

LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
50 AVENUE SW AND 6 STREET SW
BYLAW 151D2017

MAP 33S

EXECUTIVE SUMMARY

This Land Use Amendment application proposes the redesignation of a residential parcel in the southeast community of Windsor Park from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a range of low density residential uses including rowhouse development.

The parcel forms part of the 50 Avenue SW Neighbourhood Corridor as defined in the Municipal Development Plan, which also identifies 50 Avenue SW as a Primary Transit Network.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2017 March 09

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 151D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 703 – 50 Avenue SW (Plan 8573GL, Block 4, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 151D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is keeping with applicable policies including the Municipal Development Plan and the 50 Avenue S.W. Area Redevelopment Plan, both of which advocate for communities with a variety of housing types to meet a range of citizen needs. The proposed R-CG district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on an inner city parcel and in a form that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT

1. Proposed Bylaw 151D2017
2. **Public Submission**

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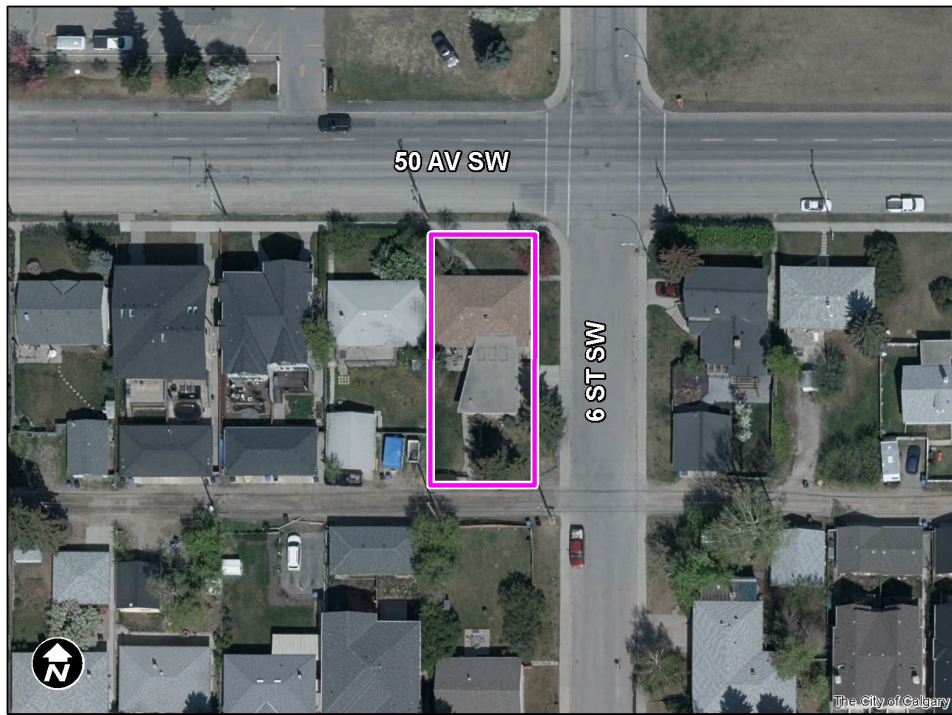
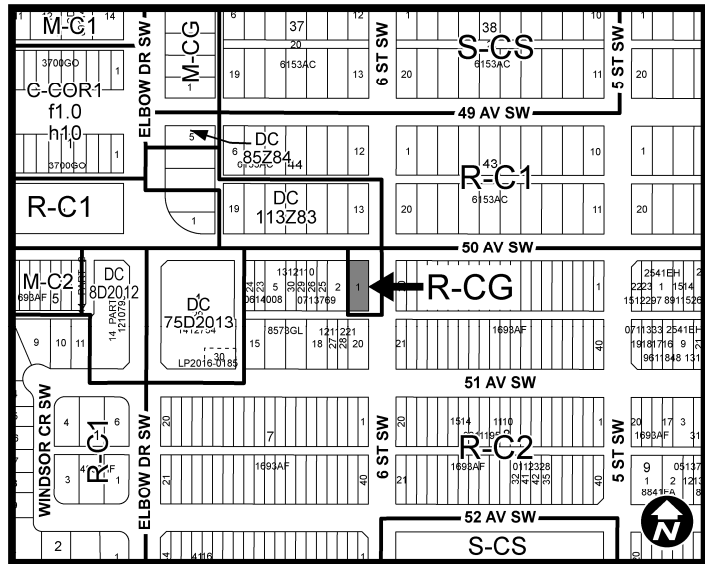
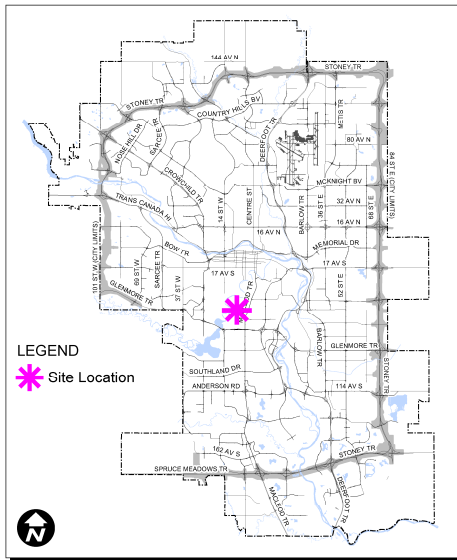
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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 703 – 50 Avenue SW (Plan 8573GL, Block 4, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District.

Moved by: C. Friesen
Absent: L. Juan

Carried: 7 – 0

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Applicant:

Jeremy Paylor

Landowner:

Jeremy Paylor

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential setting in the southwest community of Windsor Park, the R-C2 designated parcel is developed with a one storey single detached dwelling and attached two vehicle garage accessed from 6 Street SW. Single detached dwellings exist east, west and south of the parcel on land designated as R-C2, with a semi-detached dwelling adjoining the parcel to the southwest.

McInnis & Holloway Funeral Home and Cremation Service is located directly north of the parcel, across 50 Avenue SW, on a parcel designated as Direct Control Bylaw 113Z83. A range of community services exist within the immediate and surrounding area, including Living Spirit United Church (70 metres north), Elboya Elementary Junior High School (120 metres north), St. Anthony School (120 metres north), Sunterra Market (150 metres west), and a range of community supportive uses located on Elbow Drive.

The following table identifies the historic peak and current population of Windsor Park. The community's current population is three percent lower than in 2015, Windsor Park's peak population year.

Windsor Park	
Peak Population Year	2015
Peak Population	4,501
2016 Current Population	4,351
Difference in Population (Number)	-150
Difference in Population (Percent)	- 3%

LAND USE DISTRICTS

The intent of the R-CG district is to allow for a wide range of ground-oriented housing typologies including rowhouse buildings, semi-detached dwellings, single detached dwellings, cottage housing and accessory suites. The rules of the R-CG District provide for development that has a maximum height of 11 metres and is sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings.

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The maximum density for parcels designated R-CG is 75 units per hectare. As such, this would allow for a maximum of four ground oriented units to be considered via the development permit process, and not at the expense of other Land Use Bylaw requirements. A rowhouse building is a permitted use in R-CG where the proposal complies with all the rules of the Land Use Bylaw. Otherwise, a rowhouse building is a discretionary use.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The high-level scale and/or scope of the SSRP policies are not relevant to this application.

Municipal Development Plan (2009 – Statutory)

The parcel is located within the *Neighbourhood Corridor* as identified on Map 1: Urban Structure, of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment of ground-oriented housing, low scale apartments and mixed use buildings. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. In accordance with the policy, the parcel is considered to be an appropriate transition area between the 50 Avenue SW Neighbourhood Corridor and adjacent residential areas.

The application is in keeping with relevant MDP policies as the provisions of the R-CG District allow for a modest increase in the density within development that is compatible with existing low-density residential development in terms of height, built-form, and density.

50 Avenue SW Area Redevelopment Plan (2013 – Statutory)

The parcel forms part of the 50 Avenue SW Area Redevelopment Plan (ARP). Within the Regulating Plan (Figure 16), the parcel is identified as being appropriate for the redevelopment of a Rowhouse Building up to 10 metres in height. Table 3 of the ARP provides rules for redevelopment, the majority of which reflect rules in the Land Use Bylaw. The exceptions include a minimum and maximum parcel width of 6-7.5 metres respectively, and a unit clustering of 3-7 units. These rules will be addressed at the Development Permit stage, noting that Section 5.1.1a indicates that minor variances to a rule may be considered, with the exception of building height.

The application is in keeping with the policies of the ARP, and any future Development Permit will be able to meet applicable rules and requirements.

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

Council adopted 'Location Criteria for Multi-Residential Infill' (APPENDIX II) to be used as a guideline for the review of Land Use Amendment applications and associated amendments to local area plans seeking to allow for multi-residential developments in low density residential areas.

The following location criteria were consistent with the guidelines:

- On a corner parcel;
- Within 400 metres of a transit stop;
- Along or in close proximity to an existing or planned corridor or activity centre; and
- Direct lane access;
- Adjacent to or across from existing or planned open space or park or community amenity;
- Adjacent to existing or planned non-residential development or multi-dwelling development; and
- On a collector or higher standard roadway on at least one frontage.

The following location criterion was not met:

- Within 600 metres of an existing or planned Primary Transit stop station.

The proposed land use satisfies the majority of the locational criteria for multi-residential infill housing.

TRANSPORTATION NETWORKS

Vehicular access to the parcel is available from the rear lane. A driveway will not be permitted on 50 Avenue SW. Street parking is available on 6 Street SW, and there are presently no parking restrictions for the block.

The Municipal Development Plan identifies 50 Avenue SW as a Primary Transit Network. A Primary Transit Network is identified as comprising a permanent network of high-frequency transit services that will include LRT, Bus Rapid Transit (BRT), streetcars/trams and frequent bus service that will operate every ten minutes or less over an extended time period, seven days a week.

The area is well serviced by bus routes 3 and 10, located approximately 150 metres northwest on Elbow Drive and approximately 800 metres east, respectively.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required for this application.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Windsor Park Community Association provided Administration with a letter of objection (APPENDIX III) stating the following:

- Townhouses do not fit into the vision of Windsor park, despite what was adopted by the 50 Avenue S.W. ARP;
- There is little support in the community for this type of development, specifically as the result is often a cheap and unattractive built form; and
- The only way to make this type of development work well is if the City relaxed front driveway requirements.

Citizen Comments

Administration received one (1) letter of objection from the community, stating the following:

- The street comprises Single and Semi Detached Dwellings only. There is no justification for higher density on this property.
- Local multi-unit development has been poorly executed. If the same were to happen on 50 Avenue, it would damage the area's street appeal.
- The proposed development would not be able to meet the Land Use Bylaw requirements for parcel width.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We would like to present our intent to re-designate the land at 703 50 Ave SW from RC-2 to RC-G. After a detailed review of the new ARP for the area, we have found that this fits perfectly into the City of Calgary, and the neighbourhood's vision for the area. We believe that a high quality affordable residential dwelling will be an asset to an area that is seeing many new commercial buildings under construction at the Elbow/50 Avenue intersection. This new burst of commercial/professional development has in turn created a need for a higher density type of dwelling, which the Windsor Park ARP has specifically stated a need for on the 50th avenue corridor.

Allowing for direct access to newly created businesses, transit routes and parks, the building will offer an affordable and desirable lifestyle that the City of Calgary intends to offer as it implements the Area Redevelopment plan. We believe that the aesthetics and placement of this project suit it perfectly for the area. Sinclair Signature Homes looks forward to being able to implement our vision to fulfil this much needed type of dwelling in Windsor Park.

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APPENDIX II

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments	Compliance
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	Yes
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes
Within 600m of an existing or planned Primary Transit stop station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	No
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	Yes
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	Yes
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	Yes
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	Yes
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes

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APPENDIX III

COMMUNITY ASSOCIATION LETTER

With respect to the above LOC 2017-0002, there are a number of errors in the Applicant's submission

These 4 unit townhouses do not fit into any vision of Windsor Park despite what it might say in the 50th Ave SW ARP.

The applicant is obviously not aware that the new commercial buildings have been put in abeyance and will be changed to residential (50 units with underground parking maybe) which in all likely hood will have the support of the WPCA. The newly created businesses will be far fewer than predicted. Now that one commercial building is in use, maybe we should undertake to see if any residents work there.

I recognize that the administration will not find any technical reason to reject this application and the CPC will rubber stamp the recommendation and the city council will approve it. Our only defense will be to hold the speculator hard to the requirements of the ARP and we appreciate your help on this so far.

The association is having a meeting to discuss this one as well as 2016-0302
I have also asked Sinclair Signature Homes to present their plan to a group of concerned citizens on Feb 08, 2017

But in keeping with your request for comments, the Association has found little support in the community for this type of development because history shows we end up with a cheap and unattractive development like we have gotten at the corner of 5th street and 56 ave. If the City was willing to relax front drive and let us get town houses like the corner of 6th street and 56 ave, we would actually get a development that would add to the community and set a standard for the remaining corners on 50th ave.

Many thanks
Philip Polutnik
President Windsor Park Community Association