

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Winston Heights/Mountview on the southeast corner of Edmonton Trail NE and 27 Avenue NE. The site is approximately 0.22 hectares (0.54 acres) in size and is approximately 51 metres wide and 36 metres deep. The site is currently comprised of vacant land and a house.

Surrounding development consists of a mix of housing types ranging from single and semi-detached dwellings to multi-residential development. The predominant land use districts in the area are Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. Small groups of commercial uses are located two blocks south and four blocks north of the subject site along Edmonton Trail NE.

The site is located within a community well-served with amenities. Local schools, other recreation facilities and dedicated park spaces in close proximity include:

- Georges P. Vanier School (Calgary Board of Education) is 500 metres (a nine-minute walk) to the north;
- Winston Heights Park and Community Association site is 180 metres (a three-minute walk) to the east;
- Tuxedo Park Community Association and Hall is 360 metres (a six-minute walk) metres to the northwest; and
- Winston Heights Off Leash Park is 940 metres (a 16-minute walk) to the southeast.

Community Peak Population Table

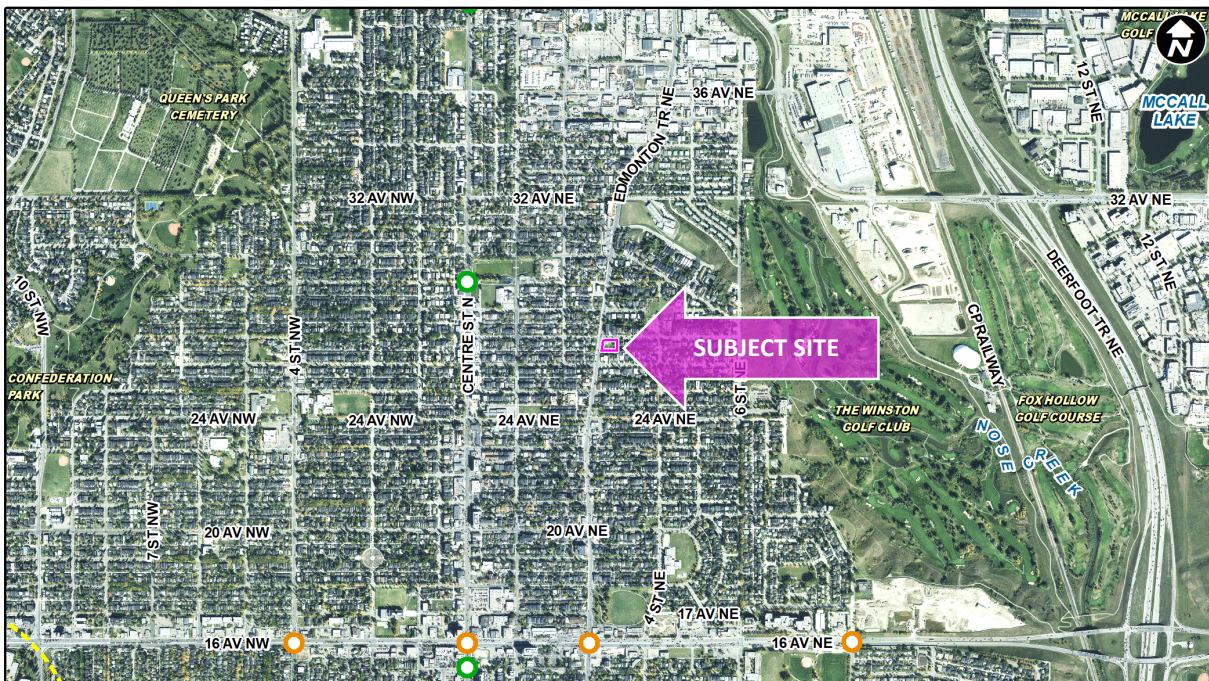
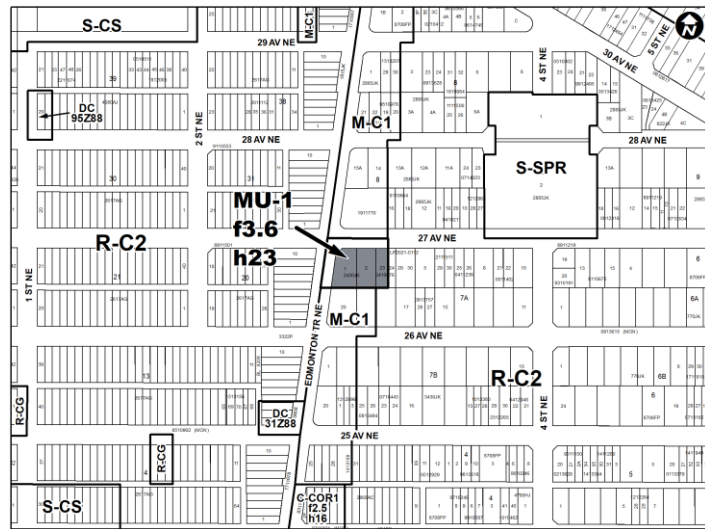
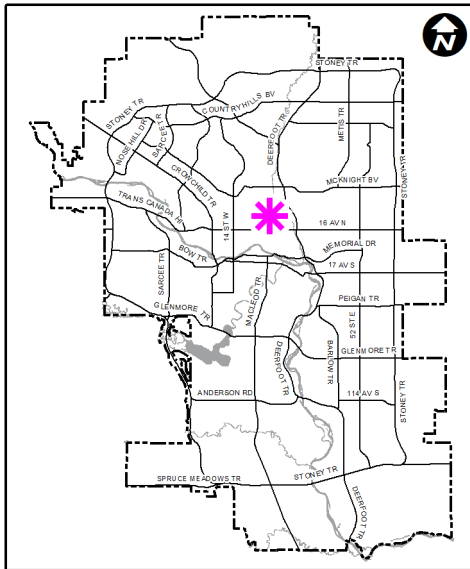
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

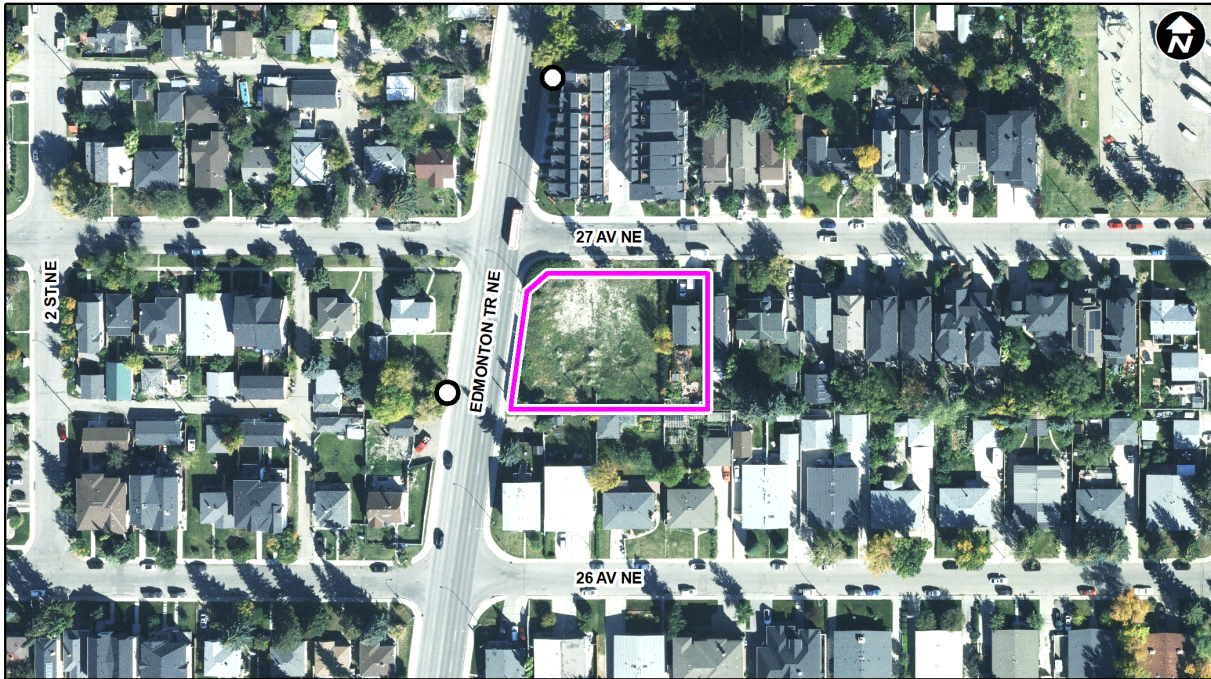
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.89%

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 subject site is currently designated both the M-C1 and R-C2 Districts. The major portion of the site is the M-C1 District, occupying the western two thirds of the area, with the remaining eastern portion the R-C2 District. The R-C2 District is a low density residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on a parcel.

The M-C1 District is a multi-residential designation that is primarily for townhouses and apartment buildings up to a maximum building height of 14 metres (about three to four storeys). The district provides for a maximum density of 148 units per hectare, which based on the subject parcel area would enable up to 24 dwelling units. The M-C1 District is intended to be in close proximity or adjacent to low-density residential development and has a range of building setback and massing rules that support contextually sensitive development.

The proposed Mixed Use – General (MU-1 f3.6h23) District is intended to be adjacent to low density residential developments with specific rules for setbacks and maximum height at the shared property line or lane. This district is intended to be located along commercial streets where both the residential and commercial uses are supported at-grade, facing the commercial street. The MU-1 District also responds to local area context by establishing maximum building heights for individual parcels and provides for compatible transition with surrounding

developments. The proposed MU-1f3.6h23 District is intended to accommodate a mixed-use development that can include a mix of commercial businesses, retail or residential uses at a maximum building height of 23.0 metres (up to six storeys). The proposed land use will allow for a maximum building floor area of approximately 7,920 square metres through a floor area ratio of 3.6. There is no maximum density in MU-1 and no density modifier is proposed, so the maximum number of dwelling units that could be developed will be subject to the maximum building floor area allowed.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Given the corner site context and existing surrounding land uses, additional items that will be considered through the development permit process include, but are not limited to:

- creating an engaging interface along the Main Street;
- designing amenity space thoughtfully;
- shifting mass away from lower density parcels;
- ensuring a context-appropriate interface along all four sides of the site;
- investigating public realm opportunities to include landscaping and traffic calming;
- requiring safe vehicular access and adequate parking; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks on 27 Avenue NE and Edmonton Trail NE. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 1 Street NE, two blocks west of the site. In addition, 24 and 30 Avenue NE and Centre Street N and 4 Street NE are recommended on-street bikeway priority routes and future 5A Network infrastructure, supporting access to and from the site by alternative transportation modes.

The area is well served by Calgary Transit bus service, including nearby stops located on Centre Street N and on Edmonton Trail NE. Transit stops for Route 3 (Sandstone/Elbow Drive SW), BRT routes 300 (Airport/City Centre) and 301 (North/City Centre) are located on Centre Street N at 28 Avenue, approximately 550 metres (a nine-minute walk) from the site. Transit stops for Route 4 (Huntington) and Route 5 (North Haven) are located on Edmonton Trail NE between 26 and 28 Avenue NE, approximately 60 metres (a one-minute walk) from the site. The future Green Line LRT will run along Centre Street N, with a station proposed at 28 Avenue NE.

Vehicular access to the parcel is currently available from 27 Avenue NE. On-street parking adjacent to the site is unrestricted. A Transportation Impact Assessment was not required as part of this application however a preliminary analysis was reviewed and accepted.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development. Details of site servicing and stormwater management will be reviewed at the development permit 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)

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 site is located within the Urban Main Street area identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a higher intensity of residential, employment and retail uses with active street frontages and a walkable pedestrian environment. Main Streets should provide for a broad mix of residential, employment and retail uses, concentrating more development at major intersections. Appropriate transition of building scale between developments in the main street and adjacent areas should be provided through building transitions that are sensitive to the scale, form and character of the surrounding buildings and uses.

The proposal is in keeping with relevant MDP policies, as the MU-1 District provides additional rules for a built form that transitions to the adjacent parcels and 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 [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex Urban Form Category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Buildings in Neighbourhood Flex areas should be street-oriented and may include residential or commercial uses. The Low building scale policies within the Neighbourhood Local category notes that development should be six storeys or less in height. The LAP notes that development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other. The proposed land use amendment is in alignment with applicable policy of the LAP.