

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Winston Heights/Mountview on the east side of 4 Street NE. The corner parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 14.8 metres wide by 37.0 metres deep. The parcel is currently developed with a single detached dwelling and a garage accessed by a rear lane located south of the site.

The subject site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District which is the predominant residential land use in the community. It is located one block east of Edmonton Trail NE, an Urban Main Street, which is characterized by various commercial and mixed-use land use districts accommodating commercial development and higher density multi-residential uses. The 20 Avenue NE block between Edmonton Trail NE and 4 Street NE is designated Multi-Residential – Contextual Low Profile (M-C1) District, and various corner lots in the community are already designated Residential – Grade-Oriented Infill (R-CG) District.

The subject site is located approximately 260 metres (five-minute walk) east of Edmonton Trail NE and approximately 450 metres (eight-minute walk) north of 16 Avenue NE. Both are classified as Urban Main Streets and part of the Primary Transit Network in the *Municipal Development Plan* (MDP) and host a wide range of commercial and retail services.

The site is also 150 metres (two-minute walk) north of the Mount View School (Calgary Board of Education K-6), and 300 metres (five-minute walk) north of Munro Park, a large community greenspace.

Community Peak Population Table

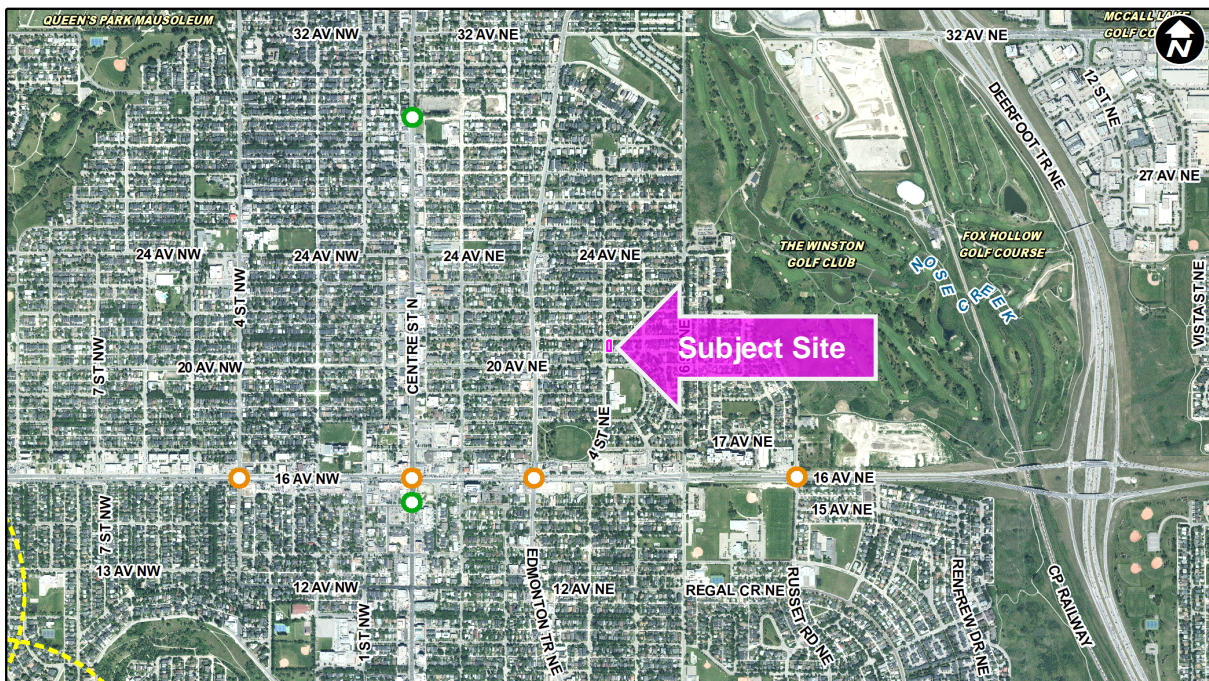
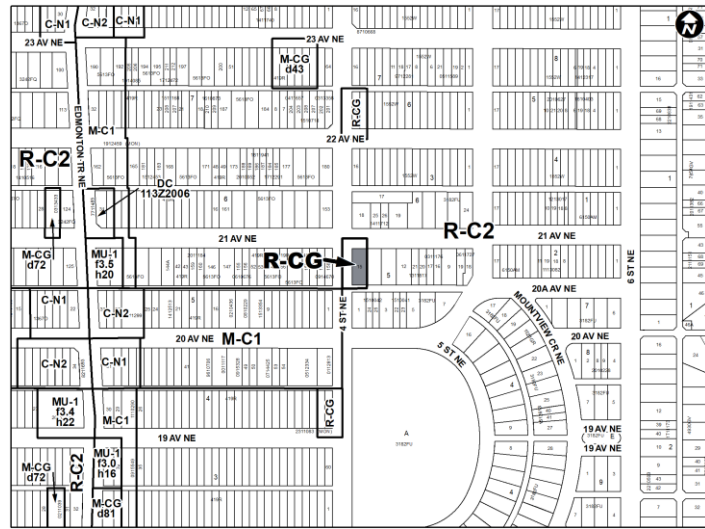
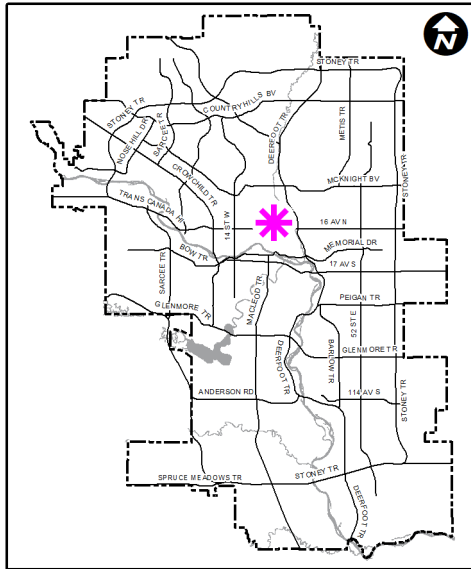
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

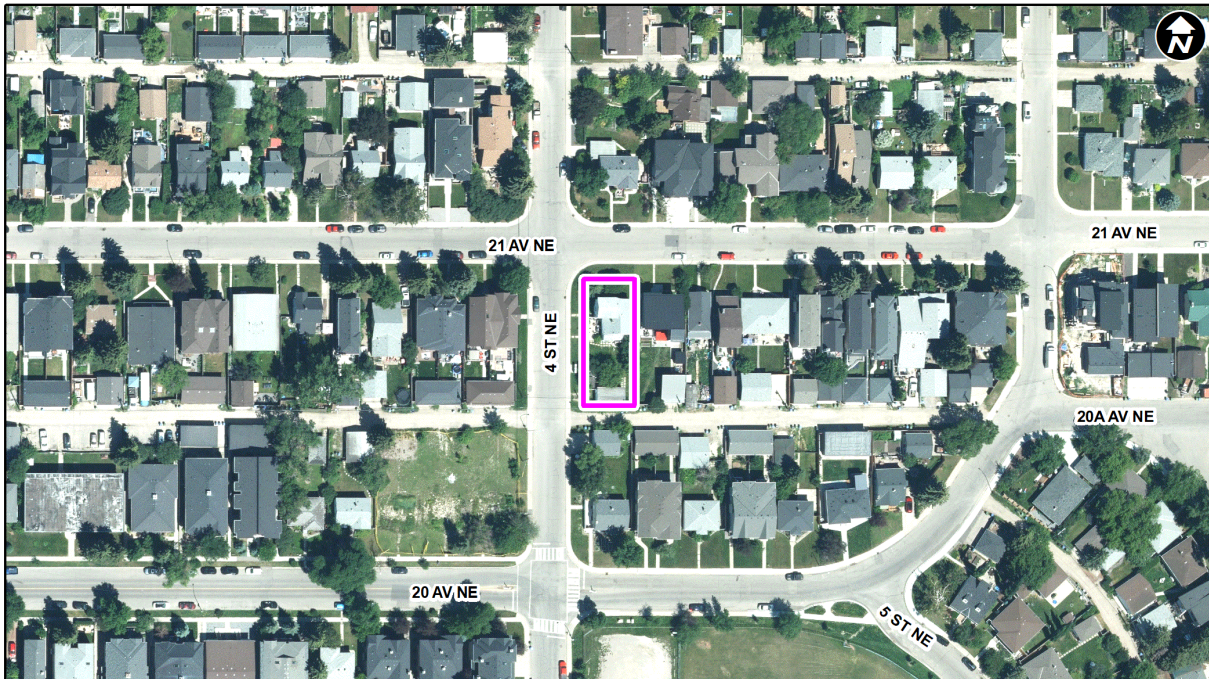
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	- 1,337
Difference in Population (Percent)	- 26.9%

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 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 primary dwelling units per parcel. Secondary suites are a permitted use within the R-C2 District.

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

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Under the R-CG District, the subject site will require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access and provision of parking;
- mitigation of shadowing, privacy and visual overlooking impacts; and
- appropriate building setbacks and landscaping requirements.

Transportation

The subject site is located 275 metres (four-minute walk) from 6 Street NE, identified as an on-street bikeway per the City of Calgary Pathways and Bikeways Map. This on-street bikeway connects to other bikeways and provides access to the downtown core and to the Bow River Pathway system, important components of The City's Always Available for All Ages and Abilities (5A) Network.

The subject site is located in close proximity to various transit stops providing regular service. Routes 4 (Huntington), 5 (North Haven), and 69 (Deerfoot Centre) are located on Edmonton Trail NE, within 260 metres (five-minute walk) from the subject site. Additionally, BRT Route 303 (MAX Orange) is located on 16 Avenue NE, with a westbound stop located within 650 metres (ten-minute walk) and an eastbound stop located within 650 metres (ten-minute walk) of the subject 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, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Established area as identified in Map 1: Urban Structure. Sections 2.2.5 and 2.3.2 of the MDP identify opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. These policies include allowing for innovative and creative designs, providing an appropriate transition of intensity, and complementing the established character of the area. These sections of the MDP support growth and change in low-density neighbourhoods through redevelopment of a similar scale and

built form, and developing a range of housing types including “accessory suites, semi-detached, townhouses, cottage housing, row housing and other ground-oriented housing”. An evolved range of housing types are expected to help achieve the ultimate goal of stabilizing population declines and supporting the changing demographic needs of communities.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2022)

The subject site is located within the boundaries of the [North Hill Communities Local Area Plan](#) (LAP). The LAP supports a broad range and mix of housing types, unit structures and forms. Building forms that contain three or more residential units should be supported on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and where the parcel has a lane and parking can be accommodated on site. This site is classified as “Neighbourhood Local” (Urban Form Category) characterized by a range of housing types and home-based businesses, with the “Limited” scale modifier, allowing for development up to 3 storeys.

The proposed land use amendment is in alignment with the applicable policies of the LAP.