

Planning & Development Report to
Calgary Planning Commission
2019 July 18

ISC: UNRESTRICTED
CPC2019-0881

Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 – 18 Avenue NE, LOC2019-0003

EXECUTIVE SUMMARY

This application was submitted by Kelvin Hamilton Architecture on 2019 January 07 on behalf of the landowner VNC Homes Ltd. The application proposes to change the designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development (e.g. townhouses and apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum 10 metres);
- a maximum of five dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the M-CG District.

The proposal requires an amendment to the *Winston Heights-Mountview Area Redevelopment Plan* and aligns with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 639 - 18 Avenue NE (Plan 3182FU, Block 10, Lot 6) from the Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade – Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

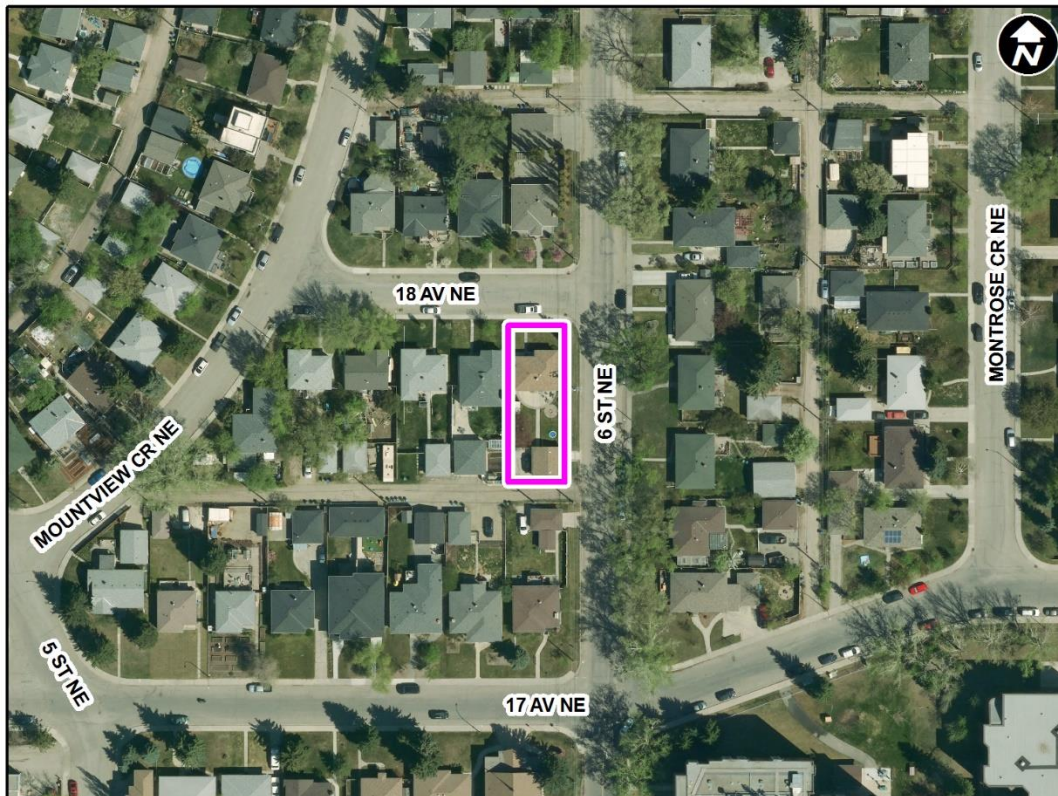
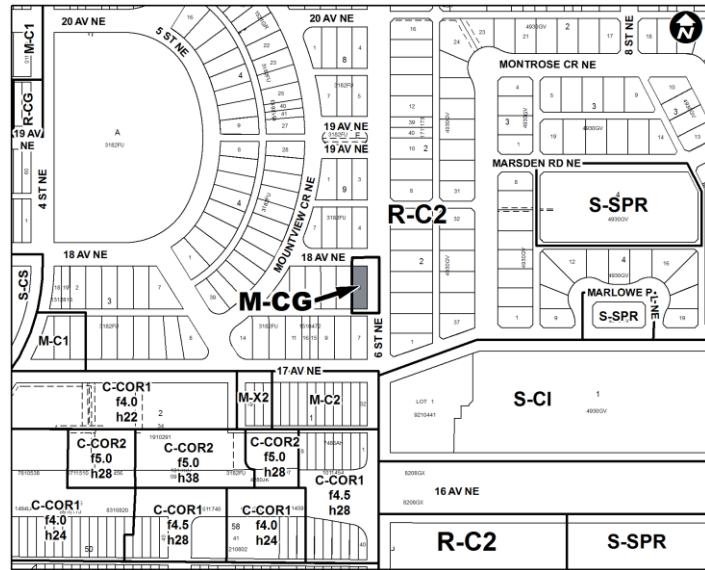
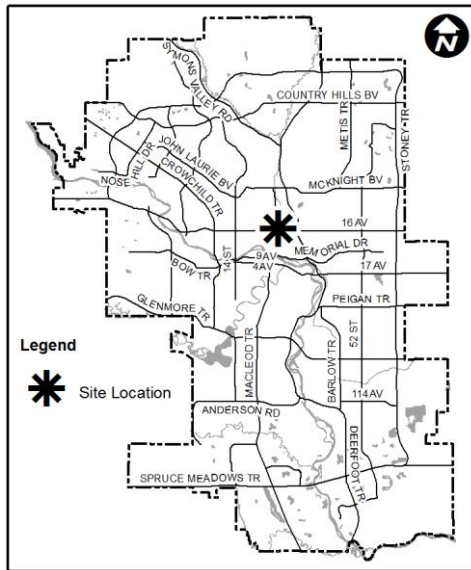
This redesignation application was submitted by Kelvin Hamilton Architecture on 2019 January 07 on behalf of VNC Homes Ltd. While no development permit has been submitted at this time, the applicant's submission (Attachment 1) has indicated their intent to develop a multi-residential development containing five grade-oriented townhouse units.

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Location Maps



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Site Context

Winston Heights/Mountview is a community with a mix of housing types ranging from single detached dwellings to low-profile multi-residential developments. The subject site, 639 - 18 Avenue NW, is located along 6 Street NW, a collector street as identified in the *Calgary Transportation Plan* (CPT). The site is approximately 13 metres wide by 37 metres long. There are single detached dwellings located in all directions from the site.

As identified in *Figure 1*, the community of Winston Heights/Mountview has observed a decrease in population with its peak population in 1970.

Figure 1: Community Peak Population

Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2018 Current Population	3,744
Difference in Population (Number)	-1,228
Difference in Population (Percent)	-24.7%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application was initially submitted to redesignate the parcel to the Multi-Residential – Contextual Low Profile (M-C1) District. At the initial review stage, Administration made the recommendation to the applicant to reconsider alternative land use districts such as Residential – Grade-Oriented Infill (R-CG) District or the Multi-Residential – Contextual Grade-Oriented (M-CG) District which would be more appropriate for the site and immediate surrounding context. The applicant worked with Administration to amend the application to the proposed M-CG District for the reasons discussed in the strategic alignment sections of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential Contextual One / Two Dwelling (R-C2) District allows for low density residential development with a maximum of two dwelling units on the site.

The proposed Multi-Residential Contextual Grade-Oriented (M-CG) District is intended to allow for a maximum of 5 dwelling units on site, with a maximum of 12 metres and at least half of all units oriented to grade.

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Development and Site Design

A development permit application has not been submitted. The proposed land use district would allow for the development of up to five units on the subject parcel. At the development permit stage, key factors that will be important to consider include:

- building interface and grade orientation of all units along 18 Avenue NE and 6 Street NE;
- respecting the immediate context and privacy of adjacent residential developments;
- providing the minimum number of motor vehicle parking for both residents and visitors;
- and
- ensuring direct vehicle access from the abutting south rear lane.

Environmental

An Environmental Site Assessment was not required during the review of this application. There are no known environmental contamination concerns on the parcel or in the immediate area.

Transportation

Direct vehicular access to the parcel is available from the south rear lane. The subject parcel is located approximately 145 metres north of the 16 Avenue NE Primary Transit Network (PTN). There are several Calgary Transit bus stops located within approximately 500 metres radius from the subject site. Additionally, the parcel is located approximately 413 metres north-west from the Max Orange BRT stop located along 16 Avenue NE

The parcel is located along 6 Street NE which is classified as a Collector Street in the Calgary Transportation Plan. On-street parking is restricted on 6 Street NE with no on-street parking restrictions along 18 Avenue NE.

A Transportation Impact Assessment and parking study was not required for this application.

Utilities and Servicing

Public water, sanitary and storm utilities exist within close proximity to the subject lands. Development servicing will be determined at the time of development to the satisfaction of Water Resources.

Stakeholder Engagement, Research and Communication

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

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The land use amendment application was circulated to the Winston Heights/Mountview Community Association for comments. Administration did not receive any comments during the review process.

Prior to the submission of this application, the applicant mailed information pamphlets to adjacent landowners to provide information on the proposed land use amendment and to invite any questions and concerns. The applicant has presented the proposal to the Winston Heights/Mountview Community Association.

Administration received four letters in opposition to the application. Reasons stated for the opposition are summarized below:

- compatibility with surrounding context;
- increase in density;
- provision of motor vehicle parking; and
- higher vehicle traffic flows.

Administration considered relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design, compatibility of discretionary uses with respect to the surrounding neighbourhood, density and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Inner City Residential Area of the *Municipal Development Plan* (MDP). The Developed Inner City Residential Area is supportive of moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with the policies of the MDP.

Winston Heights/Mountview Area Redevelopment Plan (Statutory – 2006)

The *Winston Heights/Mountview Area Redevelopment Plan* (ARP) supports redevelopment and increased density to provide a variety of housing stock which attracts a range of age groups, incomes and lifestyles.

In order to align the proposed land use amendment application with the ARP, amendments are required to Map 3, Map 4, and Map 7 (Attachment 2). Map 3: Policy Areas will be amended to change the subject site from Area 1 - Low Density Development - Laned Lots to Area 3 - Medium Density - Multi-Unit. Map 4: Residential Policy Area 1 Low Density: Laned Lots will be amended to exclude the subject site while Map 7: Residential Policy Area 4 Medium Density will be amended to include the subject site.

The Medium Density – Multi-Unit intends to provide a wider range of housing options to include townhomes and apartment buildings up to 3 storeys.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The location criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy such as the *Municipal Development Plan* or local area policy plans to assist in determining the appropriateness of an application in the local context.

The subject parcel meets five of eight location criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located on a corner parcel;
- site is located 145 metres from 16 avenue north primary transit network;
- site is located within 500 metres from an existing primary transit stop;
- site fronts onto 6 Street NE which is identified as a collector street in the Calgary Transportation Plan, and
- site abuts a lane to provide direct vehicle access.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the proposed site is an appropriate location for sensitive residential intensification.

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Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and 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 is in keeping with applicable policies of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan* as amended. The proposal allows for a wider range of housing types in the inner city while still respecting the low-density context immediately adjacent to the site.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan