

Planning and Development Services Report to
 Calgary Planning Commission
 2024 May 09

ISC: UNRESTRICTED
 CPC2024-0493
 Page 1 of 3

Land Use Amendment in Winston Heights/Mountview (Ward 4) at 407 and 413 – 27 Avenue NE, LOC2023-0377

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 407 and 413 – 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2; Plan 0410076, Block 7A, Lot 23) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 09:

That Council give three readings to **Proposed Bylaw 191D2024** for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 407 and 413 – 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2; Plan 0410076, Block 7A, Lot 23) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed-use development comprising commercial and residential uses at grade with additional residential uses above.
- The proposal allows for an appropriate building form and set of uses along the Edmonton Trail Urban Main Street and is in 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? This application would provide more housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure and local amenities.
- Why does it matter? The proposal would enable additional residential, commercial and employment opportunities that will further enhance and activate this part of Edmonton Trail NE.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Winston Heights/Mountview, was submitted by Abugov Kaspar Architecture on behalf of the landowner The Baloch Corp. on 2023 December 5. No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 2), the intent is to facilitate a six-storey mixed-use building with commercial uses at grade.

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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 the public/interested parties and the respective community association was appropriate. In response, the applicant attended a community association board meeting, met with the Ward Councillor and connected with the wider community via a community web page, a poster in the community hall and a sign posted on the site. 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. When the proposal was expanded to include a second parcel, Administration re-circulated to the public/interested parties, a new notice posting was completed on-site and the updates were published online.

Administration received two letters from the public (one in opposition and one in support) which both focused on the following areas of concern:

- increased traffic and parking issues;
- availability of traffic calming measures; and
- provision of new shops and services.

Notwithstanding, the letter of support was generally in favour of the mixed use nature of the proposed land use.

The Winston Heights/Mountview Community Association provided comments on 2024 March 14 noting that they support this project and feel it is a good addition to their Main Street. However, they noted concerns around traffic implications.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable MDP and LAP policies. Traffic impacts and mitigation measures will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Winston Heights/Mountview and provides additional housing choice. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and wider local area.

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 amendment would enable mixed use development of residential dwelling units and commercial space. The development provides housing opportunity, supports local business and creates employment opportunities within Winston Heights/Mountview.

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 191D2024**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform