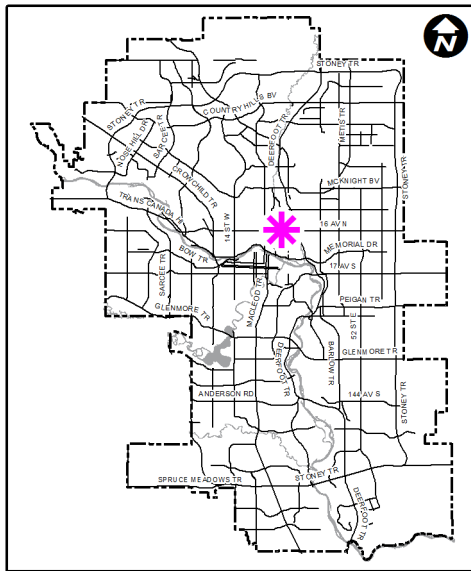
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

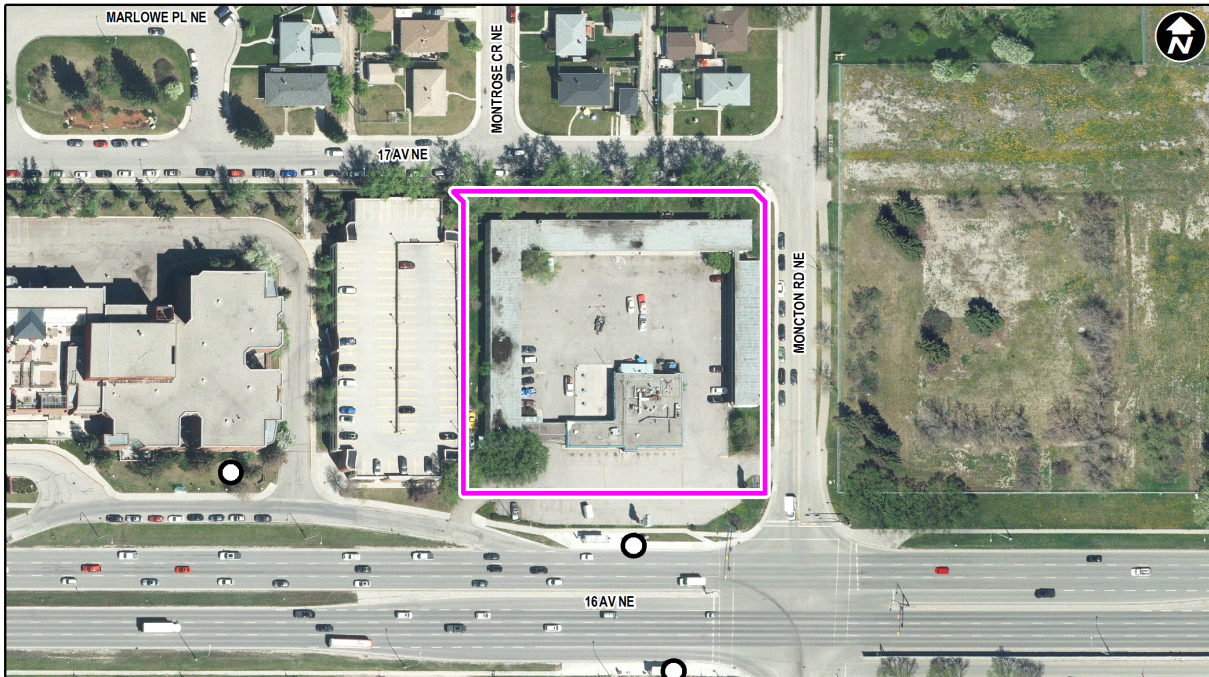
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.9%

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 Commercial Corridor 2 (C-COR2) District accommodates a range of commercial uses at grade, typically in a vehicle-oriented layout, with the option for residential units on upper floors. The existing Commercial Corridor 2 district allows for a maximum floor area ratio of 1.0 and a maximum building height of 12.0m (approximately three-storeys).

The proposed Mixed Use-General (MU-1) district allows for street-oriented developments with opportunities for a mix of residential and commercial uses, both at grade and in upper storeys. The proposed land use allows for either residential or commercial uses at grade, given the lower-intensity context of this portion of 16 avenue, as well as the residential street context along the north side of the site.

The proposed Mixed Use - General (MU-1f4.0h22) and Mixed Use - General (M-U1f6.0h45) districts would allow for a total building area of approximately 43,300 square metres and will facilitate six-storey buildings on the northern portion of the site and 12-storey buildings on the southern portion of the site.

Development and Site Design

The rules of the proposed Mixed Use - General (MU-1f4.0h22) and Mixed Use - General (M-U1f6.0h45) districts would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this large parcel and location on 16 Avenue and Moncton Road NE, and adjacency to an existing MAX Orange BRT station additional items that will be considered through the development permit process include, but are not limited to:

- determining appropriate vehicle access to the site to reduce pedestrian conflicts and impacts on vehicular circulation;
- ensuring proper interface with the MAX Orange BRT station; and
- achieving a suitable interface along 17 Avenue NE to respect the residential character of the street

Transportation

The site is located on the Primary Transit Network along 16 Avenue N and is situated adjacent to an existing MAX Orange BRT station at Moncton Road and 16 Avenue NE. It is part of the 16 Avenue N Urban Main Street in the Urban Structure Map of the *Municipal Development Plan*. If the site redevelops, vehicular access to the subject site will be provided from Moncton Road with emergency egress provided to 16 Avenue N. A Transportation Impact Assessment for this application was submitted and reviewed by administration.

Environmental Site Considerations

No environmental site concerns were identified for the proposed land use amendment. A Phase I Environmental Site Assessment report will be required with the future development permit.

Utilities and Servicing

Water, storm and sanitary sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. A Sanitary Servicing Study was required as part of the land use redesignation due to potential capacity constraints south of the subject site, and the report was accepted by Water Resources.

Specific details of fire flow requirements, site servicing and stormwater management will be reviewed in detail at the development permit stage.

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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as being part of the 16 Avenue N Urban Main Street in the Urban Structure Map of the [Municipal Development Plan](#) (MDP). The proposed land use aligns with the policies for Urban Main Streets, such as providing a broad mix of residential, employment and retail uses, orienting commercial development to the transit street and public sidewalk, developing an active street by encouraging retail and service uses at grade, locating buildings closest to the transit street and sidewalk, creating active building frontages and providing an appropriate transition between the Main Street and adjacent areas.

Climate Resilience Strategy (2018)

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

North Hill Local Area Plan (Statutory – 2021)

The subject site is located within the [North Hill Local Area Plan](#) (LAP) and is identified as appropriate for the Neighbourhood Commercial urban form as described in Section 2.2.1.1 of the Plan. The Neighbourhood Commercial urban form policies support developments with a range of uses in buildings that are oriented to the street with frequent entrances, and building articulation used to animate the street and improve the pedestrian experience. Parking is located behind street fronting buildings in this urban form category.

The LAP also identifies two building scale modifiers for the site. The Mid-Scale (up to 12-storeys) building scale applies to the southern portion of the site, and Low Scale (up to six-storeys) Building Scale applies to the northern portion of the site.

The proposed Mixed Use - General (MU-1f4.0h22) and Mixed Use - General (M-U1f6.0h45) districts align with these policies regarding urban form as well as building scale noted above.