

July 19, 2020

Attn: City Clerk

City of Calgary

Planning and Development

**Re: LOC2020-0014 Application for Change of Land Use Designation to RC-G**

Dear City Clerk,

The Windsor Park Community Development Committee has had a chance to review *LOC2020-0014 - Application for Change of Land Use Designation to RC-G*. We would like to formally object to this application. This letter is submitted for consideration at the Council public hearing July 27<sup>th</sup>, 2020.

This response is modeled after the City of Calgary “How to Respond to a Development Application” document. It takes into account the suggested areas of consideration as well as the Municipal Development Plan (MDP) goals.

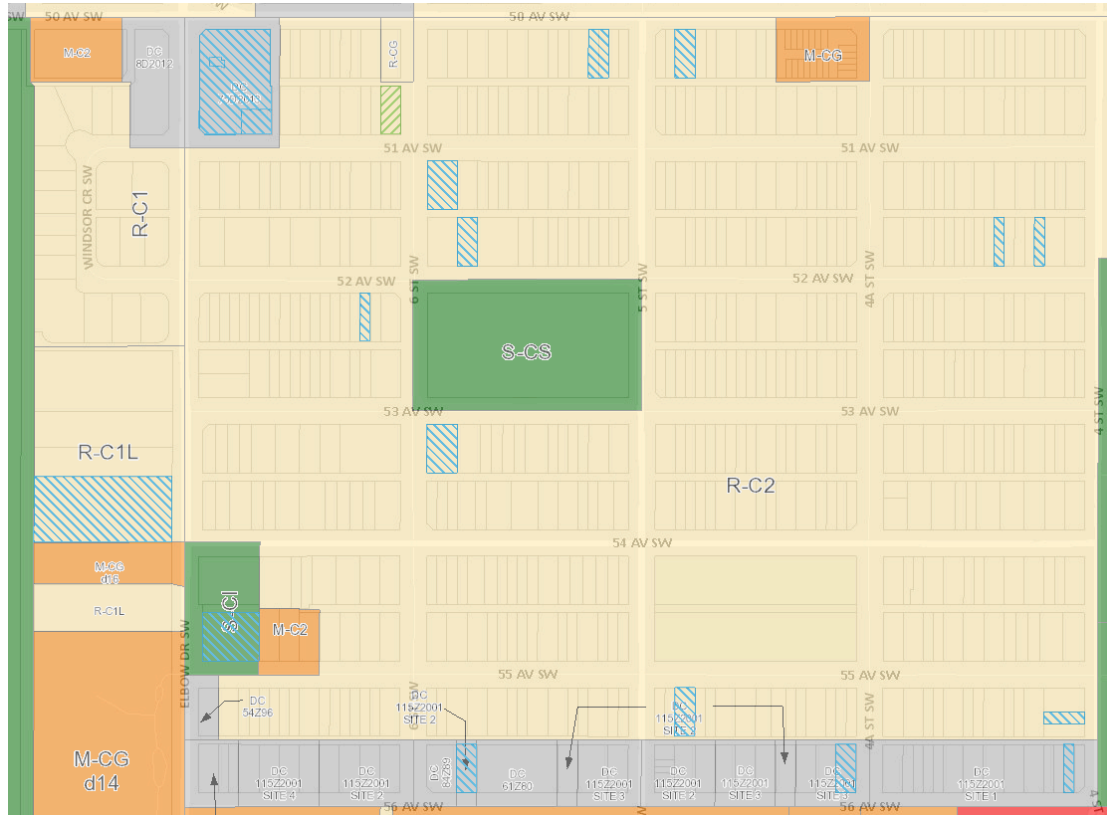
1. *How will the proposal impact the immediate surroundings? Does the application affect the use, and enjoyment of your property?*

The increase of building height and density will have an immediate negative impact on the neighbour’s enjoyment of their properties. More cars parked on street and increased traffic will make this family-oriented area less safe for children to play outdoors. The proposed relaxation of the height limit will increase shading to the south and west impacting the ability of immediately adjacent residents to enjoy their properties.

2. *Does the application fit with the broader community and overall City goals?*

The application does not fit with the broader community goals. Windsor Park is a family oriented low-density neighbourhood. If RC-G developments are to be accepted, residents want them fronting on major routes such as 50th Ave SW and Elbow Drive where there is already high traffic volume (and associated awareness of the safety concerns). Allowing this application OFF of a major route towards the centre of the community also sets a precedent for more RC-G applications.

See picture below showing no other RC-G areas off of major routes. Also note that the MC-2 parcel on the North side of the road at the West end of 55<sup>th</sup> ave was vehemently opposed at the associated Public Hearing as it was not along a major route.



3. *Does the proposal align with City policy and comply with the Land Use Bylaw?*

If City policy is to have a consistent development plan that is predictable, fair and supported by communities, then this application does not align with that policy. Stated MDP goals include: Great Communities and Managing Growth and Change. These goals will not be met with this designation change. Residents living in Windsor Park should be entitled to some consistency regarding land use changes. Off character re-designations cause stress amongst residents, perceived lowering of property value, and exodus of owners. Growth and density cannot be achieved at all costs. The community character suffers and residents lose faith in the ability of the City to plan consistently and appropriately.

4. *What changes might help the application to better address the situation and what suggestions do you have to address your concerns?*

The applicant should consider leaving the designation as RC-2. This is more acceptable to the neighbourhood and will still provide an opportunity for the applicant to build a profitable modern infill duplex. Such a building would be in character for the community and immediate surroundings.

Please note that the applicant did reach out to the development committee in 2019 proposing an open house. However, no open house was organized. This does not demonstrate appropriate engagement with the community.

Regarding the growth of our great city: it is our understanding that applications to change designation from RC-2 to RC-G are supported by Council and have a very high Council approval rate at hearings. This unfairly targets RC-2 areas for higher density and the associated challenges. Why are RC-1 areas (such as Elboya to the North) not seeing densification? There are no land use changes to RC-2 currently being reviewed for that area. We will be providing input to the Guidebook for Greater Communities to hopefully address this unbalanced approach.

In conclusion, the Windsor Park Community Development Committee objects to this application. We hope that the enclosed concerns will be considered by both the applicant and City Council on July 27<sup>th</sup>, 2020. Should you have any further questions, please feel free to contact me at 587.223.4441 or [greg.freson@gmail.com](mailto:greg.freson@gmail.com).

Sincerely,

Greg Freson

Windsor Park Development Committee Chair

Cc:

Brad C. Bevill – City of Calgary

Philip Polutnik – WPCA President

Jeromy Farkas – Ward 11 Councillor

**From:** [greg.freson@gmail.com](mailto:greg.freson@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 704 51 AV SW - LOC2020-0014 - Comment from Development Map - Mon 7/20/2020 11:44:41 AM  
**Date:** Monday, July 20, 2020 11:44:43 AM  
**Attachments:** [LOC2020-0014 WPCA objection.pdf](#)

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Application: LOC2020-0014

Submitted by: Greg Freson

Contact Information

Address: 712B 54 Avenue SW

Phone:

Email: [greg.freson@gmail.com](mailto:greg.freson@gmail.com)

Feedback:

On behalf of the Windsor Park Development Committee I am formally objecting to the proposed land use amendment. Please see the attached letter.



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Eric  
\* Last name Hindson  
Email ehindson@gmail.com  
Phone  
\* Subject LOC2020-0014

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom it may concern:  
With reference to the abovecaptioned matter, I wish to state my objections to the proposed development.  
It has been a long-standing practice, that with regard to higher density development in Windsor Park, said development would be restricted to the periphery of the neighborhood. Indeed, this has been the case to date, with substantial higher-density residential and commercial development, especially on Elbow Drive and 50th Avenue. However, there appears to be a recurring theme of attempted high-density incursion into the neighborhood proper. My wife and I have been resident in Windsor Park for 19 years and within that timeframe, have witnessed substantial redevelopment. Indeed, it was welcomed, as our neighbourhood began to renew and regenerate. But when one buys into a single-family neighborhood, where it is understood that multi-family/higher-density developments will remain on the periphery and subsequently are allowed well inside the boundaries, seemingly at will, one can only feel betrayed. And worse, because the single family nature of Windsor Park was the attractant for younger families (as it was for us) and is now threatened, family investments have been devalued. Our street alone has had a number of younger families recently buy in and their presence is a delight. I question why an Area Plan has any use or value if it can be so easily circumvented and ignored. I view this proposal and those similar, as a direct attack on homeowners - especially newcomers - in Windsor Park.  
Thank you for your time.  
Eric Hindson

ISC:

1/2

Unrestricted

Jul 21, 2020

2:45:15 PM



## Public Submission

City Clerk's Office

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720 51 Ave SW, Calgary, AB  
T2V 0A7

**From:** [Kevin Maloney](#)  
**To:** [Public Submissions](#); [jslaney@gmail.com](mailto:jslaney@gmail.com)  
**Subject:** [EXT] LOC2020-0014  
**Date:** Monday, July 20, 2020 12:18:57 PM

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My name is Kevin Maloney and I am a home owner at 610-52 Ave sw and would like to formally object to the rezoning of 708-51 Ave SW. The City has a community development plan for Windsor park and has designated the 50 ave corridor for higher density housing. In addition to this increasing the height will not blend in with the existing housing. Most importantly are the several mature trees that will be destroyed if the development proceeds. Trees cannot speak but the City has failed to protect this existing habitat which are homes to birds squirrels and other wildlife. I am not opposed to the developer making money on redeveloping to duplex or such but the care and protection of the character of Windsor park is at stake here. When I built my house in 1989 I preserved the mature trees and even bent my foundation to preserve them. This is becoming a more of a precedent and needs to stop. I am disappointed that what is happening here will put every corner lot up for high density development. See attached picture.

