

Planning & Development Report to
Calgary Planning Commission
2020 October 01

ISC: UNRESTRICTED
CPC2020-1026

**Land Use Amendment in Windsor Park (Ward 11) at 707 - 57 Avenue SW,
LOC2020-0119**

EXECUTIVE SUMMARY

This application was submitted by Mainstreet Equity on 2020 August 11, on behalf of Mainstreet Equity Corp. Located in the community of Windsor Park, this land use amendment application proposes the redesignation of one parcel from Multi-Residential – Contextual Medium Profile (M-C2d162) District to Multi-Residential – Contextual Medium Profile (M-C2d172) District to retroactively accommodate one existing additional residential unit within an existing multi-residential building. Specifically, the proposed amendment will allow for:

- multi-residential development (e.g. apartments, condominiums);
- a maximum building height of 16 metres (no change from the current maximum of 16 metres);
- a maximum of 24 dwelling units (an increase from the current maximum of 23 dwelling units); and
- the uses listed in the M-C2 District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* (MDP). A development permit application requesting to approve one existing additional dwelling unit within the existing multi-residential building has been submitted and is currently under review.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 707 - 57 Avenue SW (Plan 0211137, Block E, Lot 12) from Multi-Residential – Contextual Medium Profile (M-C2d162) District **to** Multi-Residential – Contextual Medium Profile (M-C2d172) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 OCTOBER 01:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 707 - 57 Avenue SW (Plan 0211137, Block E, Lot 12) from Multi-Residential – Contextual Medium Profile (M-C2d162) District to Multi-Residential – Contextual Medium Profile (M-C2d172) District; and
2. Give three readings to **Proposed Bylaw 146D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This application was submitted by Mainstreet Equity on 2020 August 11, on behalf of Mainstreet Equity Corp to allow for one additional residential unit within an existing multi-residential building, as noted in the Applicant's Submission (Attachment 1).

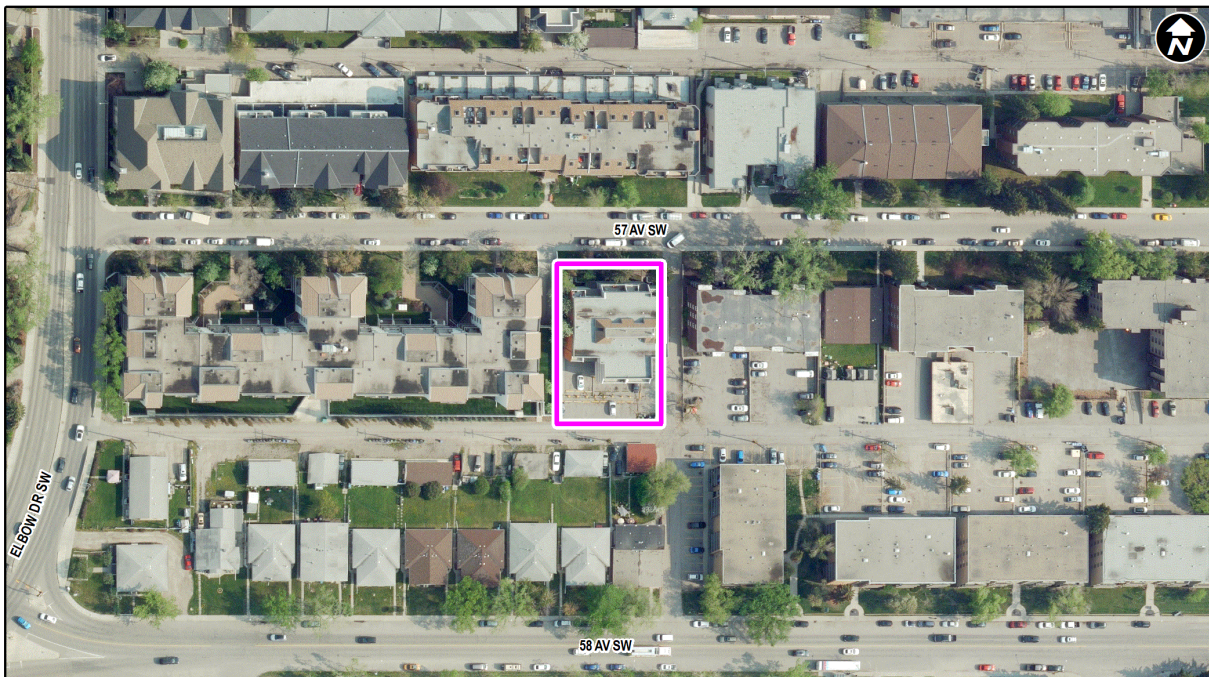
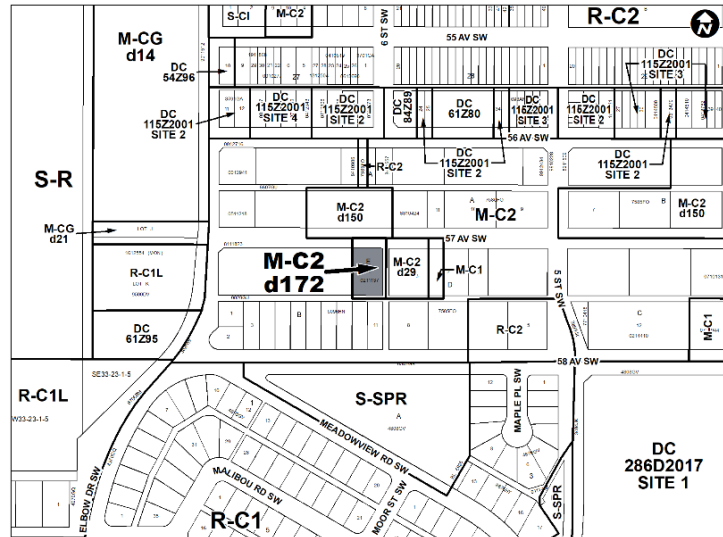
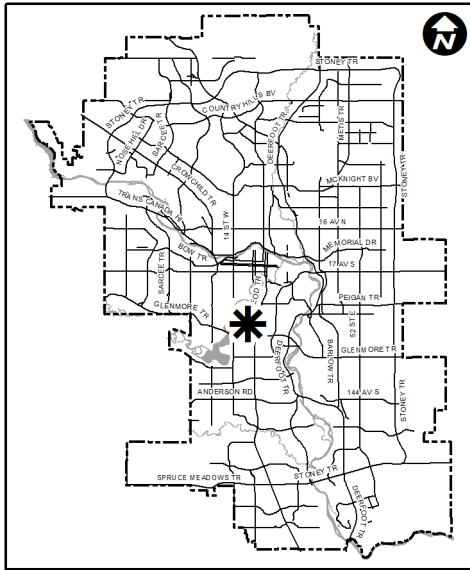
A development permit application (DP2020-2955) was submitted by Mainstreet Equity Corporation on 2020 May 11 and is currently under review by Administration. The development permit application is to retroactively approve the existing one additional residential unit within the existing multi-residential building.

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Location Maps



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Site Context

The site is located in the community of Windsor Park, on the south side of 57 Avenue SW, east of Elbow Drive SW. The site is approximately 0.14 hectares (0.35 acres) in size, measuring approximately 30 metres by 45 metres. The site is currently developed with a four-storey, 24-unit multi-residential building.

The site is surrounded by residential lands designated M-C2 District and developed with multi-residential developments to the north, east, and west, and semi detached dwellings to the south.

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

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 (Percentage)	0%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

The existing M-C2d162 District primarily allows for multi-residential development with a maximum building height of 16 metres and a maximum of 23 residential units.

The proposed M-C2d172 District, with a maximum density of 172 units per hectare, would maintain the maximum building height of 16 metres, but if approved, it would allow for a maximum of 24 units on this 0.14 hectare (0.35 acre) site.

Development and Site Design

Minor changes to the design of the site are being assessed as part of the review of the associated development permit application.

Transportation

Pedestrian and vehicular access to the site is available from 57 Avenue SW and the side and rear lanes.

Calgary Transit bus service is available within 300 metres of the site on Elbow Drive SW and 58 Avenue SW.

The site is within Calgary Residential Parking Zone I. On-street parking adjacent to the parcel is restricted along 57 Avenue SW.

No Transportation Impact Assessment or parking study was required for the land use redesignation application review.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an Environmental Site Assessment was not deemed required.

Utilities and Servicing

Public water, sanitary and storm deep utilities exist adjacent to the site within public rights-of-way.

Development servicing requirements will be determined during development permit and development site servicing plan application reviews.

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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.

No public meetings were held by the applicant or Administration in association with this application.

No response was received from the Windsor Park Community Association.

Administration received one letter that identified the potential impacts associated with construction noise and dust.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Calgary Planning 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 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 site is within the Residential – Developed – Established area on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The Established area is intended to have modest redevelopment that respects the scale and character of the neighbourhood.

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The proposal is generally consistent with the policies of the MDP.

There is no local area plan.

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 land use district will continue to provide opportunities for residential development.

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 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 application.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies of the *Municipal Development Plan* and will allow for the approval of one existing dwelling unit that was built without permission.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 146D2020**