

Background and Planning Evaluation

Background and Site Context

The subject site, in the community of Winston Heights/Mountview, is located at the corner of 17 Avenue NE and Montrose Crescent NE. This 0.05 hectare corner parcel has direct lane access along the west side.

In the immediate area of the site, there are low density residential developments in the form of single and semi-detached dwellings on the west, north and east sides. The Dr. Vernon Fanning Centre and the Ambassador Motor Inn motel are located directly south across from 17 Avenue NE, but front onto 16 Avenue NE.

The subject site is located approximately 126 metres from both high frequency and regular bus transit services (Route 19) and the MAX Orange 303 Crosstown BRT along the Primary Transit Network, 16 Avenue NE.

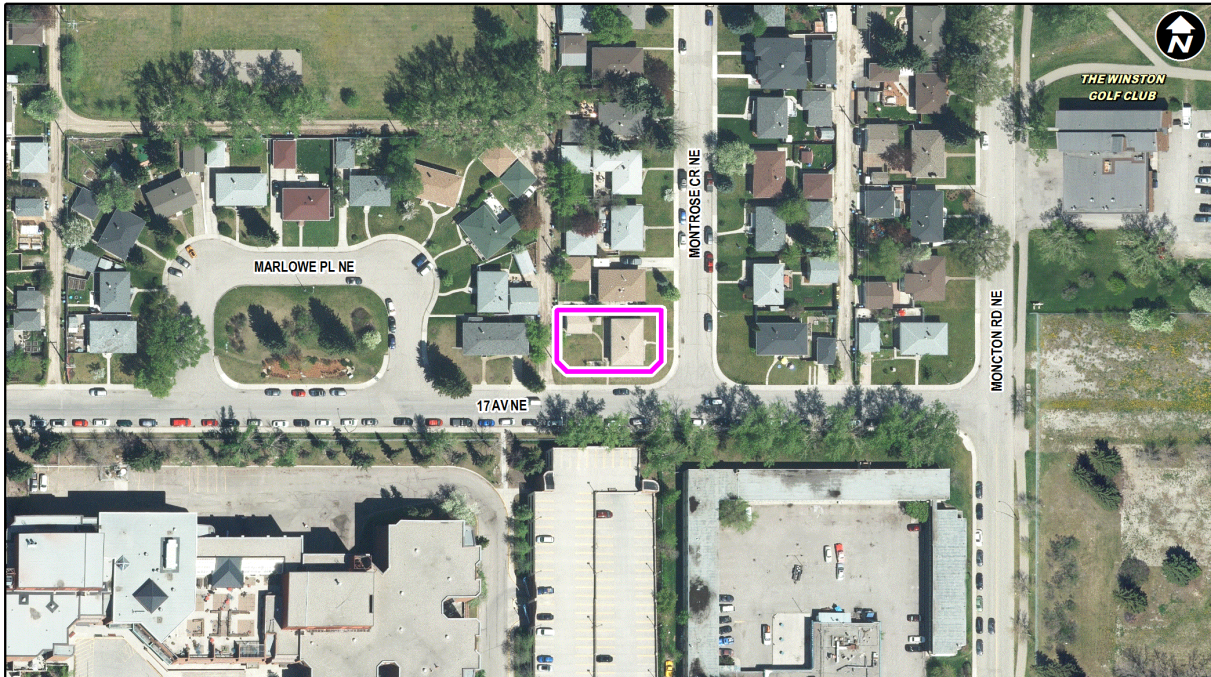
Community Peak Population Table

As identified below, the community of Winston Heights/Mountview reached its peak population in 2016 and the population has remained relatively the same.

Winston Heights/Mountview	
Peak Population Year	2016
Peak Population	3,645
2019 Current Population	3,635
Difference in Population (Number)	-10
Difference in Population (Percent)	-0.03%

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.



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the subject site parcel area size, this would allow for a maximum of four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit processes include, but are not limited to:

- ensuring an engaging building interface along both 17 Avenue NE and Montrose Crescent NE frontages;
- ensuring access for principal dwellings meets grade-oriented design definitions;
- improving pedestrian connections along 17 Avenue NE by ensuring motor vehicle access to the site directly from the lane; and
- mitigation of building shadowing, overlooking and privacy concerns to adjacent properties.

Transportation

There is a rear lane access to the site. There is an existing pedestrian sidewalk along 17 Avenue NE that connects to Montrose Crescent NE. Parking will be reviewed at the development permit application review stage.

Montrose Crescent NE is classified as a residential street, with no parking restrictions and 17 Avenue NE is classified as a collector road, which is regulated through a restricted permit parking.

There is transit availability close to the site, including both high frequency and regular bus transit services (Route 19) and the MAX Orange Route 303 Crosstown BRT along the Primary Transit Network, 16 Avenue NE which is approximately 126 metres from the subject site.

No Transportation Impact Assessment or parking study was required.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment was not required.

Utilities and Servicing

Water, sanitary and stormwater services are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed during the development permit review 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 promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the AVPA Protection Area and is located directly west outside of the noise emissions forecast 25-30 area. The AVPA Regulation was created to ensure that only

compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. There are no restrictions that would affect any development or subdivision plan applications applicable to the redevelopment of this site. Any future development permit applications would be circulated to the Airport Authority and reviewed against the applicable AVPA Regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the established character and scale of the immediate neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a low-density increase in a form that is sensitive to existing residential development in terms of building height, scale and massing.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however; opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at the development review stage.

Winston Heights/Mountview Area Redevelopment Plan (Statutory – 2006)

The [Winston Heights/Mountview Area Redevelopment Plan](#) (ARP) identifies the site as Area 1 – Low Density Laned Lots on Map 3: Policy Areas. The goals for residential development include increasing density of new infill development to support sensitive intensification and to provide a variety of housing that attracts a range of age groups, income levels and lifestyles. This proposal is consistent with the ARP.

North Hill Communities Local Area Plan (Draft)

The *Winston Heights/Mountview* ARP is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes the community of Winston Heights/Mountview and surrounding communities. Planning applications are being accepted for processing during the local growth plan review process. The *North Hill Communities LAP* is anticipated to be presented to City Council for subsequent review in 2021 June. The proposed land use aligns with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.