

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast community of Winston Heights/Mountview, at the northwest intersection of 6 Street NE and 26 Avenue NE. The approximately 0.07 hectare (0.17 acre) site is about 18 metres wide by 40 metres deep. The parcel has no rear lane and is currently developed with a single detached dwelling and an accessory residential building (detached garage). Vehicular access is off 6 Street NE.

The surrounding development is characterized by a mix of single and semi-detached development designated as Residential – Contextual One / Two Dwelling (R-C2) District. There is also a parcel designated Multi-Residential – Contextual Grade-Oriented (M-CG60) District one block north of the site. The site is approximately 485 metres (an eight-minute walk) east of Edmonton Trail, an Urban Main Street which is part of the Primary Transit Network in the *Municipal Development Plan* (MDP).

The site is located 250 metres (a four-minute walk) south of Georges P. Vanier School (Calgary Board of Education 6-9, French Immersion) and 285 metres (a five-minute walk) south of Winston Heights Park, home to the Winston Heights/Mountview Community Association building. The site is also located across the street from a large green space with multiple amenities including Victoria Park Playground, The Winston Golf Club, Fox Hollow Golf Course, Eagle Quest Golf Dome, Nose Creek and Nose Creek Pathway.

## Community Peak Population Table

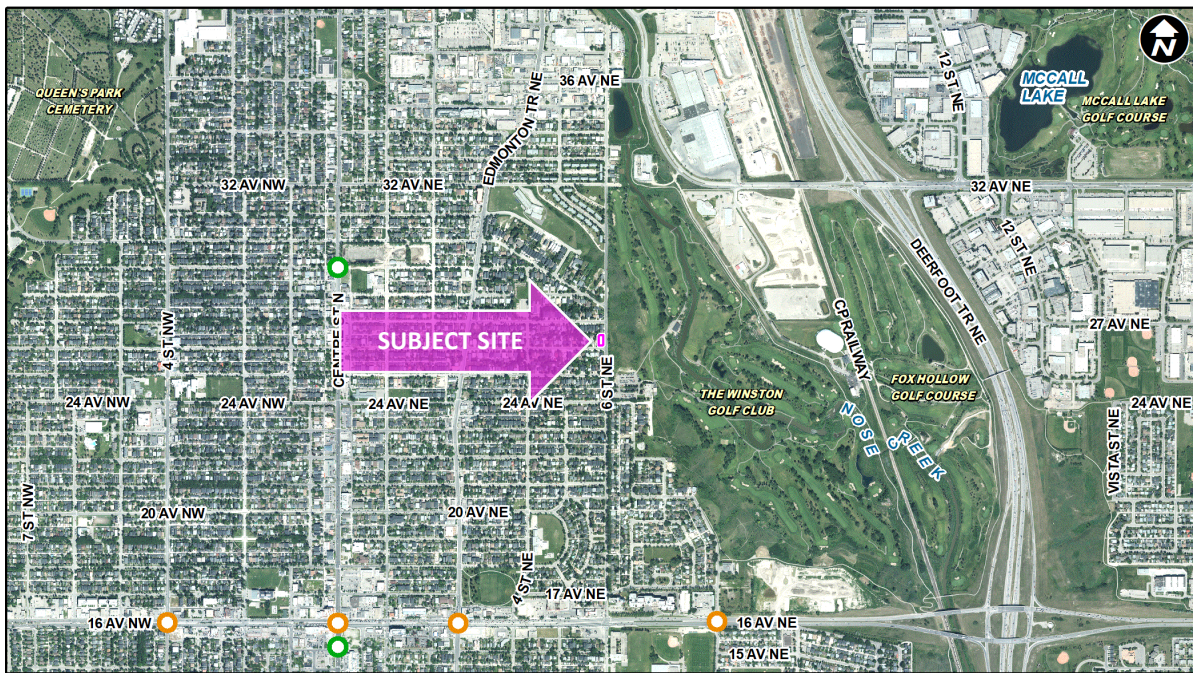
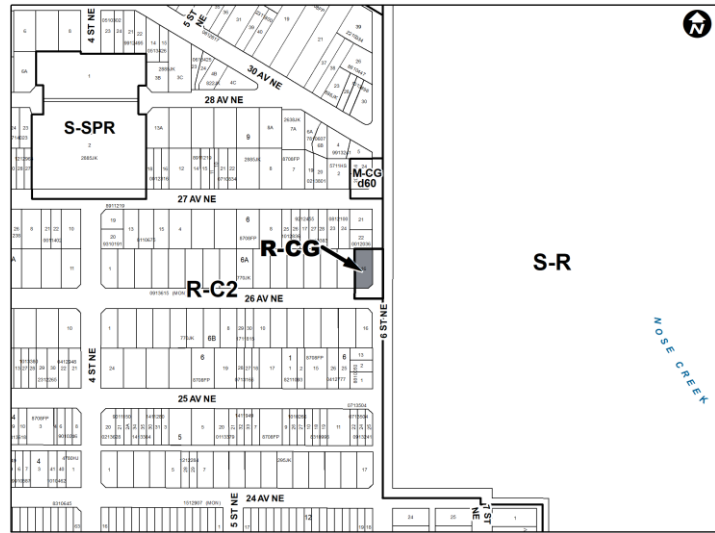
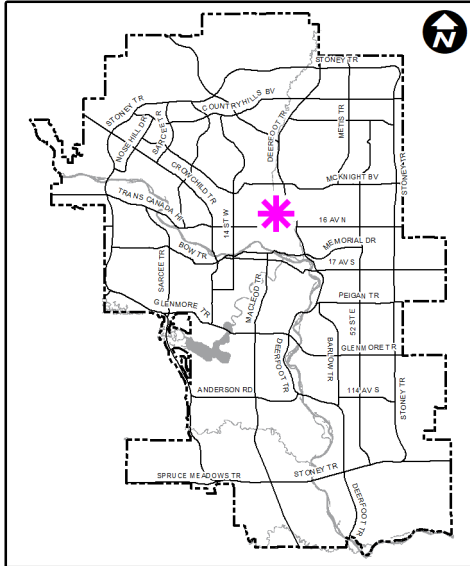
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

<b>Winston Heights/Mountview</b>	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.89%

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 of two dwelling units. Secondary suites are a permitted use within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (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 five dwelling units.

Secondary suites (one backyard suite or 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 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;
- landscaping and amenity space;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks and landscaping requirements.

### **Transportation**

The subject site is adjacent to 6 Street NE, which is identified as an On-Street Bikeway as per the City of Calgary's Always Available for All Ages and Abilities (5A) Network. This bikeway serves as an integral link connecting to other bikeways, LRT platforms and pathways such as Nose Creek Pathway, accessible at 36 Avenue NE and 32 Avenue NE located approximately 1000 metres (a 17-minute walk) from the site.

The subject site is also located near transit stops providing regular service. Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) operate along Edmonton Trail which is within 485 metres (an eight-minute walk) of the subject site. This network of mobility options provides access to jobs, services, educational facilities, and to many other destinations across Calgary.

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 – Inner City area as per Map 1: Urban Structure. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing land, infrastructure, public amenities, transit and to deliver small, incremental benefits to climate resilience. The proposal complies with the relevant MDP policies as the proposed R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

**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 – 2021)**

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 are encouraged 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.