

**POLICY AMENDMENT AND LAND USE AMENDMENT
WINSTON HEIGHTS/MOUNTVIEW (WARD 9)
4 STREET NE AND 17 AVENUE NE
BYLAWS 60P2017 AND 325D2017**

MAP 27C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.14 hectare site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for multi-residential development.

The proposed amendment is generally in keeping with the intent of the Winston Heights/Mountview Area Redevelopment Plan (ARP). However, a minor amendment to the ARP is required to facilitate approval of this application (APPENDIX II). A development permit application has also been submitted for the site and is currently under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 60P2017 and 325D2017; and

1. **ADOPT** the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 60P2017; and
3. **ADOPT** the proposed redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 502, 508 and 512 - 17 Avenue NE (Plan 3182FU, Block 3, Lots 15 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 325D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed redesignation conforms to the intent of the recently updated (2014) Winston Heights/Mountview ARP and to the Municipal Development Plan (MDP). Situated on a corner parcel, the site's location is ideal for residential intensification due to its close proximity to transit, parks, regional destinations, major corridors, regional transportation networks, and commercial development. Further, the recommended M-C1 land use district would result in development that is compatible with existing development on adjacent parcels.

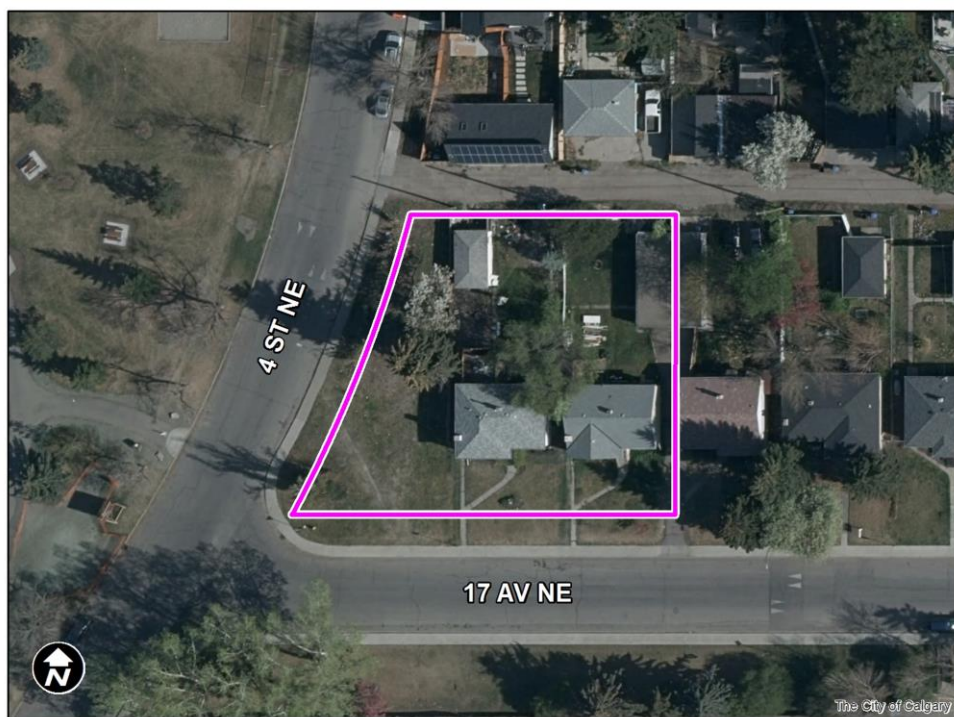
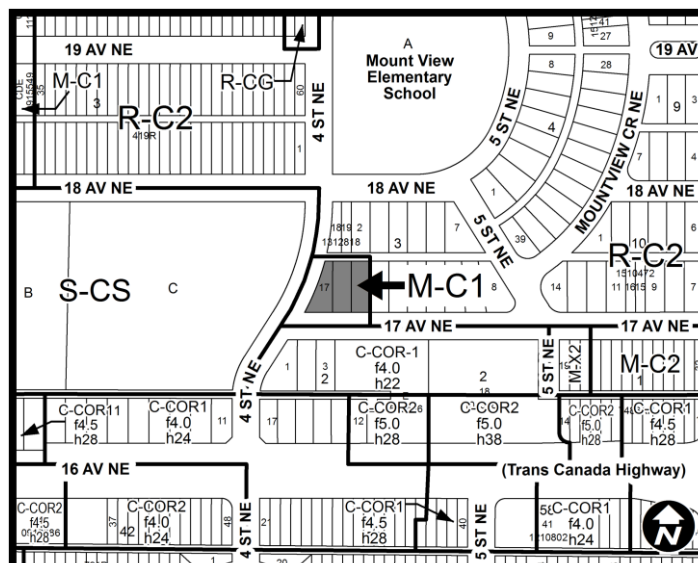
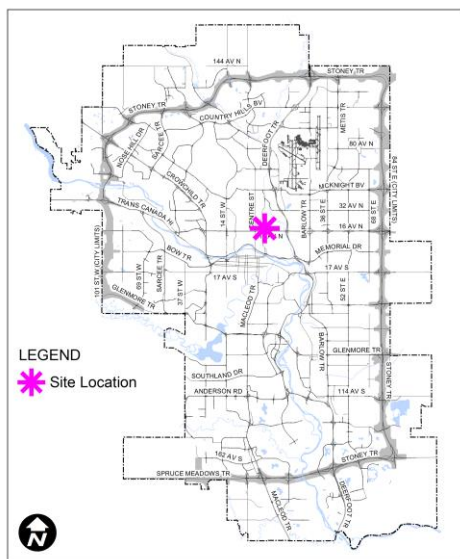
ATTACHMENTS

1. Proposed Bylaw 60P2017
2. Proposed Bylaw 325D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (APPENDIX II).

Moved by: C. Friesen

Carried: 6 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 502, 508 and 512 - 17 Avenue NE (Plan 3182FU, Block 3, Lots 15 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

Moved by: C. Friesen

Carried: 6 – 0

Reasons for Approval from Mr. Friesen:

- I supported this change to the application since I believe that front yards are not typically a good use of space. In redevelopment areas in most parts of Calgary front yards should be reduced to allow for higher density or more useable rear yard space.

2017 August 24

MOTION: The Calgary Planning Commission **TABLED** Item 5.04 (LOC2017-0100) to the Call of the Chairman, in order for Administration to craft an amendment to the Winston Heights/Mountview Area Redevelopment Plan at the suggestion of Councillor Carra.

Moved by: G.-C. Carra

Carried: 5 – 1

Opposed: R. Wright

MOTION: The Calgary Planning Commission **LIFTED THE ITEM FROM THE TABLE.**

Moved by: G.-C. Carra

Carried: 6 – 0

AMENDMENT: Add new amendment to the “Amendments to the Winston Heights/Mountview Area Redevelopment Plan” to read as follows:
“(d) Insert a new subsection 2.12.15 as follows:

“2.12.15 The Approving Authority should consider a relaxation to the setback along 4 Street NE and 17 Avenue NE for 502, 508 and 512 - 17 Avenue NE at

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the time of Development Permit to facilitate a more urban character and pedestrian-oriented streetscape.””

Moved by: G.-C. Carra

Carried: 5 – 1
Opposed: R. Wright

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Applicant:

Sterling Karlsen

Landowner:

Gayatri Sharma
Rameshwar Sharma
Mark Walter Smigelski
Tara Lea Smigelski

PLANNING EVALUATION

SITE CONTEXT

The subject site is irregular in shape and consists of three parcels that together contain approximately 48 metres of frontage along 17 Avenue NE and span a depth of approximately 37 metres. Of note, the site forms a corner parcel and has rear lane access. The redesignation of this parcel to M-C1 will increase the number of allowable dwelling units from a current maximum of six (6) units up to a maximum of 20 units.

The subject site currently contains two single detached dwellings. The existing dwellings are located at 508 and 512 17 Avenue NE. 502 17 Avenue NE previously contained a single detached dwelling but it was destroyed in a fire. This portion of the site has sat vacant for the past decade.

Munro Park is located across the street to the west, with low density housing comprising the lands to the north and east. Commercial development (Calgary Co-op) is located to the south, with the Co-op back-of-house functions located along 17 Avenue NE.

The 16 Avenue NW corridor is located just one block to the south, and the Centre Street corridor is located just four blocks to the west.

The population of Winston Heights/Mountview is nearly 23 percent lower than it was at its peak in 1970 (see table below). This population decrease serves as contextually relevant information in the consideration of proposals which seek to introduce new higher-density development into the neighbourhood.

Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2016 Current Population	3,844
Difference in Population (Number)	-1,128
Difference in Population (Percent)	-22.7%

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LAND USE DISTRICTS

The recommended amendment will result in the application of the Multi-Residential – Contextual Low Profile (M-C1) District. The M-C1 District is intended to facilitate multi-residential development of low height and medium density within the Developed Area of the City. The district rules allow for varied building height and front setback areas in a manner that considers the immediate context and it is intended to be applied to sites in close proximity or adjacent to low density residential development. The maximum density within the M-C1 is 148 units per hectare. The maximum permitted height is 14.0 metres with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

LEGISLATION & POLICY

Several statutory documents guide development on the subject site and the most relevant policies are outlined below.

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report maintains the objectives of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The subject property is located within the *Residential Developed Inner City Area* as identified on Map 1 of the MDP. Although the document does not make specific reference to the subject site, the land use proposal is in keeping with the overarching land use policies for Developed Residential Areas identified in Section 3.5.1 of the MDP which support moderate intensification in a form and nature that respects the scale and character of surrounding development.

Further, the Neighbourhood Infill and Redevelopment policies outlined in Section 2.2.5 of the MDP generally supports growth and redevelopment in low-density neighbourhoods where redevelopment will contribute to a broader range of housing choice within the community and help stabilize population declines.

Winston Heights/Mountview Area Redevelopment Plan

The site falls under the purview of the Winston Heights/Mountview Area Redevelopment Plan (ARP), which was originally approved in 2006.

The subject site falls under Policy Area #1 (Low Density – Laned Lots) as identified on Map 3 – Policy Areas – of the ARP. Section 2.5.1 of the ARP states that, “low density residential land use, such as single and semi-detached, will remain as the predominant land use for this area.” Further, policy 2.6.2 also states that, “redevelopment of residential dwellings should respect the existing low profile, two-storey character of the streetscapes.”

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In accordance with this policy direction, the Low Density Laned Lots Policy of the ARP is intended to guide redevelopment of a lesser scale than what this land use amendment application seeks to facilitate. As such, an ARP amendment is required to facilitate approval of this application.

The amendments consist of removing the subject site from the “Area 1 – Low Density – Laned Lots” category and adding it to the “Area 4 – Medium Density – Multi-Unit” category. The amendments are outlined in more detail below:

- Amend Map 3 to change the subject site from “Area 1 – Low Density – Laned Lots” to “Area 4 – Medium Density – Multi-Unit.”
- Amend Map 4 to remove the subject site from the map showing the location of Area 1 – Low Density – Laned Lots.”
- Amend Map 7 to add the subject site to show it as being part of the “Residential Policy Area 4: Medium Density.”

In considering the appropriateness of the proposed ARP amendments, it is important to consider the overall objectives of the plan, broader city-wide land use policy and the site specific context. In this regard, the proposed ARP amendments will support the objectives for residential redevelopment articulated in Section 2.2 of the ARP including providing a diversity of housing stock that attracts a range of age groups, incomes and lifestyles and promoting denser development where appropriate. The MDP further enforces the importance of these objectives as per the analysis in the preceding section of this report.

With respect to the subject site, it is located on a corner lot and is bounded by a public park to the west and the 16 Avenue Urban Corridor to the south. The site is situated at the edge of the existing low density residential community such that it can allow for a sensitive integration of multi-residential development into the existing context. Further, proximity to the park, transit service and significant commercial amenities support its candidacy for multi-residential development. In light of the foregoing, the ARP amendments are appropriate in order to facilitate approval of the proposed land use redesignation.

TRANSPORTATION NETWORKS

Both 17 Avenue NE and 4 Street NE are classified as “collector” roads. Parking on 17 Avenue NE and 4 Avenue NE is restricted by a permit requirement. The site enjoys frequent transit service with stops for routes 4, 5, 19 and 69 within 500 metres of the site.

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UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional dwelling units without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability features were noted as part of this application. However, the application does propose to increase density in an inner-city location, contributing to our goals of building a more compact city.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Winston Heights/Mountview Community Association submitted a letter of support (APPENDIX VI) for the application. The Community Association did request that the applicant hold an open house in the community to share their Development Permit drawings, and the applicant is currently working on scheduling that event.

Citizen Comments

Two letters were received from adjacent residents. Both letters articulated support for the land use amendment but concern about the physical building design. These concerns could best be characterized as development permit-level concerns and the applicant has addressed many of these concerns in their initial development permit submission (under review at the time of submission of this report).

Public Meetings

The applicant intends to host an open house to share the information they submitted for the associated development permit application.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject properties of 502, 508 and 512 17 Ave NE are located just outside of the main streets corridor. The house at 502 burnt down many years ago and due to its awkward design it was not rebuilt and has sat as a vacant lot for many many years. The lot itself is very narrow at the back and therefore makes it impossible to put in a double car garage for each house with its current R-C2 zoning. This is the biggest reason why this particular lot has never been rebuilt. The other two properties feature standard older bungalows which only feature 45 feet of frontage each which makes for difficult rebuilds for semi-detached properties.

All of the properties on the block feature an incredible amount of street parking spaces due to the fact the houses and vacant lot are located across the street from Commercial properties that have their own large parking lot. The vacant lot also sides onto Munro Park which features more street parking which often has no cars parked at it except for during the day. One block to the North there is an Elementary school with a huge school playground that has a massive amount of street parking in front of it as well. The total amount of street parking within 1-2 blocks is about 5 city blocks.

We have met with the community association and the alderman who are very supportive of the project, along with some of the neighbours directly behind and beside the project and they are all supportive of our plans. We also plan on putting in for a DP concurrently with this redesignation in order to be very upfront about our plans which seem to be very well received thus far.

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APPENDIX II

**AMENDMENTS TO THE WINSTON HEIGHTS/MOUNTVIEW
AREA REDEVELOPMENT PLAN AMENDMENTS**

- (a) Delete the existing Map 3 entitled “Policy Areas” and replace with the revised Map 3 entitled “Policy Areas” (APPENDIX III).
- (b) Delete the existing Map 4 entitled “Residential Policy Area 1 – Low Density: Land Lots” and replace with the revised Map 4 entitled “Residential Policy Area 1 – Low Density: Land Lots” (APPENDIX IV).
- (c) Delete the existing Map 7 entitled “Residential Policy Area 4 – Medium Density” and replace with the revised Map 7 entitled “Residential Policy Area 4 – Medium Density” (APPENDIX V).

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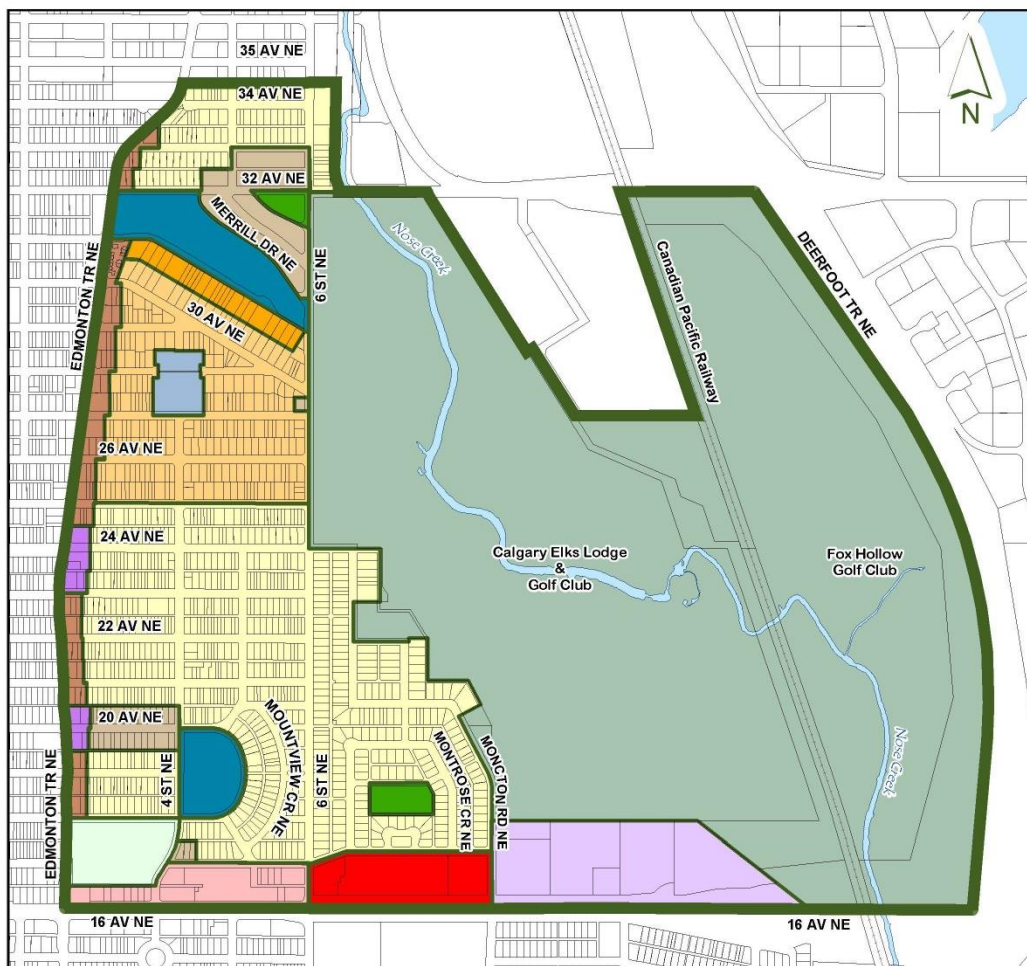
APPENDIX III

Winston Heights
Mountview ARP

Map 3
POLICY AREAS

Legend

- | | |
|---|---|
|  Area 1 - Low Density - Landed Lots |  Area 9 - Commercial or Mixed Use - 16 Avenue NE |
|  Area 2 - Low Density - Laneless Lots |  Area 10 - Open Space - Community Centre |
|  Area 3 - Medium Density - 31 Avenue NE |  Area 11 - Open Space - School Sites |
|  Area 4 - Medium Density - Multi-Unit |  Area 12 - Open Space - Munro Park |
|  Area 5 - Medium Density - Edmonton Tr |  Area 13 - Open Space - Neighbourhood Parks |
|  Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area |  Area 14 - Open Space - Nose Creek Valley |
|  Area 7 - Local Commercial - Edmonton Tr |  Policy Area Boundary |
|  Area 8 - Commercial - 16 Av Corridor |  Study Boundary |




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APPENDIX IV

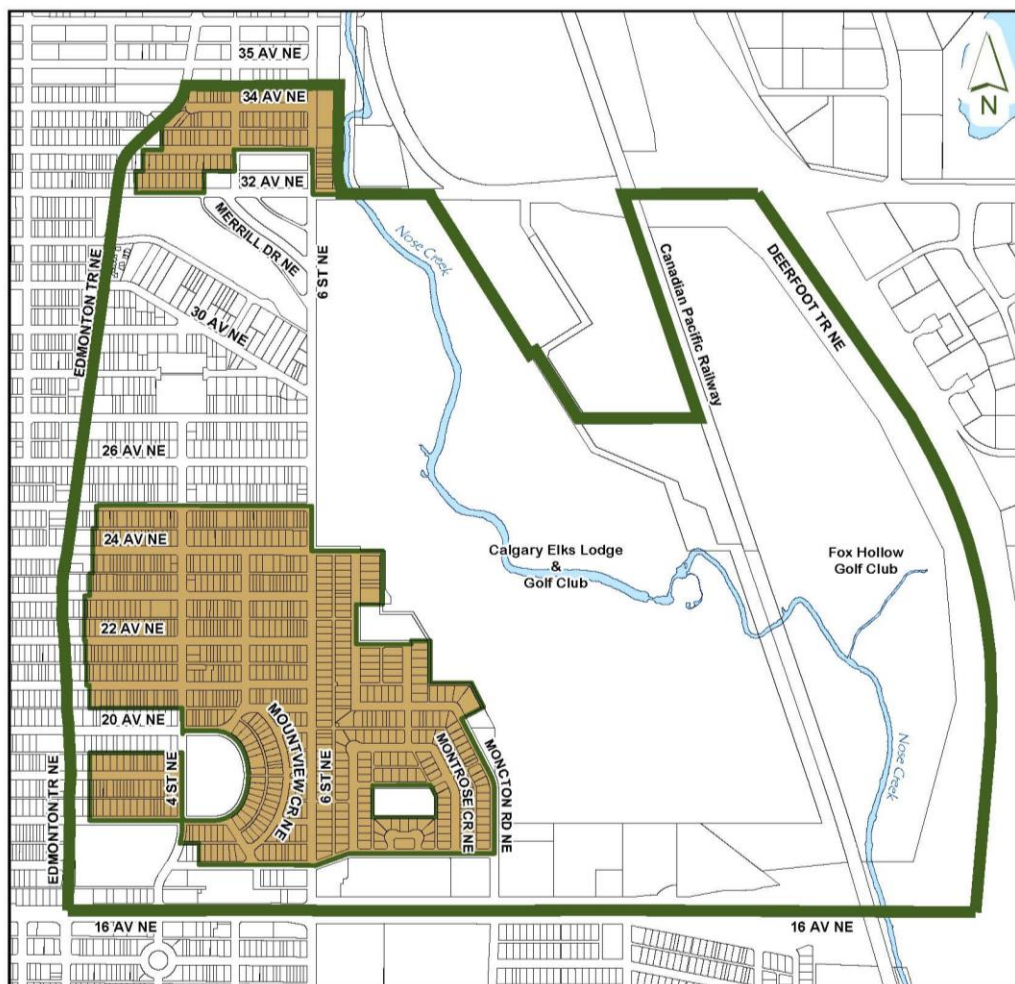
Winston Heights
Mountview ARP

Legend

-  Policy Area 1
-  Study Boundary

Map 4
RESIDENTIAL
POLICY AREA 1

LOW DENSITY:
Laned Lots



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APPENDIX V

Winston Heights
Mountview ARP

Map 7
RESIDENTIAL
POLICY AREA 4
MEDIUM DENSITY

Legend

- Policy Area 4
- Study Boundary



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APPENDIX VI

COMMUNITY ASSOCIATION LETTER

Hi Jill,

We have received and reviewed the above mentioned file.

We have had the opportunity to meet with and have seen preliminary plans from this developer and support the Land Use Amendment, with the caveat that we will make comments and provide feedback at the time of a DP.

In addition, we will be reaching out to the applicant to suggest a community Open House on this project as we have already had several community members interested/concerned the impact of the development will have on the immediate surrounding properties. We would like to ask the City's support in making an Open House a requirement of any DP approval.

Thank you,
Kris

Kris Webb
Chair, Planning and Development Committee
Winston Heights/Mountview Community Association

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