

Planning & Development Services Report to  
Calgary Planning Commission  
2023 November 16

ISC: UNRESTRICTED  
CPC2023-1184  
Page 1 of 3

**Land Use Amendment in Winston Heights/Mountview (Ward 4) at 820 – 17 Avenue NE, LOC2023-0265**

**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 820 – 17 Avenue NE (Plan 4930GV, Block 6, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 13D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 820 – 17 Avenue NE (Plan 4930GV, Block 6, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023  
November 16:

“A Revised Attachment 1 was distributed with respect to Report CPC2023-1184.”

**HIGHLIGHTS**

- This application seeks to redesignate the subject site 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 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 was submitted on 2023 September 12 by Marcel Design Studio on behalf of the landowner, 2539434 Alberta Ltd. (Ranjeet Bhangu). No development permit has been submitted at this time. However, the Applicant Submission (Attachment 2) indicates the owners' intention to develop four residential units in a rowhouse form.

**Land Use Amendment in Winston Heights/Mountview (Ward 4) at 820 – 17 Avenue NE, LOC2023-0265**

---

The approximately 0.06 hectare (0.14 acre) corner site is located at the intersection of Moncton Road NE and 17 Avenue NE. The site is developed with a single detached dwelling and a detached garage with lane access at the rear.

The site is well served by open space amenities, commercial areas and transit. The site is 270 metres south (four-minute walk) of a park space on Marsden Road NE and 200 metres southwest (three-minute walk) of the Winston Heights off-leash area. Calgary Co-op North Hill is located 650 metres (nine-minute walk) to the southwest. The site is also 150 metres north (two-minute walk) of the 16 Avenue NE Urban Main Street, which includes local shops and amenities. Transit stops are available along 16 Avenue NE, including a MAX Orange stop.

A detailed planning evaluation, including location maps and site context, is provided in the 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 delivered approximately 63 letters to neighbours. The Applicant Outreach Summary can be found 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 to adjacent landowners. Administration received one letter of opposition. The letter of opposition cited parking as a major concern.

No comments were received from the Winston Heights/Mountview Community Association. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and 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 to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Land Use Amendment in Winston Heights/Mountview (Ward 4) at 820 – 17 Avenue NE, LOC2023-0265**

---

**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 households 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 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. **Proposed Bylaw 13D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform