

**Land Use Amendment in Winston Heights/Mountview (Ward 4) at 501 – 21 Avenue NE, LOC2023-0202**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) at 501 – 21 Avenue NE (Plan 3182FU, Block 5, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses in addition to the building types listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northeast community of Winston Heights/Mountview, was submitted by Horizon Land Surveys on behalf of the landowners Jignesh and Vimalkumar Patel on 2023 July 18. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a rowhouse development with up to four units.

The approximately 0.06 hectare (0.14 acre) site is a single parcel located on the east side of 4 Street NE along 21 Avenue NE. The proposed R-CG District would allow for the development of grade-oriented housing primarily in the form of rowhouse and townhouse buildings, and accommodates site and building design adaptable to the requirements of evolving household needs.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and the respective community association was appropriate. In response, the applicant conducted a postcard delivery to residents within a 90 metre radius of the site, contacted the Community Association and spoke with the Chair of their Planning Committee, and contacted the Ward Councillor to discuss the application.

A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 3).

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one response in opposition from the public noting the following areas of concern:

- potential building height and shadow impacts on neighbouring properties;
- impact on availability of street parking.

The Winston Heights/Mountview Community Association provided a letter of support on 2023 September 18 (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodate a variety of low-density housing forms. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design and on-site parking will be reviewed and determined at the development permit stage.

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

**IMPLICATIONS**

**Social**

The proposed application allows for the development of a variety of grade-oriented housing which may increase the diversity of housing options in the area. The R-CG district encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social

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well-being by providing residents with more opportunities for social interaction and physical activity.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |