

Land Use Amendment in Winston Heights/Mountview (Ward 4) at 632 – 26 Avenue NE, LOC2023-0399

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) at 632 – 26 Avenue NE (Plan 770JK, Block 6A, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 MARCH 7:**

That Council give three readings to **Proposed Bylaw 126D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) at 632 – 26 Avenue NE (Plan 770JK, Block 6A, Lot 16) 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 site to allow for rowhouses and townhouses in addition to the building types listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions 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 increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northeast community of Winston Heights/Mountview was submitted by Tricor Design Group on behalf of the landowners, Dupinder Jeet Bala, Avtar Singh Rai, Narinderpal Singh Virk and Charanjit Kaur Dusanjh on 2023 December 18. As per the Applicants Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a development with up to five units. No development permit has been submitted for the subject site.

The approximately 0.07 hectare (0.17 acre) site is a single parcel located at the northwest intersection of 6 Street NE and 26 Avenue NE. The proposed R-CG District would allow for the

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development of grade-oriented housing primarily in the form of rowhouse and townhouse buildings and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

A detailed planning evaluation of the application, 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 relevant public groups and the respective community association was appropriate. In response, the applicant contacted the Winston Heights/Mountview Community Association by email and hand delivered letters to 12 surrounding neighbours as listed in the Applicant Outreach Summary, which can be found in Attachment 3.

City-Led Outreach

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

Administration received 10 responses from the public, three were neutral, one in support and six were in opposition, noting the following areas of concern:

- impact on availability of street parking and increased traffic;
- height and massing leading to privacy issues, shadowing, and blockage of sightlines; and
- deterioration of the neighborhood's character.

Additionally, improved affordability, attracting and supporting local businesses, more efficient use of city services, increased tax base, potential for improved transit infrastructure, and less reliance on motor vehicles were reasons provided for the support of this application.

The Winston Heights/Mountview Community Association provided a response in support of the application as per Attachment 4.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. In response to public concerns, parking will be in alignment with the Land Use Bylaw at the development permit stage. Furthermore, high-quality urban design that respects and enriches the existing community character will be actively encouraged. The building and site design, and on-site parking will be further reviewed and determined at the development permit stage.

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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.

IMPLICATIONS

Social

The proposed R-CG District would allow for a wider range of housing types than the current land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

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

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing 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 126D2024**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform