

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Winston Heights/Mountview. The 0.28 hectare site is situated immediately south of George P. Vanier School, and 50 metres east of Edmonton Trail N. The site is currently undeveloped.

Surrounding development is characterized by a mix of single detached dwellings and multi-residential development. The lands to the immediate west are designated Multi-Residential – Contextual Low Profile (M-C1d60) District and currently developed as an 18-unit multi-residential development – Prairie Sky Cohousing. The parcels to the south are designated Residential – Contextual One / Two Dwelling (R-C2) District and developed with single detached dwellings. The lands to the east have the same land use designation as the subject site, M-CGd111, and have been developed with a mix of single detached and rowhouse development with frontages on both 30 and 31 Avenue NE.

The subject site is easily accessed by all modes of transportation and is located close to the Edmonton Trail N Main Street. North-bound primary transit service is available approximately 150 metres from the subject site and south-bound 250 metres, on Edmonton Trail N. As a Main Street, Edmonton Trail N serves both an important amenity and transportation function by providing access to a wider variety of uses and connections to the larger transportation network.

A development permit application (Attachment 7) has submitted and is currently under review.

Community Peak Population Table

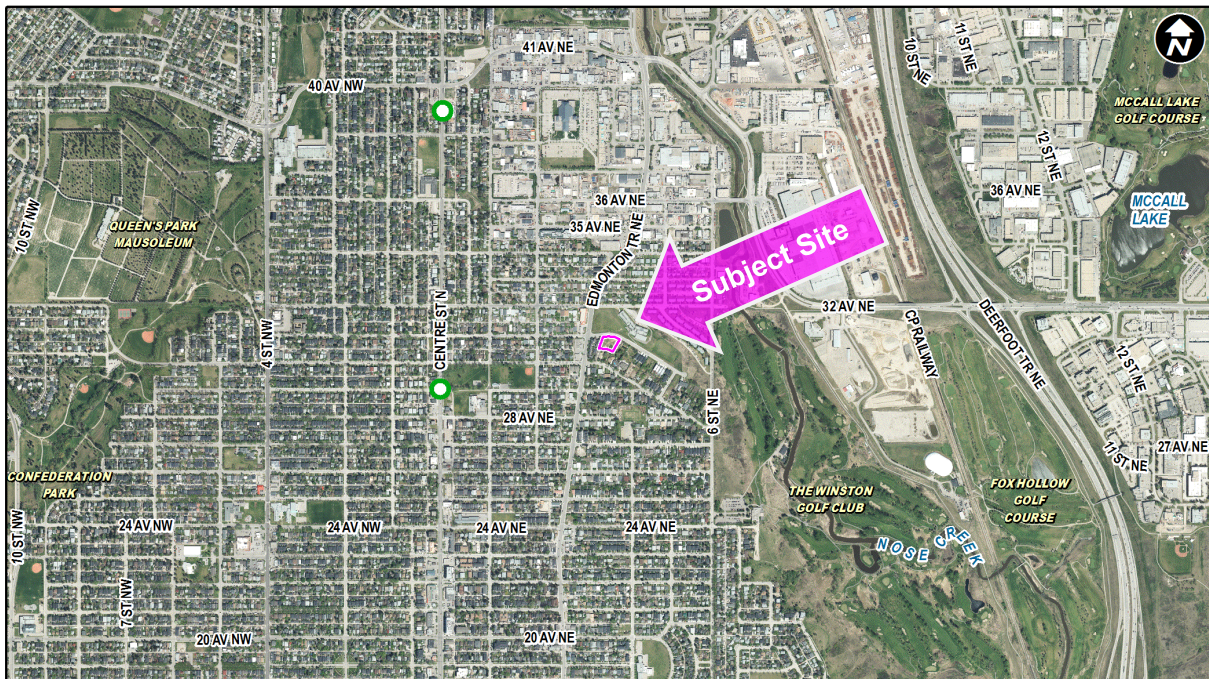
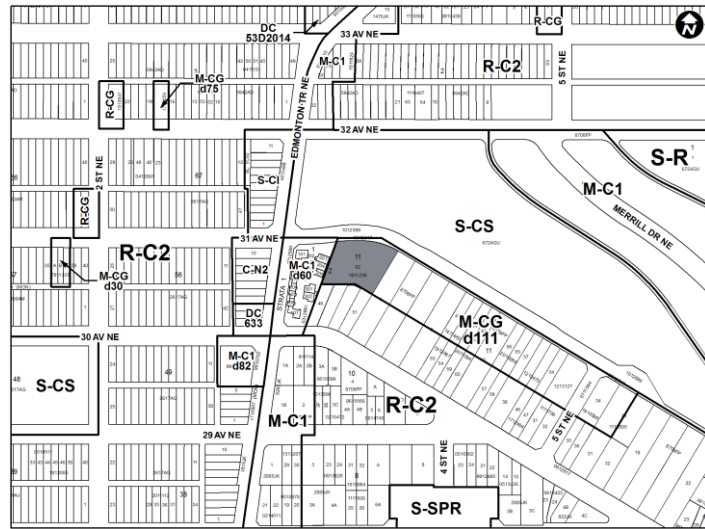
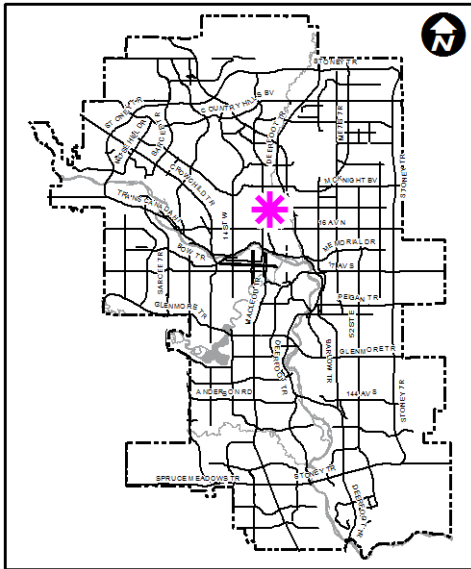
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

| 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 M-CGd111 District was initiated through a city-led land use amendment process in 2006 (from R-2 to R-M3 under Land use Bylaw 2P80) and provides for grade-oriented multi-residential development in a variety of forms. The M-CG District is intended to be in close proximity or adjacent to low residential development and allows for a maximum building height of 12 metres and maximum density of 111 units per hectare, or 31 units. The M-CG District provides contextual rules for varied building height and front setback areas in a manner that reflects the immediate context.

The proposed DC District is based on the M-CG District and is intended to allow for grade-oriented, multi-residential development similar to townhouse and rowhouse buildings. The proposed DC has modified rules to enable a specific site design and built form that respects the site's topography and envisions stacked ground-oriented units and a mix of one and two bedroom units and smaller suites. The DC rules also proposes a unique transportation demand strategy which would result in additional Class 1 bicycle parking and decreased motor vehicle parking. Access to primary transit was also considered.

To provide for a comprehensively designed, grade oriented, and contextually sensitive multi-residential development in proximity to a Main Street, the DC District includes a number of unique rules which differentiate it from the M-CG District, including:

- maximum density of 182 units per hectare (an increase from the current maximum of 111 units per hectare);
- maximum building height of 13 metres (an increase from the current maximum of 12 metres);
- increased Class 1 bicycle stall requirement;
- decreased visitor motor vehicle parking stall requirement;
- decreased motor vehicle parking stall requirement for units less than or equal to 45 square metres;
- increased landscaped area; and
- additional site and building design considerations.

The proposed DC District has included the opportunity for relaxations for Sections 9 through 13 of the DC District which include rules related to the built form including heights, setbacks and parking. The intent of including these additional DC sections in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

The DC District rules are intended to enable the specific built form and site design proposed in the associated development permit (Attachment 7).

Development and Site Design

If approved by Council, the rules of the proposed DC District and the policies of the *Winston Heights/Mountview ARP* (as amended) will enable a multi-residential development on the site. The rules of the DC District are intended to respond to the unique site grading of the site (sloped from south to north) and the low-density residential context by providing a density and height increase while maintaining the majority of the rules of the M-CG District.

The corresponding development permit proposes a five-building, 50-unit grade-oriented multi-residential development. The site design includes a courtyard, central amenity area, internal walkways, underground parking, and street and courtyard fronting units. The building design is rowhouse style multi-residential building forms with stacked units. All units have direct access to grade. The development permit proposes a mix of 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 intent of this unit mix is to respond to a variety of different market segments in a location well served by transit and other amenities.

The proposed development permit considers the surrounding site context by providing additional setback area and landscaping between adjacent property lines. The development also proposes a building chamfer at eight metres which increases proportional to the top of the buildings at a distance of five metres from the shared property line. These building interventions seek to address neighbouring resident concerns regarding privacy and shadowing and further opportunities to limit off-site impacts will be explored through the development permit review.

Access to underground bicycle and vehicle parking will be provided from 31 Avenue. Due to the proximity to high-frequency transit and pedestrian and cycling infrastructure, the development permit application proposes a transportation demand management strategy that places greater importance on cyclists, pedestrians, and transit users. The development permit proposes a total of 50 Class 1 bicycle stalls and 46 vehicle stalls (42 resident stalls and 4 visitor stalls).

Transportation

The site is well connected to local amenities and employment areas (Greenview Industrial) by all modes of transportation.

The site is located in close proximity to 6 Street NE shared on-street bikeway which offers cyclists access to the regional bikeways network including the Nose Creek Regional Pathway. Frequent transit service (Route 4: Huntington, Route 5: North Haven) is available on Edmonton Trail N. North bound service is available 150 metres (two-minute walk) of the site and south bound service is available 250 metres (three-minute walk) from subject site. The site location also offers easy access to Edmonton Trail NW which is directly connected to Calgary's skeletal road network. 31 Avenue NE was constructed recently (2010s) in anticipation of providing access to these parcels.

A Transportation Impact Assessment (TIA) was completed in support of the proposed development. The findings of the TIA indicate that the existing road network can handle the additional traffic, with minor improvements. The required improvements will be addressed through the associated development permit and include providing the missing public sidewalk connection between Edmonton Trail N and the subject site along 31 Avenue NE. The TIA also concluded, that while there will be some minor shifts in peak directional travel, the development is not expected to impact network traffic conditions.

The proposed DC District contains considerations for resident and visitor parking. The rules of the DC require 1.0 resident parking stall per unit and 0.6 resident parking stall per units for units less than 45 metres square. 0.08 visitors parking stalls per unit are also required. Transportation Demand Management (TDM) strategies for this project include improving connectivity to primary transit (including the exploration of an of an adaptive sidewalk design on 31 Avenue NE connecting this site to Edmonton Trail); and the implementation of Class One bicycle parking stalls at a higher rate than typically required. Additional TDM strategies may be investigated at the development permit stage.

Environmental Site Considerations

There are no environmental concerns associated with this proposal.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available and can accommodate the development of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the associated development permit.

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](#) (SSRP) 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 and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

The subject site is located within the Residential Developed - Established area identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The Established Area comprises primarily residential communities containing a mix of low and medium-density housing with support retail in relatively close proximity.

The proposed land use and ARP amendments are in alignment with the MDP policies for the Established area by allowing for intensification that is compatible with the existing character of the neighbourhood. This proposal offers a comprehensive intensification strategy that modestly intensifies a site that is located adjacent to another multi-residential development.

The proposed land use and ARP amendments recognize the predominately low-density residential nature of the surrounding area and proposes a built form that respects the scale of the community. The redevelopment of the site for multi-residential, in the form of stacked townhouses, would introduce a unique housing type to the area that is still considered lower density in nature.

Overall, the proposal would contribute to shaping a more compact urban form in alignment with Section 2.2: Shaping a More Compact Urban Form of the MDP. The proposed land use amendment would allow for an efficient use of land, contribute to creating walkable neighbourhoods, contribute to housing diversity, and utilize existing transit and infrastructure.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies are being explored through the associated development permit including additional landscaping and bicycle parking.

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

The subject site is located within Medium Density: 31 Avenue NE policy area as identified on Map 6 Residential Policy Area 3. This policy area is characterized as multi-unit residential including, stack townhouses or townhouses with a maximum density of 111 units per hectare. Single-detached and semi-detached dwellings are also acceptable.

The construction of 31 Avenue NE in recent years provided an opportunity for infill development as envisioned in the [Winston Heights/Mountview ARP](#). The ARP outlines this area as appropriate for multi-unit residential development, including townhouses, however single detached and semi-detached dwellings are also acceptable. In 2006, the city initiated land use redesignations along the parcels fronting onto 31 Avenue NE which increased the density from R-2 to R-3M (under 2P80) in recognition of the future intensification anticipated for this corridor. Many of properties east of the subject site have since been developed over the years with single detached houses despite the land use and policy framework in place.

To enable the proposed land use amendment a minor amendment to the ARP is required. This amendment is intended to allow for the proposed development by clarifying the allowable

density on the subject site. A copy of the proposed amendment can be found in Attachment 3. If approved, a maximum density of 182 units per hectare would be allow on this site.

The proposed DC District and policy amendment align with the intent of the existing ARP designation for the area: Medium Density: 31 Avenue NE policy area. The DC District is intended to allow for grade-oriented multi-residential built forms, such as townhouses or rowhouses, and provide opportunities for additional housing as directed in the ARP. The increased density intends to enable the development of 20 smaller units (45 square metres or less) which have a smaller building footprint and lower expected impact to the road network.

North Hill Communities Local Area Plan – Proposed (2021)

On 2021 March 21, Administration presented the proposed [North Hill Communities Local Area Plan](#) (LAP) to Council. The proposed LAP includes Winston Heights/Mountview and surrounding communities. On 2021 April 12 Council referred the LAP back to Administration to incorporate amendments, policies from the Guide for Local Area Plans, as required, and return directly to Council on 2021 June 21. Planning applications are being accepted for review during this process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.