

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Winston Heights/Mountview at the northeast corner of 33 Avenue NE and 5 Street NE. The parcel is approximately 0.05 hectares in size and is approximately 15 metres wide by 35 metres deep. The parcel is currently developed with a one-storey single detached dwelling with a detached garage accessed from 5 Street NE. There is a rear lane for future vehicle access to the site.

Surrounding development is characterized by a mix of single and semi-detached dwellings, and multi-residential development, with the predominant land use being the Residential – Contextual One / Two Dwelling (R-C2) District. Nearby amenities provide a range of employment, shopping and recreational opportunities. The site is one block (approximately 220 metres) from the Edmonton Trail NE Urban Main Street, and Greenview Industrial Park is located two blocks to the north. Access to the Nose Creek Regional Pathway is located approximately 550 metres from the site.

Community Peak Population Table

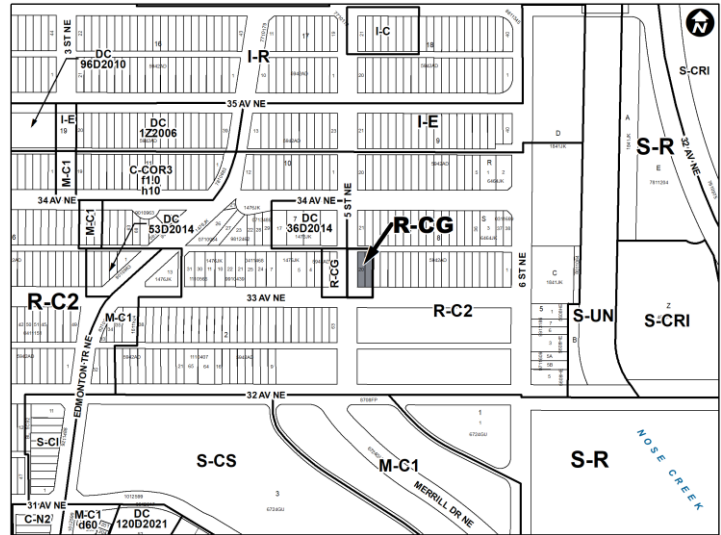
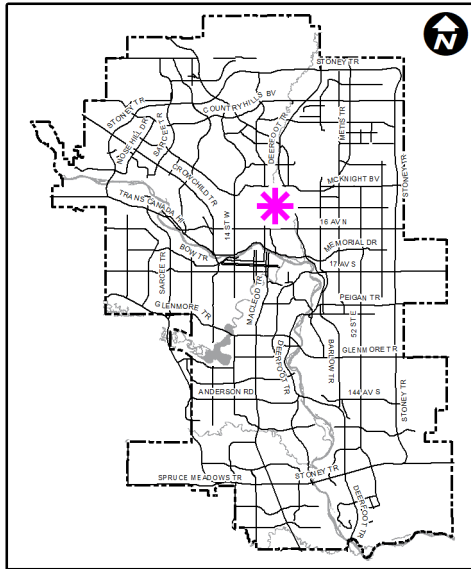
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

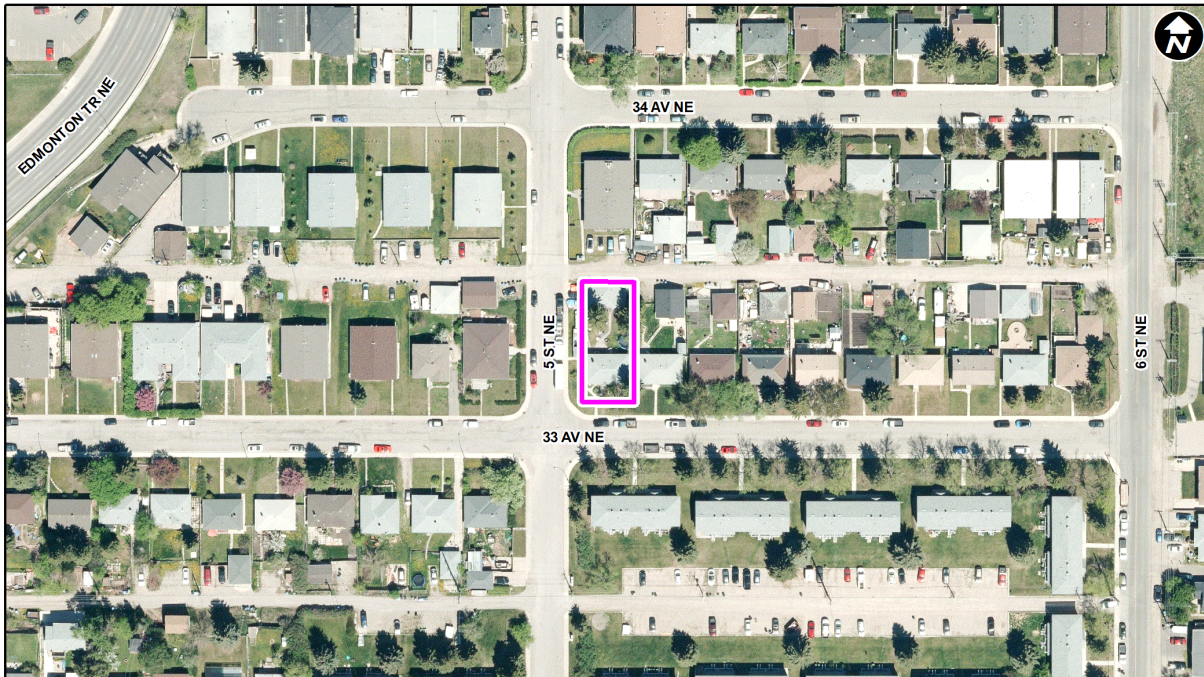
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.9%

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 R-C2 District is a residential designation applied to developed areas that 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 density of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for the additional housing form of rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to four primary dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

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, parcel coverage and parking. Given the specific context and features of this corner site, additional items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 33 Avenue NE and 5 Street NE frontages;
- ensuring access and parking provision is provided via the rear lane;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 33 Avenue NE and 5 Street NE. Street parking is available on both 33 Avenue NE and 5 Street NE. Pending redevelopment of the subject parcel, vehicular access will only be permitted from the lane.

The nearest transit service is along Edmonton Trail NE with transit stops located approximately 425 metres (a six-minute walk) from the subject site. Routes 4 (Huntington), 5 (North Haven), and 69 (Deerfoot Centre) serve the area. The Nose Creek Regional Pathway to the east provides mobility infrastructure and can be accessed at 36 Street NE, approximately 550 metres (a seven-minute walk) from the site.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of any development permit application.

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 and regional infrastructure, and by establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG

District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 on this site with applicable climate resilience strategies may be explored and encouraged at future development permit stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject parcel is located within the Neighbourhood Local urban form category as identified on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range of housing types, unit structures and built forms. The site is also identified as Limited scale on Map 4 (Building Scale) which allows for development up to three storeys. Building forms containing three or more units are supported within transit station areas, near an identified Main Street or Activity Centre, on higher activity streets, and where the parcel has a lane and parking can be accommodated on site. The proposed land use amendment is in alignment with the applicable policies of the LAP.