

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview  
 (Ward 7) at 415 - 31 Avenue NE, LOC2021-0006**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares  $\pm$  (0.68 acres  $\pm$ ) located at 415 – 31 Avenue NE (Plan 1911238, Block 11, Lot 52) from Multi-Residential Grade Oriented (M-CGd111) District to Direct Control District to accommodate multi-residential development, with guidelines (Revised Attachment 4).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISISON, 2021 JUNE 17:**

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 42P2021** for the amendment to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 120D2021** for the redesignation of 0.28 hectares  $\pm$  (0.68 acres  $\pm$ ) located at 415 – 31 Avenue NE (Plan 1911238, Block 11, Lot 52) from Multi-Residential Grade Oriented (M-CGd111) District to Direct Control District to accommodate multi-residential development, with guidelines (Attachment 4).

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to allow for development of a three-storey 50-unit multi-residential development.
- The application will allow for the sensitive intensification of an undeveloped parcel in a built-form and use that responds to the existing residential context.
- What does this mean to Calgarians? This proposal allows for more choice in the types of housing available to residents and promotes a more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- A policy amendment to the *Winston Heights/Mountview Area Redevelopment Plan* is required to accommodate the proposal.
- A development permit has been submitted and is under review.
- 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 CivicWorks on behalf of Eagle Crest Construction on 2021 January 15. The site is owned by Streetside Development Corporation.

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The approximately 0.28 hectare parcel is located in the established community of Winston Heights/Mountview. The site is just east of the Edmonton Trail N Main Street and south of George P. Vanier School and the Greenview Industrial area. Frequent bus service is provided at Edmonton Trail N and the parcel is accessible by pedestrians, cyclists, and motorists from 31 Avenue NE. The site is currently undeveloped.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district will enable the development of new housing options in a unique site design and built form. This application proposes a land use and policy amendment to allow for additional residential intensity in a grade-oriented multi-residential form, similar to townhouses or rowhouses. The City led a land use redesignation of the entire street along 31 Avenue NE in 2006 which redesignated the parcels from R-2 to R-3M (under Bylaw 2P80) which was subsequently transitioned to M-CGd111 with the adoption of Bylaw 1P2007. The proposed DC District is based on the existing M-CG District and would allow for up to 50 units on the site.

A development permit application has been submitted and is currently under review. The development permit application (Attachment 7) proposes a 50 unit grade-oriented multi-residential development with 30 one- and two-bedroom dwellings and 20 units that are 45 metres square or less (these units will function similar to secondary suites). The development permit is contingent on the approval of this land use amendment.

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 the community association was appropriate.

As part of the proposed land use amendment application, the applicant has provided an engagement summary (Attachment 5) of outreach completed with public stakeholders, the adjacent Prairie Sky Cohousing development, and the Winston Heights/Mountview Community Association. As identified in the summary, the applicant has installed custom signage on-site, delivered postcards with project information to surrounding residents, and held discussions with the Ward Councillor, the community association and area residents. The applicant has also prepared a project website which provided additional opportunities for resident feedback.

**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 also attended a meeting held by the Ward Councillor.

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Administration had many conversations with citizens and received 58 letters in response to this application. Of the letters received, 55 were opposed, and three were in support. The concerns received focused on the following areas:

- Increased density and height;
- Potential for increased traffic and noise;
- Loss of privacy and green space;
- Decreased safety and property values;
- Parking availability;
- Out of character with surrounding context;
- Impacts to 31 Avenue NE; and
- Shadowing.

The letters in favour of the application support multi-residential development on the site and the contribution to housing diversity and affordability. These letters also requested an opportunity to provide comments when the development permit is submitted to address built-form concerns.

The Winston Heights/Mountview Community Association provided comments on 2021 February 11 (Attachment 6) and acknowledged the alignments between the proposal and the *Winston Heights Mountview ARP* and the proposed *North Hill Communities Local Area Plan*. However, they did not offer comments in full support as they were balancing feedback from the community and the merits of the proposed development proposal.

Administration considered the relevant planning issues specific to this application, the policy context and the surrounding development, and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined through the development permit application.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **IMPLICATIONS**

#### **Social**

The proposed land use allows for additional housing types, and may better accommodate the housing needs of different age groups, lifestyles, socio-economic status and demographics.

#### **Environmental**

The application addresses the objectives of the [Climate Resilience Strategy](#) by utilizing existing public transportation and transit infrastructure and encouraging the use of more sustainable active mobility options including walking, cycling and transit.

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**Economic**

The ability to develop additional dwelling units would allow for a more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 42P2021**
4. **Proposed Bylaw 120D2021**
5. Applicant Outreach Summary
6. Community Association Response
7. Development Permit (DP2021-3975) Summary
8. **Public Submissions**

General Manager (Name)	Department	Approve/Consult/Inform