

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Winston Heights/Mountview and is a corner lot fronting onto 18 Avenue and bordering 4 Street NE along the eastern property line. The parcel is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide by 38 metres long. The parcel is currently developed with a single detached dwelling and a detached garage which is accessed from the rear lane.

Surrounding development is characterized primarily by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District located directly north of the site at 19 Avenue and 4 Street NE. Several parcels within a two-block radius of the property are zoned as Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The site is ideally located near community amenities, parks, schools and commercial main streets. The Mountview Elementary School and Playground are 130 metres (two-minute walk) to the east. Munro Park and Winston Heights Park are 110 metres (two-minute walk) directly south of the site. The Marsden Playground is 650 metres (11-minute walk) to the east. 16 Avenue NE is a recognized Main Street and is approximately 200 metres (three-minute walk) to the south. Edmonton Trail NE is also a designated Main Street and is 200 metres (three-minute walk) to the west.

Community Peak Population Table

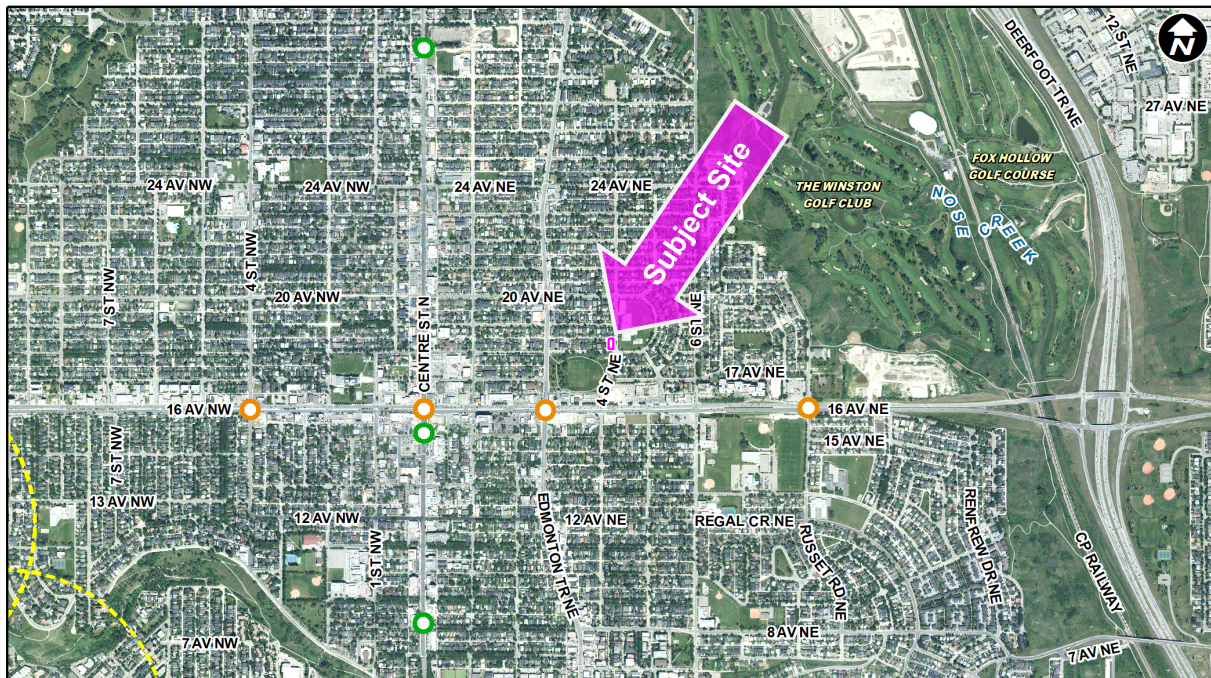
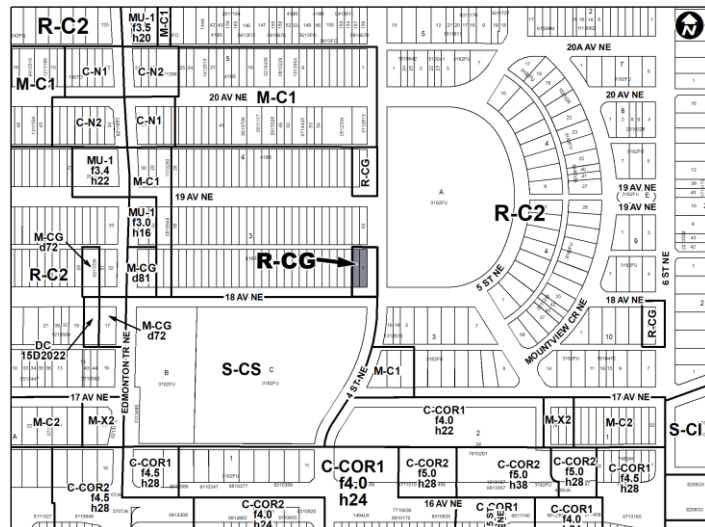
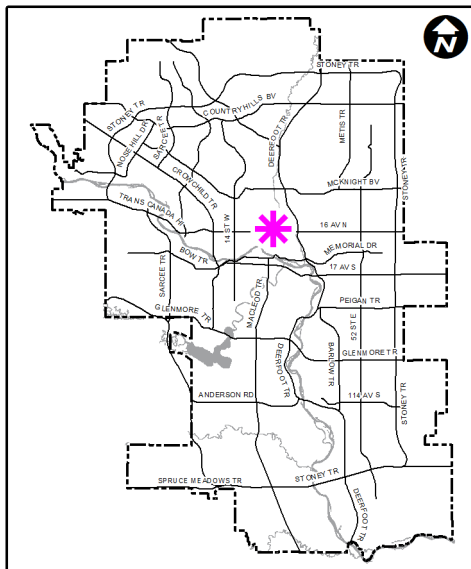
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

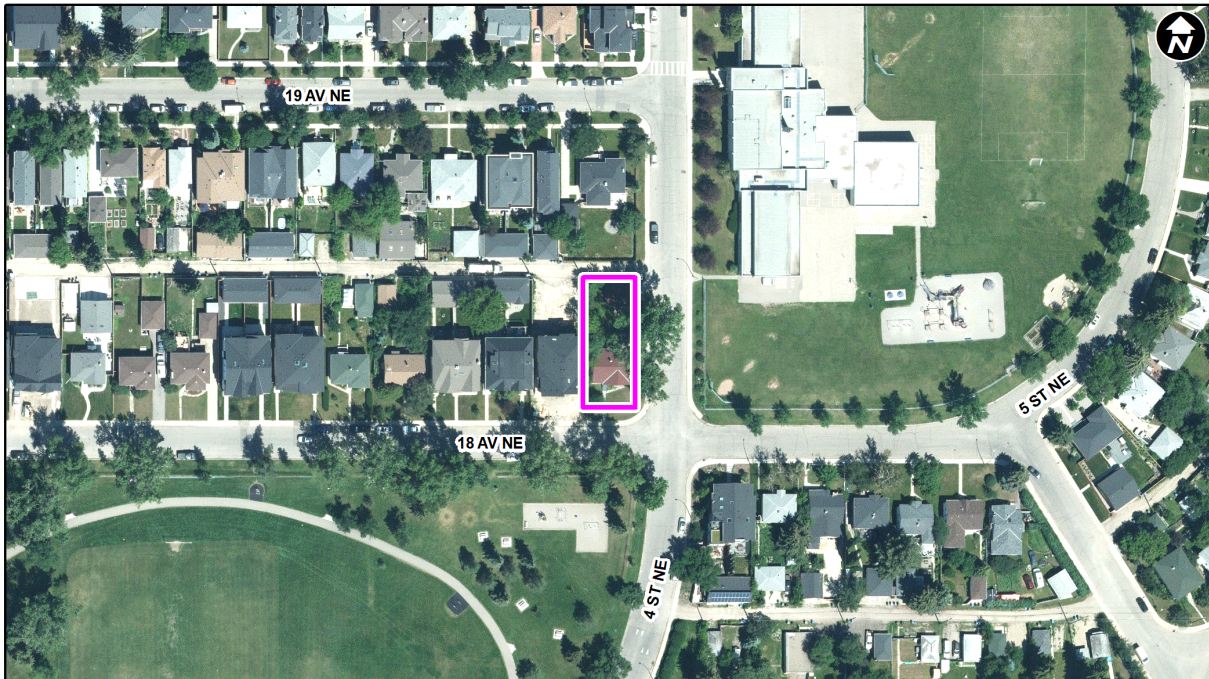
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	- 1,337
Difference in Population (Percent)	- 26.9%

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

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 of two dwelling units. Secondary suites are permitted uses 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, townhouses and 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 subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stall per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- building massing and the relationship with adjacent residential parcels;
- interface with the lane, including garage access;
- retention of established boulevard trees; and
- mitigation of shadowing and privacy;

Transportation

The site is accessible by car via a laneway along its northern boundary and pedestrian access is available from existing sidewalks on 18 Avenue NE and 4 Street NE.

All future vehicle access for the proposed development will be to and from the adjacent lane only and reviewed in greater detail at the development permit stage. This parcel is within Calgary Residential Parking Zone V. On-street parking is unrestricted along 18 Avenue NE and 4 Street NE.

Transit stops are available within 200 metres (three-minute walk) on northbound and southbound Edmonton Trail NE (Route 4 – Huntington and Route 5 – North Haven), 300 metres away (five-minute walk) on northbound Edmonton Trail NE (Route 69 Express) and 400 metres away (seven-minute walk) on eastbound and westbound Edmonton Trail NE (Route 19 – Sunridge and Route 303 – MAX Orange Saddleowne).

A future Greenline LRT Station located at 16 Avenue NE and Centre Street NE is one kilometre away (17-minute walk). This station area will have a high-level of activity and is well-connected to the city-wide pedestrian and cycling network.

A Transportation Impact Assessment (TIA) and parking study were 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 service the subject 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.

Growth Plan (2022)

The 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 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.

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

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 the 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 – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), allowing up to three storeys.

The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near a Main Street and where the parcel has a lane and parking can be accommodated on-site. The proposed land use amendment is in alignment with applicable policies of the LAP.