

Policy Amendment in Winston Heights-Mountview (Ward 4)

RECOMMENDATION:

That Council:

Give three readings to Proposed Bylaw 67P2022 for the amendments to the North Hill Communities Local Area Plan (Attachment 2).

HIGHLIGHTS

- The proposed amendments to the North Hill Communities Local Area Plan (Plan) provide planning and site design policies and map updates to the Urban Form and Building Scale maps for the Midfield Heights Comprehensive Planning Site. The proposed amendments support a variety of housing types, commercial, and employment opportunities along an Urban Main Street (16 Avenue N).
- **What does this mean to Calgarians?** The proposed amendments will guide future development that supports a variety of housing types as well as commercial, open space, and employment opportunities.
- **Why does it matter?** The proposed amendments will support redevelopment of a brownfield site to a transit-oriented development close to primary transit (MAX Orange Bus Rapid Transit) along 16 Avenue NE. Redevelopment of this site will bring additional residents to an inner-city community that has experienced a population reduction of 26.9 percent since the peak population in 1970.
- On 2021 March 22, Council approved a Road Closure and Land Use Amendment application (CPC2021-0066) for the Midfield Heights area and adopted a Motion Arising directing Administration to return to Council directly with amendments to the Plan to align with the approved Road Closure and Land Use Amendment for the Midfield Heights area. Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

The subject site, known as Midfield Heights, is in the northeast community of Winston Heights-Mountview, situated at the northeast corner of Moncton Road NE and 16 Avenue NE. The site area is approximately 9.83 hectares (24.28 acres) and is owned by The City of Calgary. Real Estate and Development Services (RE&DS), acting on behalf of The City of Calgary, intends to subdivide and dispose of this land for redevelopment at a future date.

At the 2021 March 22 meeting of Council, Council approved a Road Closure and Land Use Amendment application ([CPC2021-0066](#)) for Midfield Heights to accommodate a variety of housing types, commercial, and employment opportunities. At that time, the Winston Heights-Mountview Area Redevelopment Plan (ARP) was the applicable local area policy for Midfield Heights as the [North Hill Communities Local Area Plan](#) had not yet been adopted.

Council adopted two Motions Arising. The first Motion Arising directed Administration to amend the Winston Heights-Mountview ARP to include policy that would enable the provision of commercial uses close to primary transit (MAX Orange Bus Rapid Transit) along 16 Avenue NE, to enable non-market housing opportunities, and to minimize visual impacts of surface parking on the site and return directly to the 2021 April 12 Meeting of Council.

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The second Motion Arising directed Administration to amend the Urban Form and Building Scale maps, and other Comprehensive Planning Site policies in the North Hill Communities Local Area Plan to support the development of Midfield Heights and return to Council directly, should the Plan be adopted. This Motion Arising proposed policies to support a variety of housing types, commercial, and employment opportunities along an Urban Main Street (16 Avenue N), to enable non-market housing opportunities, and to minimize visual impacts of surface parking on the site.

On 2021 April 12, Council adopted amendments to the Winston Heights-Mountview ARP ([C2021-0527](#)). On 2021 September 13, the Winston Heights-Mountview ARP was repealed when the North Hill Communities Local Area Plan was adopted ([C2021-0894](#)).

The proposed amendments to the Plan in this report align with Council's direction, as adopted, through a Motion Arising on 2021 March 22, with minor required clerical corrections to incorporate:

- the reorganization of Midfield Heights policies from Section 2.6 Urban Main Streets to Section 2.2.6 Comprehensive Planning Sites with the adoption of the North Hill Communities Local Area Plan;
- the addition of the two new addresses along 16 Avenue NE to Midfield Heights to align with the Road Closure and Land Use Amendment application approval; and
- clarification of the provision of non-market housing on at least two parcels throughout the Midfield Heights. Previously, the proposed policy in the Motion Arising inadvertently implied a two-parcel non-market housing requirement for every future development and had the appearance of a land sale condition as opposed to a planning policy.

INTERESTED PARTY ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Interested parties were informed
- Interested party dialogue/relations were undertaken

Notification of the Public Hearing for proposed policy amendments to the Plan were advertised in accordance with the Municipal Government Act. Additional public/interested party engagement was not required as the proposed amendments were directed by Council through a Motion Arising. The amendments align the Plan's policies and maps regarding the Midfield Heights area with the previously approved Road Closure and Land Use Amendment.

IMPLICATIONS

Social

The proposed amendments support a variety of housing choices in mixed-use and multi-residential building forms, including non-market housing, to accommodate the housing needs of

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a more diverse population looking for convenient access to transit and services within a walkable distance.

Environmental

The proposed amendments support restoration and redevelopment of Midfield Heights which is a brownfield site. Additionally, the proposed amendments support provision of approximately 25% of the Midfield Heights area as natural area, parks, and open Space. The proposed amendments support transit-oriented development with mixed-use and multi-residential building forms close to primary transit (MAX Orange Bus Rapid Transit) along 16 Avenue NE. It also encourages walking and cycling through a comprehensive network of pathways.

Economic

The proposed amendments support the provision of a greater variety of housing choice, opportunities for local employment and businesses within the community of Winston Heights-Mountview and the along the 16 Avenue N Urban Main Street. Additionally, the proposed amendments support more efficient use of existing infrastructure.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposed policy amendment.

ATTACHMENT(S)

1. Previous Council Direction, Background
2. Proposed Bylaw 67P2022

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|-----------------------------------|------------------------|
| Stuart Dalglish | Planning and Development Services | Approve |
| Debra Hamilton | Community Planning | Consult |
| Melissa Senek | Law | Consult |