

**Land Use Amendment in Winston Heights/Mountview (Ward 4) at 460 – 18 Avenue NE, LOC2023-0133**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 460 – 18 Avenue NE (Plan 419R, Block 3, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 SEPTEMBER 07:**

That Council give three readings to **Proposed Bylaw 193D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 460 – 18 Avenue NE (Plan 419R, Block 3, Lots 1 and 2) 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 parcel to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single-detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies 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 greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment in the northeast community of Winston Heights/Mountview was submitted by New Century Design on behalf of the landowners Alan Kuan and Sophia Wong on 2023 May 11. No development permit has been submitted at this time. However, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a 4-unit rowhouse development with secondary suites in the future.

The 0.06 hectare (0.14 acre) parcel is on the southwest corner of 18 Avenue and 4 Street NE. The site is developed with a single-detached dwelling and a detached garage with lane access at the rear.

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The site is well served by commercial areas and amenities. The site is 200 metres north (three-minute walk) from 16 Avenue NE which includes local shops and a supermarket. The site is also 200 metres east (three-minute walk) of Edmonton Trail NE and 400 metres (seven-minute walk) from the local shopping on 20 Avenue NE and Edmonton Trail. Transit stops are available within 200 metres, including Route 4 – Huntington and Route 5 – North Haven (three-minute walk).

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

**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 the public/interested parties and respective community association was appropriate. In response, the applicant sent a letter to the Winston Heights/Mountview Community Association on 2023 May 17 and to the Ward Councillor on 2023 May 16. Postcards with a project description were also delivered to 75 neighbours on 2023 May 26. The Applicant Outreach Summary is contained in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent adjacent landowners.

Administration received five letters of opposition to the application, which included concerns involving density, height, strain on existing infrastructure, loss of landscaping, increased traffic and property value impacts.

The Winston Heights Community Association responded to the circulation of the application expressing support for the application. The community association's response can be found in (Attachment 4).

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

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**IMPLICATIONS**

**Social**

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

**Environmental**

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

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 193D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform