

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0655

Land Use Amendment in Windsor Park (Ward 11) at 704 – 51 Avenue SW, LOC2020-0014

EXECUTIVE SUMMARY

This application was submitted by Harnoop Gosal on 2020 January 29, on behalf of the landowner, 1746638 Alberta Ltd (Elizabeth Martin). The application proposes to change the designation of 704 - 51 Avenue SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached, semi-detached, duplex homes);
- a maximum building height of 11 metres (an increase from current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

The proposal conforms with the relevant policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 704 - 51 Avenue SW (Plan 8573GL, Block 4, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

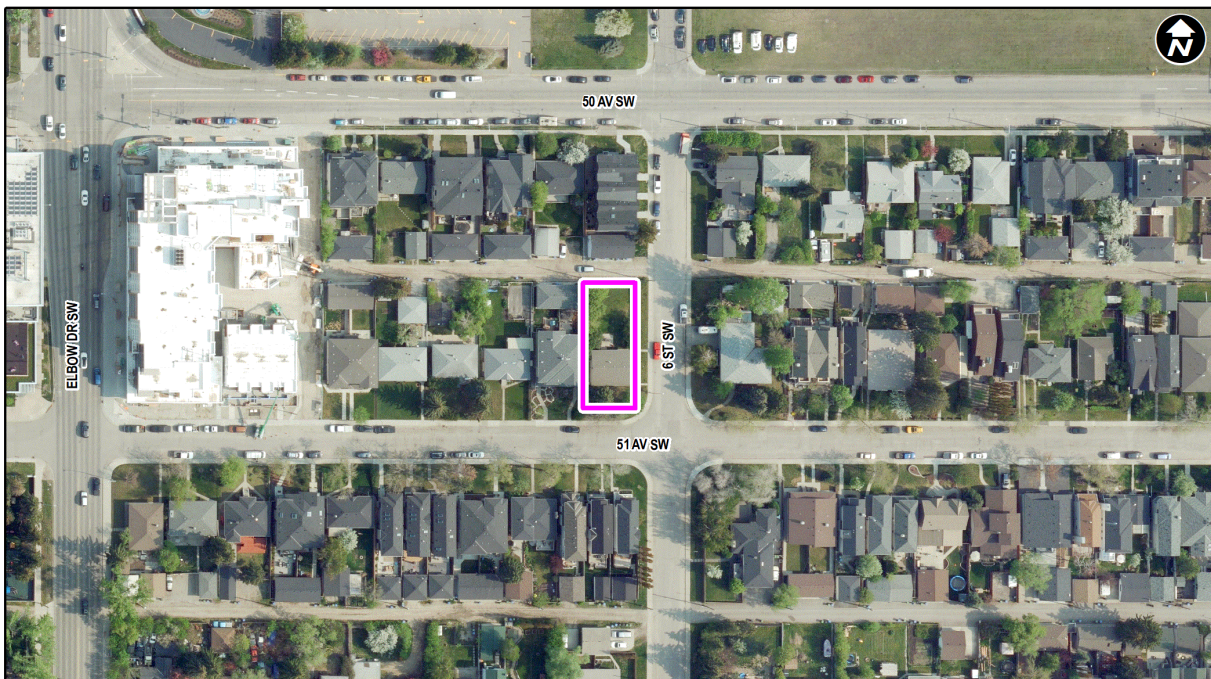
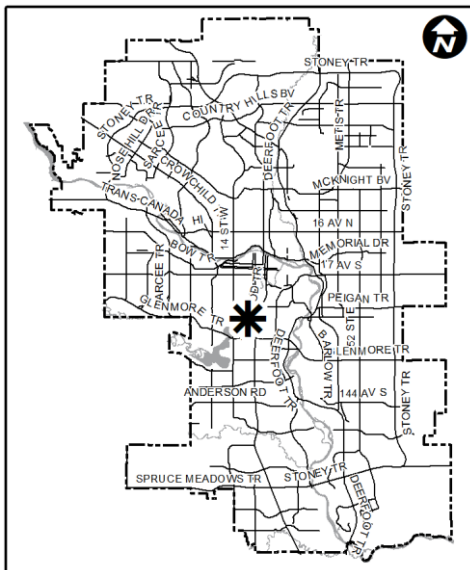
This application was submitted by Harnoop Gosal on 2020 January 29 on behalf of the landowner, 1746638 Alberta Ltd (Elizabeth Martin). The intent of the application is to develop a four-unit rowhouse, as indicated in the Applicant's Submission (Attachment 1). Council approved a similar land use application directly to the north of this parcel in 2017 (151D2017). No development permit has been submitted at this time.

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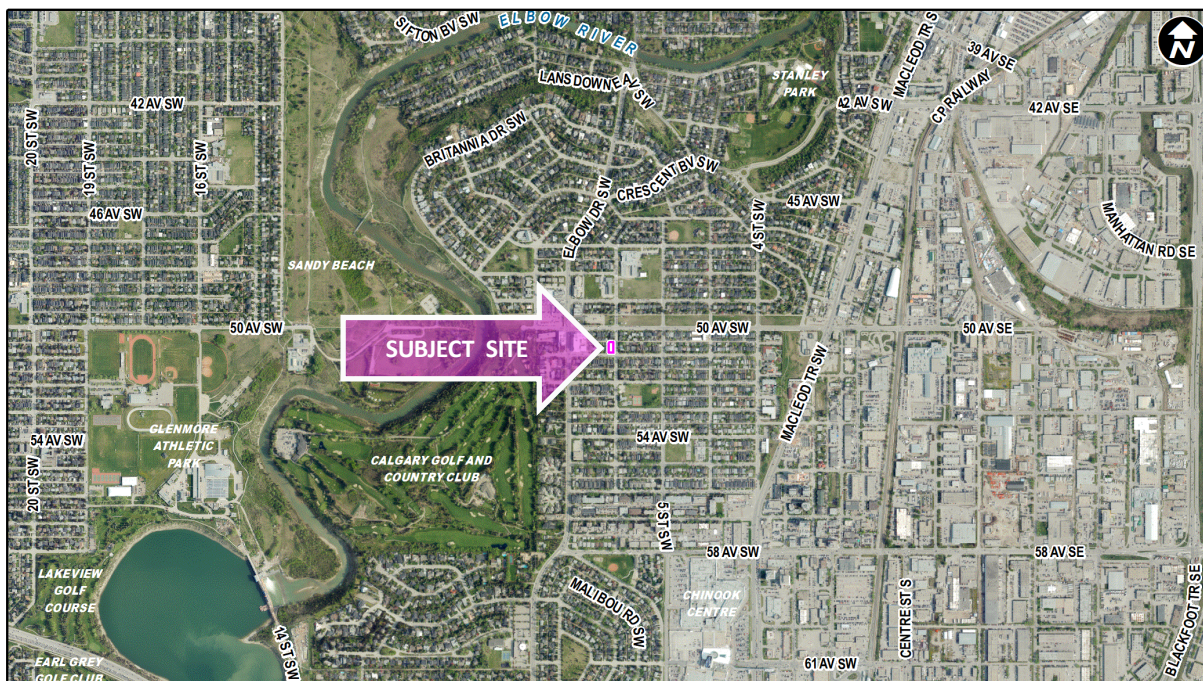
Location Maps



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Site Context

The subject site is located in the community of Windsor Park, at the corner of 51 Avenue SW and 6 Street SW. The site is one block east of Elbow Drive SW and half a block south of 50 Avenue SW.

The parcel is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres in width by 36 metres in length. It is currently developed with a single detached bungalow with rear lane access.

Directly to the north of the subject parcel, across the rear lane, is a four-unit rowhouse under construction. The surrounding area is otherwise largely designated Residential – Contextual One / Two Dwelling (R-C2) District with the exception of an established commercial node located one block to the west at the corner of Elbow Drive SW and 50 Avenue SW.

As identified in *Figure 1*, the community of Windsor Park reached its peak population in 2019 with a total of 4,584 residents.

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Figure 1: Community Peak Population

Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Windsor Park](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an established area within the city and allows for a range of housing forms that are in keeping with the scale and character of the existing neighbourhood.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential district intended to accommodate duplex, semi-detached and single detached dwellings in developed areas. The district allows for a maximum of two dwelling units and a maximum height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two or three storey (11 metre maximum) rowhouse developments where the face of each dwelling unit must directly face a public road. With a maximum permitted density of 75 units per hectare, the site could accommodate up to four dwelling units.

The R-CG District also allows for a range of other low density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District will allow for a modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

Land Use Amendment in Windsor Park (Ward 11) at 704 - 51 Avenue SW, LOC2020-0014

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both the 6 Street SW and 51 Avenue SW frontages;
- Improving pedestrian connections along 6 Street SW by ensuring vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Vehicular access to the parcel is available via the rear lane. The area is served by Calgary Transit bus service with stops located approximately 100 metres to the west along Elbow Drive SW. Parking in the immediate area is restricted to residential permit parking only.

Access and parking will be reviewed in greater detail at the development permit stage.

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

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The Windsor Park Community Association was circulated as part of this application. The Community Association's development committee responded with a letter of concerns pertaining to issues around parking, increased traffic, and a desire to see more home ownership within the community on 2020 March 04 (Attachment 2).

Three letters of opposition were submitted at the time of writing this report, stating concerns related to losing the single detached character of the community, a loss of private open space within yards of low density housing, a reduction of the tree canopy and a general frustration with perceived overdevelopment of the community.

Following Calgary Planning Commission, notifications for a 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 recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment in the established area over time including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructure.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan for the community of Windsor Park.

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Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risk. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The proposed R-CG District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 land use amendment 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 is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density of an established area parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Windsor Park Community Association Letter