

Planning & Development Report to  
Calgary Planning Commission  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0503  
Page 1 of 7

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by Collabor8 Architecture + Design on 2018 February 20 on behalf of the landowner Trico Developments. This application proposes to change the designation of this property to allow for:

- small scale commercial developments with commercial storefronts;
- opportunities for residential and office uses to occur on upper floors;
- a floor area ratio of 1, with a maximum height of 16 metres; and
- the uses listed in the proposed C-COR1 designation.

This subject site is located within the Edmonton Trail NW Main Street area and is on the Primary Transit Network with several bus stops located within 100 metres of the property. The application is consistent with City policies including those of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan*, and is consistent with Main Street objectives.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 412 - 24 Avenue NE (Plan 2868AC, Lots 19 - 24) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Commercial – Corridor 1 f1.0h16 (C-COR1f1.0h16) District; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**  
Absent: E. Woolley

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 189D2018 and the Disposition of Reserve; and

1. **ADOPT** the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 412 - 24 Avenue NE (Plan 2868AC, Lots 19 - 24) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Commercial – Corridor 1 f2.5h16 (C-COR1f2.5h16) District, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 189D2018.

**Planning & Development Report to  
Calgary Planning Commission  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0503  
Page 2 of 7**

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue  
NE, LOC2018-0037, Bylaw 189D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

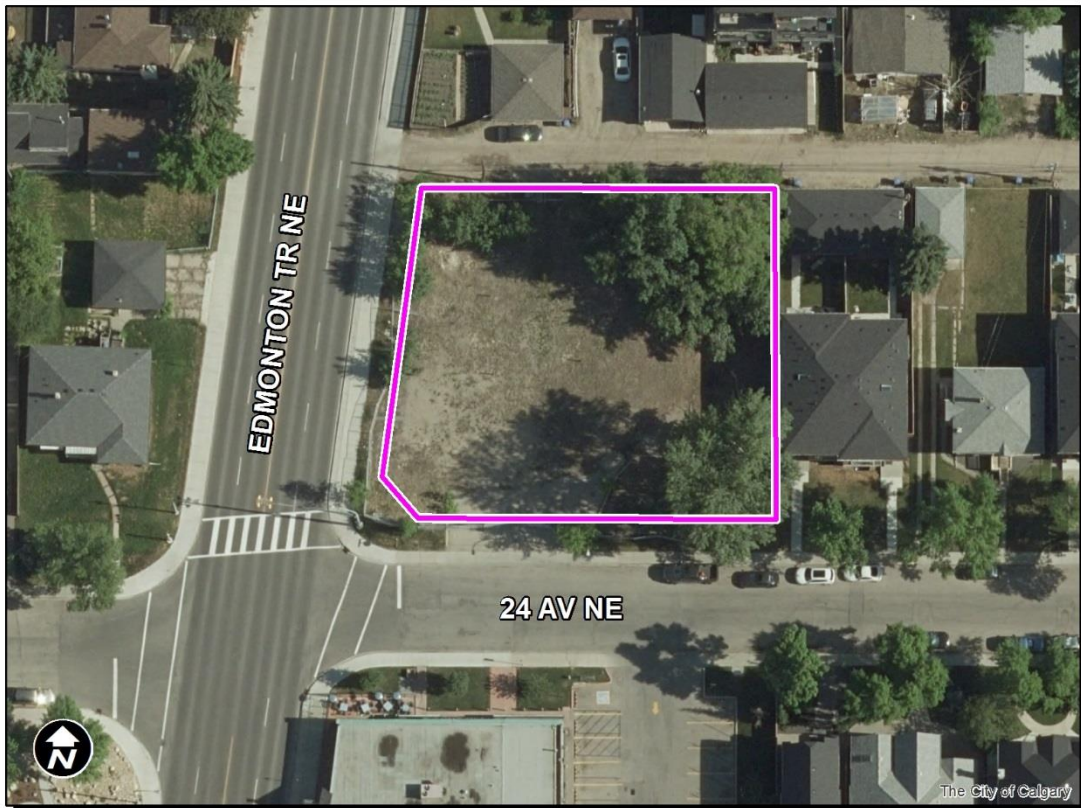
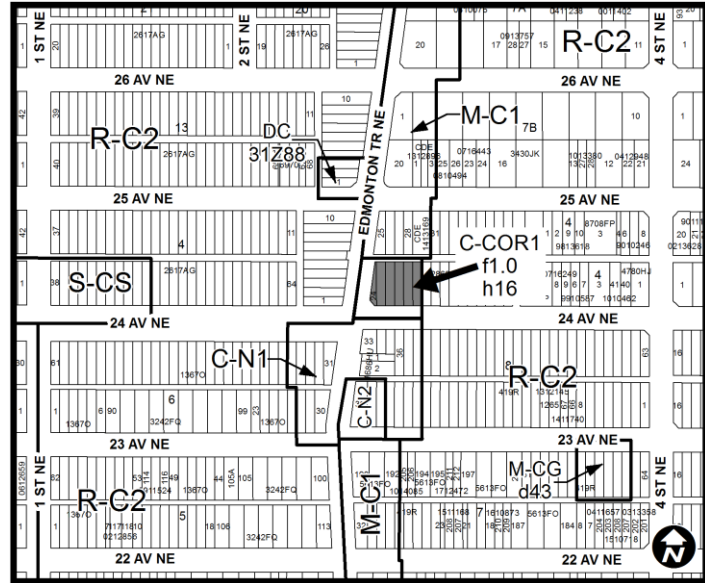
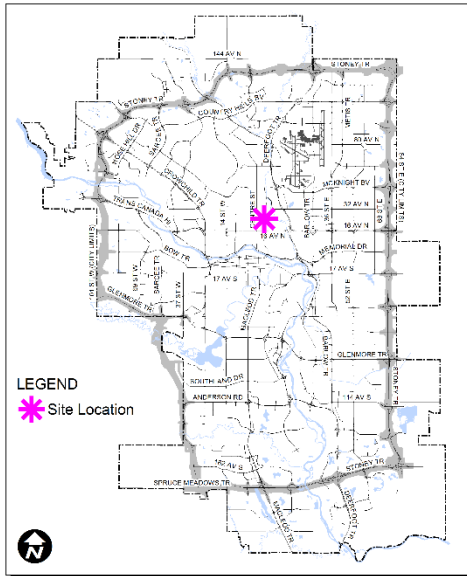
**BACKGROUND**

The subject site is located on the urban main street of Edmonton Trail NE. Area-specific evaluation and policy work for this area has not yet been completed; however, this work is anticipated in the near future.

The proposal was originally submitted with a height modifier of 10 metres to provide for a two storey building at full build-out. During the review of the application, and in discussions with the applicant, it was decided to increase the height modifier to 16 metres to allow for a three storey mixed use building at full build-out. It was felt that the increase in allowable building height would better support main street objectives, while still respecting the local context. Although the applicant has indicated that they do not intend to develop a three-storey building at this time, the proposed land use district will allow for future redevelopment consistent with the City's vision for the area.

Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue  
NE, LOC2018-0037, Bylaw 189D2018

Location Maps



**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

---

**Site Context:**

The subject site is currently vacant and flat with some trees located in the corners of the property. Low density residential uses, with the exception of a neighbourhood pub that exists to the south, surround the site. A gravel lane exists on the north side of the site, which is shared with the surrounding low density residential uses. The site is the former location of a gas station.

The majority of this section of Edmonton Trail NE is designated as Multi-residential – Contextual Low Profile (M-C1) on the west side, and Residential – Contextual One/Two Dwelling (R-C2) on the east. A local commercial node is located adjacent to the parcel, as seen in the policy areas map (Attachment 1). The site is located on the Primary Transit Network, with several bus stops located within 100 metres of the property.

As identified in *Figure 1*, the developed community of Winston Heights/Mountview reached its peak population in 1970 and is currently 23 percent below its peak population year.

*Figure 1: Community Peak Population*

<b>Winston Heights/Mountview</b>	
Peak Population Year	1970
Peak Population	4,972
2017 Current Population	3,835
Difference in Population (Number)	-1,137
Difference in Population (Percent)	-23%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Winston Heights/Mountview](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The applicant has indicated the intent to pursue a development permit application for a single-storey commercial development on this site with enhanced pedestrian and streetscape features to contribute to the main street objectives. The design, parking and other site planning considerations will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

This proposed redesignation will allow the parcel to support mixed use development that is consistent with main street objectives. While the applicant is intending on developing a single-storey commercial building at this time, mixed-use development will be possible in the future. Given the properties proximity to a local commercial node, this proposal will also allow for a reasonable extension of commercial development along this stretch of Edmonton Trail NE.

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

---

***Land Use***

This application seeks to redesignate a currently undeveloped property from a Multi-Residential – Medium Profile Support Commercial (M-X2) District to a Commercial –Corridor 1 (C-COR 1f1.0h16) District. The M-X2 district is intended to provide for medium height and medium density multi-residential development with opportunities for supportive commercial uses. The residential component is required in this district, with a minimum density of 60 units per hectare. For this site, 10 residential units would be the minimum requirement. As the applicant is interested in commercial development only at this time, a land use redesignation is necessary.

The C-COR 1 District is primarily intended for commercial and mixed-use development that must include commercial storefronts. There are opportunities for residential and/or office uses above the commercial main floor. The proposed C-COR 1 District includes rules intended to limit the effect of commercial uses on adjoining residential districts.

During the review of this application, Administration requested the applicant consider the Mixed-Use – General (MU-1) land use district and an increased height modifier. The reason for this request was that Administration felt that an increased height and specific mixed-use land use designation would be better aligned with main street objectives. While the applicant is intending on developing a single-storey commercial building at this time, Administration felt that increasing the maximum allowable height to 16 metres, from the 10 metres that was originally proposed, would allow for future redevelopment that is in keeping with the City's vision for this area.

The applicant was concerned with the increased setback requirements of the MU-1 district, which given the size of the subject parcel, would impede on their ability to achieve their desired outcome. As the C-COR 1 district provides for mixed use development, and given the applicants desire to create an enhanced pedestrian environment and their agreement to increase the maximum height of the site to 16 metres, Administration feels the C-COR 1f1.0h16 is appropriate.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted onsite. Notification letters were sent to adjacent land owners and the application has been advertised online.

With the decision to increase the height modifier to 16 metres, the application was notice posted onsite a second time, the online information updated, and those who initially provided comment, as well as the Community Association, were notified of the change via email.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted onsite and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised online.

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

---

Letters were received from five (5) citizens, noting the following concerns:

- Increased traffic, congestion and parking in the neighbourhood due to commercial development.
- Decreased walkability of the neighbourhood due to increased traffic and congestion from commercial development.
- While residential development is allowed within the C-COR 1 district, it is not required.

A number of commenters indicated support for increased residential development at this location, as the area is mainly residential.

The Winston Heights Mountview Community Association provided a letter of support for this application to the Applicant.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (2010)***

The *Municipal Development Plan (MDP)* identifies this site as an urban main street in the urban structure map (MDP map 1). According to section 3.4.2, urban main streets provide for a higher level of residential and employment intensification along an urban boulevard street type. The urban boulevard is a multi-modal street with a strong focus on walking, cycling and transit, though it continues to accommodate moderately high traffic volume. Urban main streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The MDP supports a broad range of employment, commercial, retail and housing uses and forms in urban main street areas.

***Winston Heights/Mountview Area Redevelopment Plan (2006)***

The subject property is identified as *Local Commercial – Edmonton Trail* on the policy areas map of the Area Redevelopment Plan (ARP). Mixed use commercial-residential redevelopment is encouraged in this area, while main floor commercial is required. Commercial uses should serve the local community by providing a mix of goods and services. The ARP supports a mixed-use land use district for the subject site, and further provides design guidelines that will be applicable at the development permit stage.

Planning & Development Report to  
 Calgary Planning Commission  
 2018 June 11

ISC: UNRESTRICTED  
 CPC2018-0503  
 Page 7 of 7

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

---

**Social, Environmental, Economic (External)**

The recommended land use allows for development that has the ability to meet both the Area Redevelopment Plan and the community association's vision for the community by providing commercial development, which in turn creates opportunities for social interaction among residents. Additionally, the proposal provides for a mix and intensity of uses that supports main street program objectives.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal generally conforms to the intent and objectives of the *Winston Heights Mountview Area Redevelopment Plan*, is in keeping with applicable policies of the *Municipal Development Plan*, and is consistent with main street objectives. The proposed land use designation provides for main floor commercial development that has the ability to further activate the Edmonton Trail NE main street and contribute to the local services available to area residents.

**ATTACHMENT(S)**

1. Applicant Submission
2. Community Association Letter
3. Winston Heights/Mountview ARP Policy Areas Map
4. Calgary Planning Commission Motions and Amendments
5. Proposed Bylaw 189D2018
6. Public Submissions