

LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
51 AVENUE SW AND 4A STREET SW
BYLAW 111D2017

MAP 33S

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate the subject parcel located in the community of Windsor Park from Residential Contextual One/Two Dwelling (R-C2) District to a Residential – Grade Oriented Infill (R-CG) District to allow for a range of low density residential uses, including rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 February 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 111D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 505 – 51 Avenue SW (Portion of Plan 1412673, Block 9, Lot 28) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 111D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. In conformance with the applicable policies of the Municipal Development Plan, the proposal represents a modest density increase for the parcel and facilitates development that has the ability to respect the scale and character of the existing neighbourhood.

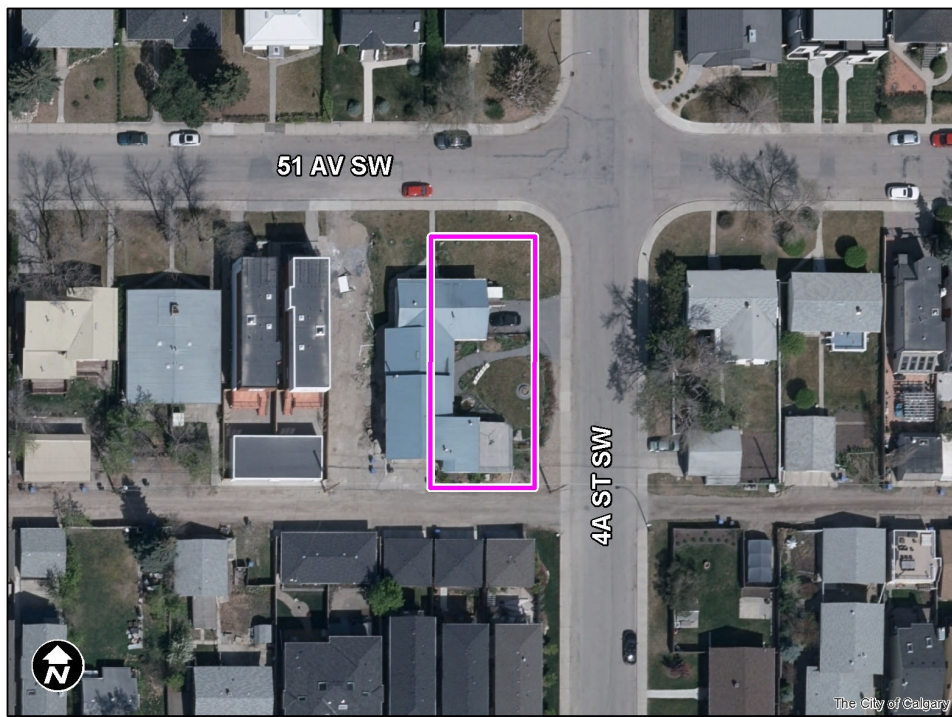
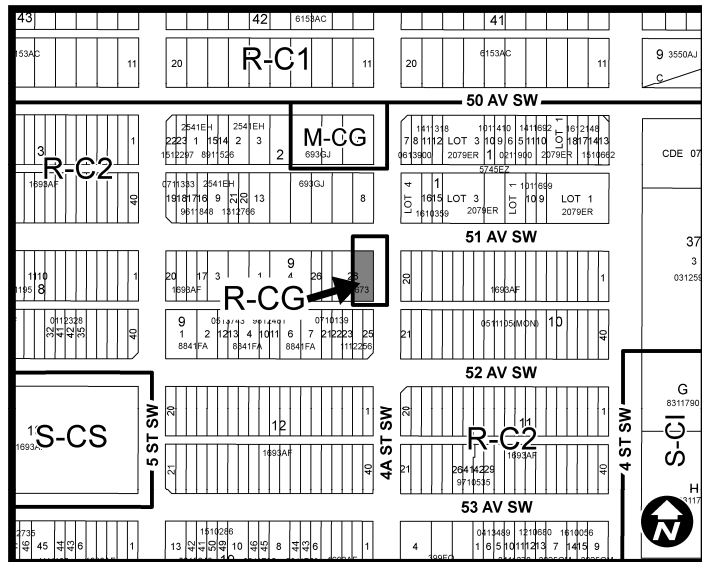
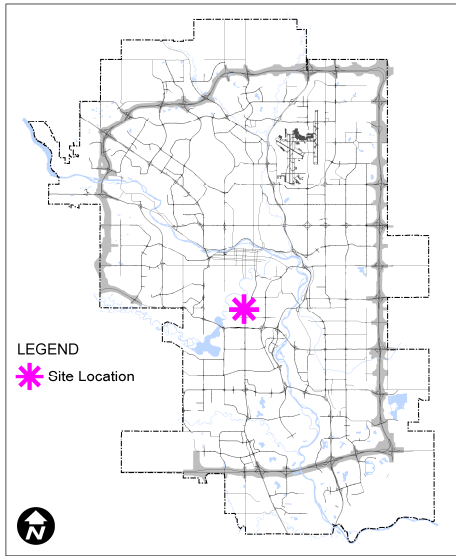
ATTACHMENT

1. Proposed Bylaw 111D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 505 – 51 Avenue SW (Portion of Plan 1412673, Block 9, Lot 28) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District.

Moved by: G.-C. Carra

Carried: 7 – 1

Opposed: S. Keating

Reasons for Opposition from Cllr. Keating:

- There seems to be a difference in how we define “dwelling unit”. In some cases (M-CG) secondary suites act as a dwelling unit, in other cases (R-CG) secondary suites are not a dwelling unit. In M-CG you can only have the maximum number of dwelling units. However, in an R-CG you can construct the maximum number of units and each unit can have a secondary suite, thus doubling the separate living units.

2017 February 09

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Windsor Park Community Association dated 2017 February 06;
- as distributed, and directs it to be included in the report in APPENDIX IV.

Moved by: G.-C. Carra

Carried: 8 – 0

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Applicant:

Inertia

Landowner:

AK Design and Development Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Windsor Park on the southwest corner intersected by 51 Avenue SW and 4A Street SW. The parcel is developed with a combination of a one and two storey single detached dwelling, with an attached garage that is accessed from the rear lane and a parking pad accessed from 4A Street SW. The immediate area consists of a mix of single-detached and semi-detached residential dwellings.

A recent Subdivision (SB2016-0233) was approved (2016 November 16) for the subject site, creating three titled parcels. The existing building on the site must be removed and the lots are pending registration at Alberta Land Titles. Two of the lots created (Lots 29 and 30) are each 7.62 metres wide. The third lot (Lot 31) is 15.25 metres wide and 36.6 metres deep and is the subject of this land use amendment application.

The following table identifies Windsor Park's current and peak population by year and any difference in population expressed as a percentage.

Windsor Park	
Peak Population Year	2015
Peak Population	4501
2016 Current Population	4351
Difference in Population (Number)	-150
Difference in Population (Percent)	-3%

LAND USE DISTRICTS

The existing Residential – Contextual One/Two Dwelling (R-C2) allows for single detached dwellings, duplex and semi-detached dwellings in the developed area.

The proposed Residential – Grade Oriented Infill (R-CG) District accommodates the additional uses of rowhouse buildings and cottage clusters. The purpose of the Residential Grade Oriented Infill (R-CG) District is to facilitate a wide range of ground-oriented housing in low

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density residential neighbourhoods. The rules of this land use district, with its limitations on the form and scale, support sensitive and contextual integration of new housing within existing single and semi-detached dwelling neighbourhoods, while allowing for innovative site configurations. Applying the rules of the R-CG district, a maximum of four units could potentially be developed on the subject site.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (Council Adopted 2014 – Statutory) (SSRP)

The high-level scale and/or scope of the South Saskatchewan Regional Plan (SSRP) policies are not relevant to this application.

Municipal Development Plan (Council Adopted 2009 – Statutory) (MDP)

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached dwellings, townhouses, cottage clusters and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies, as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density.

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

Council adopted the “Location Criteria for Multi-Residential Infill” (Appendix III) to provide guidance in the review of land use amendments and associated policy amendments when considering multi-residential developments in low density residential areas.

The proposal meets five out of the eight elements of the location criteria, with the exception of items (d), (e), and (f):

- a) On a corner parcel;
- b) Within 400 metres of a transit stop;
- c) Within 600 metres of an existing or planned Primary Transit stop station;
- d) On a collector or higher standard roadway on at least one frontage;
- e) Adjacent to existing or planned non-residential development or multi-dwelling development;
- f) Adjacent to or across from existing or planned open space or park or community amenity;

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- g) Along or in close proximity to an existing or planned corridor or activity centre; and
- h) Direct lane access.

The subject parcel is on a corner lot with rear lane access. The parcel is within 450 metres of a Primary Transit Network Stop on Elbow Drive SW; within 350 metres of a transit stop (Route 81); and within 550 metres of transit stops on Macleod Trail S. The parcel is in close proximity to open spaces, the Windsor Park community association building, the 50 Avenue SW mixed-use corridor, and the Britannia Plaza Neighbourhood Activity Centre. The parcel is also 1.0 km from the Chinook Shopping Centre, and is near the Macleod Trail South commercial/retail corridor.

Revised Windsor Park Transition Area Policy Statement (Council Adopted 2000)

Prior to Council approval of the Municipal Development Plan in 2009, Council adopted the Transition Area Policy Statement. The intent of the Policy Statement was to establish the area north of the Transition Area as an “R-2” conservation zone, discouraging land use amendments that could potentially allow multi-residential development in the community. This was in response primarily to restrict the northward encroachment of much higher RM-4 and RM-5 (townhouse and apartment) developments located between 58 Avenue SW to 56 Avenue SW.

The subject site is located within the “R-2” conservation zone, north of the Windsor Park Transition Area (properties on the north side of 56 Avenue to 51 Avenue between Elbow Drive and 4 Street SW). However, Administration believes that the R-CG district is aligned with the Transition Area Policy Statement and will continue to maintain the quality and character of the existing low density neighbourhood, encouraging compatible infill development to support community renewal and vitality.

TRANSPORTATION NETWORKS

Situated on a corner parcel, pedestrian and vehicular access to the site is available from 4A Street SW and the rear lane. Additional pedestrian access is available from 51 Avenue SW. On-street parking is unrestricted on 51 Avenue SW and 4A Street SW.

The area is served by Calgary Transit bus service (Route 81) with a bus stop located within 350 metres walking distance of the parcel on 50 Avenue SW. The area is also served by Calgary's Primary Transit Network bus service with a bus stop location within 450 metres walking distance of the parcel on Elbow Drive SW.

A Traffic Impact Assessment was not required as part of this application.

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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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of objection from the Windsor Park Community Association on 2016 December 13 (APPENDIX II). Reasons stated for the objection are summarized as follows:

- Impact on the existing character of the neighbourhood;
- Increased density should be limited to the 50 Avenue SW corridor and Transition Policy Area; and
- Increase of multi-residential dwellings in the community.

Citizen Comments

Administration received nineteen (19) petition signatures, and seventeen (17) letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- Impact on the existing character of the neighbourhood;
- Increase in traffic and lack of on street parking;
- Proliferation of multi-residential dwelling units within the core rather than limiting it to the periphery of the neighbourhood;
- Precedent setting of the land use redesignation;
- Increased density;
- Depreciation of property values and investments;
- Design impacts of multi-residential buildings (e.g. overlooking issues);

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- Increase in renters and absentee landlords; and
- Removal of mature trees and natural habitat.

Public Meetings

No public meetings were held by the Applicant nor by Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Windsor Park and consists of 0.11 ha. At the time of this application the subdivision is in the process for the subject parcel (SB2016-0233). **This land use redesignation application is for the east 50' wide lot (0.055 ha).** The land is privately owned. A land use amendment is required in order to construct a four-unit Row House Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential-Contextual One / Two Dwelling District) which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide four dwellings in a Rowhouse Building configuration with front doors facing 4A Street SW. A new land use designation is required to support this development; therefore, this application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwelling, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Given that this site is at the corner of 4A street and 51 Avenue SW, the proposed R-CG designation provides an appropriate density and a good transition to the lower density to the west. In addition, the site has specific attributes which make it ideal for row house development:

- The site is only five minutes' walk from transit routes on 50 Avenue SW (bus route 81)
- The site is less than 5 minutes' walk from the Windsor park community Association and other parks in surrounding area.
- The site is less than 10 minutes' walk from local shopping and other commercial uses on Elbow Drive SW.
- The site is less than 15 minutes' walk from Chinook Centre.
- The site is less than 10 minutes' walk from Elboya Elementary Junior High School.

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APPENDIX II

LETTERS SUBMITTED

Windsor Park Community Association

5403 – 6th Street SW, Calgary, Alberta T2V 1E2

December 13, 2016

Circulation Control

Planning and Development #8201
P.O. Box 2100, Station M
Calgary, Alberta
T2P 2M5

Attention Mona Ha

Subject: Land Use Amendment
File Number LOC 2016-0302

Since at least the year 2000, development within Windsor Park has been guided by the Windsor Park Transition Area Policy Statement approved by City Council on December 04, 2000. This policy clearly states that for all other land north of the transition zone the land use will be RM-2 (probably RC-2 now). Since the policy has been put in place all new housing developments north of the transition zone have been detached or semi-detached infills with the exception of 2-3 single full lot detached units. Since the policy came into effect, Windsor Park has clearly been established as an infill community made up of semi-detached and detached units.

As increased density is a common justification for a multi-family development and a desire of council and its administration, I would bring to your attention that at the transition zone (north side of 55th avenue) dozens of single family homes have been removed and been replaced with single and detached infills, many 4 plexes/townhouses, and 2 apartment/condominium complexes with numerous units have been constructed. There are 10 to 15 remaining single family and duplex units remaining on 55th and 58th avenues which will over the next decades be transformed into more multi-family units. Beyond the transition zone to the north, there are over 150 single detached homes which will again, over the next 25 years, result in 300+ infills suitable for families and couples. This will result in a significant increase in density.

As a result of the 50th Avenue SW ARP, 50th avenue currently has a 22 unit townhouse being considered and we can be sure that similar 4 unit townhouses will be proposed and if they meet the intent of the ARP will be allowed to proceed, further increasing the density. The common thread with these multi-family developments is they are or will be constructed on the periphery of Windsor Park not within the core. Windsor Park is doing its part in helping to meet the City's stated goal of increased density.

The applicant in its submission states that the lot is not suitable for a semi-detached infill but fails to mention that 3 detached infills have been constructed on similar sized corner lots immediately to the south on 4A Street at 52nd, and 55th, with semi-detached infills at 54th and 53rd Avenues. In May of 2014, the administration approved the subject lot for a single detached infill (DP 2014- 0496) which that developer failed to develop within the allotted time frame. This previous development was in keeping with the infill character of that particular corner and Windsor Park in general. The applicant also implies that the proposed development provides a good transition to the lower density to the west. The irony is that this development will be an odd development offering nothing for the infill development that will in all likelihood occur on the 5 other sides to it. Infills are already constructed or planned to be constructed on 3 of its adjacent properties and will in all likelihood be constructed on the other 2 adjacent properties.

With respect to the proposed Land Use Amendment LOC 2016-0302, the Windsor Park Community Association is **NOT** in favour of this proposal.

Thanking you for your consideration,



Philip Polutnik
President – Windsor Park Community Association

M. Ha

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APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria	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.	Yes
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	No
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.	No
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.	No
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 IV

Windsor Park Community Association

5403 – 6th Street SW, Calgary, Alberta T2V 1E2

February 6, 2017

Calgary Planning Commission
800 McLeod Trail SE
Calgary, Alberta
T2P 2M5

Re: February 09 2017 Agenda Item 5.02
LOC 2016- 0302

Members of the Planning Commission

As president of the Windsor Park Community Association I wish to express the collective concerns of many of the residents of Windsor Park regarding the subject Land Use Amendment and to inform you that this particular land use amendment is **not an acceptable development**.

In 1999/2000, the City of Calgary and the then residents of Windsor Park worked collaboratively over an extended period to develop the Windsor Park Transition Zone policy. We draw your attention to the supplement report of Jun 2000 56 Ave Transition Area Review CPC report where the Community's proposal which clearly states a preference that the **"rest of Windsor Park will remain securely R-2 far into the future."** (copy attached). We also draw your attention to the December 04, 2000 Council Meeting Minutes where in the "Revised Windsor Park Transition Area Policy Statement" Purpose where it is clearly stated **"to establish the area north of the Transition Area to 50th Avenue as an R-2 conservation area discouraging redesignations which could allow multi-unit development in the community."** Copy attached). Clearly the wishes of the residents of Windsor Park in 2000 for the area north of the Transition Zone to remain R-2 were acceptable to City Council and the Administration then and a community character has developed from that position. If the City Administration were to conduct a survey of homeowners today, it would find that this character has taken hold and the residents do not want multi-unit developments. The community has been evolving in keeping the referenced statements with the understanding that these multi-unit developments would not be considered.

As a part of the Applicant's submission justifying the development the applicant stated that the 15.2 metre lot was not suitable for a semi-detached infill development and that a 4 unit townhouse development was more appropriate. This statement misrepresents the fact that there are already at least 2 semi-detached infill developments in Windsor Park on 15.2 metre lots. Also there is planned infill development to be constructed on the 2 adjacent lots to the east that are 7.62 meters in width.

The Applicant's submission also implies that this multi-family structure will form a nice transition to the lower density style to the west. In fact this is not a transition but rather an intrusion within the district and introduces a totally new structural form inconsistent with the existing character of the development within Windsor Park. It should be noted at this time that the MDP actually discourages "spot zoning" within separate districts or communities. This being "a one of" would certainly meet the definition of spot zoning.

Windsor Park and its residents have been supportive of rental units and multi-family developments based on Calgary's demographic surveys. The neighborhood has been and is supportive of increased densification via existing RC-2 zoning and the 50th Avenue SW ARP.

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February 6, 2017

The community is aware of City's desire for increased densification and as a result has worked with the City, Elboya and Britannia to develop the 50th Avenue ARP to ensure there was appropriate development that increased development along the buffer area of 50th Avenue. This is already occurring with a 19 unit townhouse complex and a 4 unit townhouse both along 50th Avenue as planned. The Community is not supportive of this extra densification working further into areas that are still single family, including infills, and likely to remain so into the future.

The Administration has stated that 5 of 8 elements of the "Location Criteria for Multi Residential Infill" have been met. This development meets the easy 5 criteria but fails to meet the more stringent criteria. Criteria d) require that the development be on a collector or higher standard roadway. 51 Avenue and 4A Street could never be considered collector or higher standard roadways. It is debatable whether or not 50th avenue in its current state could qualify as one either. Criteria e) require that the development be adjacent to an existing or planned non-residential or non-residential development. There are no plans for either on this particular corner nor within the Windsor Park RC-2 area. Criteria f) - adjacent to or across from an existing or planned open space or park or community amenity - will not be achieved at any time in the foreseeable future as this is a mature development and with the open space defined a long time ago - none adjacent or across from the subject site. It should also be noted that criteria c) - within 600 meters of an existing or planned Primary Transit stop is at the very limits of 600 meters to Elbow Drive and a bus stop.

Although the Developer has made some attempts to discuss its proposed development with some the immediate neighbours, it did not reach out to the community association until after Administration recommended approval on January 23 despite the fact it may have known that the community was opposed to the development from its inception and by the comments sent by the residents of Windsor Park. Poor engagement by both the developer and Administration with Windsor Park, a community that Administration knows cares deeply about their community and participates actively in development issues might be considered disrespectful by both parties.

This development is also precedent setting in that one success will inevitably lead to more applications for rezoning to RC-G, secure in the knowledge that the wishes and concerns of the homeowners and residents of Windsor Park will be over ridden and ignored. This will result in chopping up of the neighbourhood affecting its evolving character supporting families living in detached and semi-detached infills. It should be noted that this Land Use Amendment is a direct result of the developer wishing to extend the approved RC-G designation currently under review only 1 block to the north.

I sincerely hope that during your review of this application you will take into consideration the fact that this Land Use Amendment 2016-0302 has no significant, if any, support within the community of Windsor Park and reject it in its entirety.

Yours truly


Windsor Park Community Association

Philip Polunik – President Windsor Park Community Association

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AGENDA

REGULAR PUBLIC HEARING MEETING OF COUNCIL

MONDAY, 2000 DECEMBER 04

1:00 P.M.

.....

1. PRAYERS
2. CONFIRMATION OF AGENDA
3. TABLED REPORTS
4. STREET AND LANE CLOSURES
5. LAND USE REDESIGNATIONS
6. EXECUTIVE REPORTS
7. CALGARY PLANNING COMMISSION REPORTS
8. URGENT BUSINESS
9. DECLARATIONS OF PECUNIARY INTEREST

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TABLED REPORTS

- 1) C.P.C. REPORT, BYLAW 55Z2000 (ROCKY RIDGE), DATED 2000 MARCH 22
AND
C.P.C. REPORT, AMENDMENT TO THE ROCKY RIDGE AREA STRUCTURE
PLAN, BYLAW 11P2000, DATED 2000 MARCH 22
- 2) C.P.C. REPORT, BYLAW 41Z2000 (INGLEWOOD), DATED 2000
FEBRUARY 23
- 3) C.P.C. REPORT, AMENDMENTS TO THE FLOODWAY AND FLOODPLAIN
SPECIAL REGULATION, SECTION 19.1. OF LAND USE BYLAW 2P80
(BYLAW 21P2000), DATED 2000 AUGUST 09
- 4) C.P.C. REPORT, BYLAW 21C2000 (MIDNAPORE), DATED 2000 AUGUST 23
AND
C.P.C. REPORT, BYLAW 110Z2000 (MIDNAPORE), DATED 2000 AUGUST 23
- 5) C.P.C. REPORT, BYLAW 96Z2000 (WINDSOR PARK), DATED 2000 JUNE 14
AND
C.P.C. REPORT, WINDSOR PARK TRANSITIONAL STUDY, DATED 2000
JUNE 14
AND
PLANNING POLICY BUSINESS UNIT REPORT E2000-13, SUPPLEMENTARY
REPORT 2 TO M-2000-021: RM-2 OPTION FOR WINDSOR PARK
TRANSITION AREA, DATED 2000 SEPTEMBER 18
- 6) C.P.C. REPORT, PROPOSED DISPOSITION OF RESERVE (HIDDEN
VALLEY), DATED 2000 AUGUST 09

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TABLED REPORT

- 11265 5) C.P.C. REPORT, BYLAW 96Z2000 (WINDSOR PARK), DATED 2000 JUNE 14
AND
C.P.C. REPORT, WINDSOR PARK TRANSITIONAL STUDY, DATED 2000
JUNE 14
AND
PLANNING POLICY BUSINESS UNIT REPORT E2000-13, SUPPLEMENTARY
REPORT 2 TO M-2000-021: RM-2 OPTION FOR WINDSOR PARK
TRANSITION AREA, DATED 2000 SEPTEMBER 18

Excerpt from the Minutes of the Regular Public Hearing Meeting of Council,
dated 2000 July 17 & 18:

"MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN HIGGINS,
that the Agenda for today's meeting, as amended, be further amended by the
bringing forward and tabling of the C.P.C. Report, Bylaw 96Z2000 (Windsor
Park), dated 2000 June 14, and the C.P.C. Report, Windsor Park Transitional
Study, dated 2000 June 14, to the 2000 September 18 Regular Public Hearing
Meeting of Council and that the Administration be requested to bring back a
supplementary report at that time:

- a) to formulate, in consultation with representatives of the landowners and
the Community, an alternate policy based upon the RM-2 land use
designation, having regard to landowners' expectations as created by
the approved 1980 Transitional Policy and the concerns of the
neighbouring residents to maintain the developed and developing
neighbourhood character of the R-2 infill built form; and
- b) in the event that there is no consensus on such a policy, the
Administration shall present to Council their recommendations with
respect to the wording of a modified RM-2 Transitional Zone Policy.

MOTION CARRIED"

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Excerpt from the Minutes of the Regular Public Hearing Meeting of Council,
dated 2000 September 18:

"MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN COLLEY-URQUHART, that, at the request of the Community Association and the Applicant, the Agenda for today's meeting, as amended, be further amended by the bringing forward and tabling of the following to the 2000 November 06 Combined Meeting of Council, to be dealt with as the first item following the supper recess:

- 1) C.P.C. Report, Bylaw 96Z2000 (Windsor Park), dated 2000 June 14;
- 2) C.P.C. Report, Windsor Park Transitional Study, dated 2000 June 14; and
- 3) Planning Policy Business Unit Report E2000-13, Supplementary Report 2 to M-2000-021: RM-2 Option for Windsor Park Transition Area, dated 2000 September 18.

MOTION CARRIED"

Excerpt from the Minutes of the Combined Meeting of Council,
dated 2000 November 06:

"MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN KERR,

- 1) that, with respect to the public hearing portion of today's meeting, the Agenda be amended by the bringing forward and tabling of the following to the 2000 December 04 Regular Public Hearing Meeting of Council:
 - a) C.P.C. Report, Bylaw 96Z2000 (Windsor Park), dated 2000 June 14;
 - b) C.P.C. Report, Windsor Park Transitional Study, dated 2000 June 14;
 - c) Planning Policy Business Unit Report E2000-13, Supplementary Report 2 to M-2000-021: RM-2 Option for Windsor Park Transition Area, dated 2000 September 18; and
- 2) that in order to save on printing costs, the above-noted reports not be reproduced and that Members of Council be requested to retain their copies for the 2000 December 04 Regular Public Hearing Meeting of Council.

MOTION CARRIED"

... /3
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WINDSOR PARK (WARD 11)
51 AVENUE SW AND 4A STREET SW
BYLAW 111D2017

MAP 33S

- 3 -

"MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN KERR, that, with respect to Alderman Erskine's tabling motion contained in Motion No. 38-2000-64, the Windsor Park items be dealt with as the first item following the supper recess, or at the end of the Agenda, whichever comes first on 2000 December 04.

MOTION CARRIED"

Background: Tabled by Alderman Erskine.

The Public Hearing on this matter has **not** been held.

NOTE: It was requested that the Windsor Park items be dealt with as the first item following the supper recess or the end of the Agenda, whichever comes first.

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LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
51 AVENUE SW AND 4A STREET SW
BYLAW 111D2017

MAP 33S

BYLAW NO. 96Z2000

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Designation Amendment No. 99/037)

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 to change the Land Use Designation of certain lands within the city of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, S.A. 1994, C. M-26.1, as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended.
2. Bylaw 2P80 is hereby amended by deleting that portion of the Land Use Map shown stippled on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use Map shown stippled on Schedule "B" to this Bylaw, including any Land Use Designation, or specific Land Uses and Development Guidelines contained in the said Schedule "B".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS DAY OF , 2000.

READ A SECOND TIME THIS DAY OF , 2000.

READ A THIRD TIME THIS DAY OF , 2000.

MAYOR

DATED THIS DAY OF , 2000.

CITY CLERK

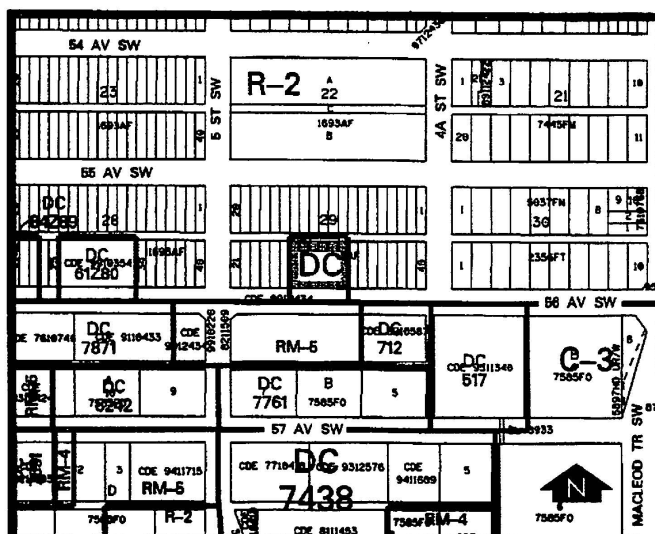
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LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
51 AVENUE SW AND 4A STREET SW
BYLAW 111D2017

MAP 33S

Amendment # 99/037
Bylaw # 96Z2000

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Use shall be a comprehensively designed apartment complex.

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LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
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MAP 33S

Amendment # 99/037
Bylaw # 96Z2000

SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

- (a) Front Yard
A minimum depth of 5.2 metres.
- (b) Side Yard
A minimum depth of 1.8 metres.
- (c) Rear Yard
A minimum depth of 10.0 metres.
- (d) Building Height
A maximum of 10 metres.
- (e) Site Area
A maximum site area of 0.1674 ha
- (f) Density
A maximum of 18 dwelling units.

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LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
51 AVENUE SW AND 4A STREET SW
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MAP 33S

**Amendment # 99/037
Bylaw # 96Z2000**

SCHEDULE B

CONTINUED

(g) Parking

- (i) A minimum of 1.25 parking stalls per dwelling unit.
- (ii) All parking shall be underground with access only from 56 Avenue SW.

(h) Design

- (i) Building to be designed to appear as two separate buildings.
- (ii) Front façade design requires a doorway every 11.5 metres on average.

(i) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the building design and site layout conform substantially with the plans and renderings reviewed by City Council during their consideration of this Bylaw.

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LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
51 AVENUE SW AND 4A STREET SW
BYLAW 111D2017

MAP 33S

Proposed

Revised Windsor Park Transition Area Policy Statement

Purpose

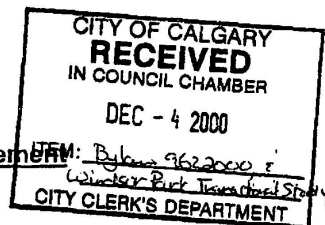
To provide land use and development guidelines for the Windsor Park Transition Area (properties on the north side of 56 Avenue SW between Elbow Drive and 4 St. S.W.).

To establish the area north of the Transition Area to 50th Avenue as an 'R-2' conservation area discouraging redesignations which could allow multi-unit development in the community.

Background

The Windsor Park community has had a history of apartment development extending north from 58 Av. SW to 56 Av. SW. The Windsor Park Design Brief (1971) and the Windsor Park Transition Area Report (1980) attempted to restrict this northward development. The Transition Area Report (1980) established the properties along the north side of 56 Av. SW as a modified RM-4 apartment area - a transition area. This area had a density lower than the RM-5 on the south of 56 Av. and substantially higher than the R-2 north of the lane between 56 Av. and 55 Av. SW. The Transition Report also included detailed and complex guidelines controlling the form of apartment/townhouse development. The redesignation of R-2 properties along the north side of 56 Av. SW to a D.C. designation allowing a reduced RM-4 development type was supported by this Transition Area Report.

There was no redevelopment to the proposed development form between 1980 and 1996 and after one apartment was constructed in 1998 the Land Use Planning Division initiated a review of the Transition Area Report to determine whether it should be amended. In this report, City Council approved a revised set of guidelines (see Development Guidelines) controlling development along 56 Av. SW. The revised guidelines responded to community concerns that the 1980 policies were destabilizing to the community and imposed an unreasonable impact on the R-2 properties fronting onto 55 Av. SW.



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This Revised Windsor Park Transition Area Policy Statement briefly establishes the planning principles to be considered when future decisions are made with respect to development in the community and includes the 56 Avenue SW revised Development Guidelines arrived at through discussions between affected landowners, neighbours and the community. It provides a policy context for Development Authority and City Council decisions on future development applications in the community.

Principles

1. The Windsor Park community will remain a predominantly low-density residential community - an 'R-2 conservation area' - developed under the R-2 Land Use Bylaw designation. Higher density residential development should be restricted to the approved Transition Area and to the properties south of 56 Av. SW. Any development of multi-unit buildings north of the Transition Area - except along the Macleod Tr. frontage - is strongly discouraged.
2. The Transition Area is envisaged as a multi-unit residential area with a mix of townhousing, apartments and lower density units. New development will be at a lower height and density than the properties along the south side of 56 Av. SW.
3. The design of new developments in the Transition Area should respect existing adjacent R-2 designated properties that are developed to lower densities.
4. The design of new developments in the Transition Area should minimize the impact on the properties to the north across the lane.

LAND USE AMENDMENT
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MAP 33S

Development Guidelines

Development guidelines for properties on the north side of 56 Avenue between 4 St and 4A St SW

1. The Permitted and Discretionary Uses of the RM-2 Land Use District shall apply except for apartment buildings.
2. The Permitted and Discretionary Use Rules of the RM-2 Land Use District will apply except as noted below.
3. Maximum lot frontage will be 15m (50 ft).
4. A maximum of 4 units will be allowed on one (15m) site.
5. Maximum density shall not exceed 1.03 F.A.R.
6. New developments must be designed to minimize impact on adjacent properties particularly with respect to rear yards.

Development guidelines for properties on the north side of 56 Avenue between 4A St and Elbow Dr SW

Land Uses

1. The Permitted and Discretionary Uses of the RM-2 Land use District shall apply except as set out below.
2. Apartments are allowable on properties with frontages of 30.5 m (100 ft.) or less only except as set out in 2 a) below.
 - a. Apartments built on the properties listed below may have a maximum lot frontage as shown:

1. 502, 508, 512	56 Avenue SW	150 ft.
2. 718, 722, 726, 732	56 Avenue SW	150 ft.
3. 604, 608	56 Avenue SW	125 ft.
4. 520, 524, 526	56 Avenue SW	150 ft.

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LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
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MAP 33S

Development Guidelines

1. The Permitted and Discretionary Use Rules for the RM-2 District shall apply for all RM-2 uses except as noted below.
2. The Permitted and Discretionary Use Rules for the RM-4 District shall apply for apartment buildings except as noted below.
3. Density:
 - a. The maximum of 1.03 F.A.R.
 - b. The maximum density shall be 44 upa for apartment development.
 - c. Only 4 units will be allowed on a 15 m (50 ft) lot except as provided for in (d) below.
 - d. A maximum of 5 townhouse units may be allowed on the property at 718 or 732 56 Av. S.W. if the adjacent parcel has been developed as an apartment with a lot frontage of 45m (150 ft). Parking requirements shall be a total of 1 stall per unit .
 - e. Lot Frontage
 - f. The maximum lot frontage will be 150 ft. with the exception of the properties at 718, 722, 726, 732 56 Av. SW which may be developed as a comprehensive townhouse project on 200 ft.
4. Building Height
 - a. The maximum height shall be 9 metres to the eaves as per the Land Use Bylaw
 - b. Roof pitches must be at least 1:4 and shall not exceed 1:3.
 - c. Dormers may be allowed at the discretion of the development authority subject to the development meeting all other height guidelines.

**LAND USE AMENDMENT
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MAP 33S

5. Shadows

- a. Applications must demonstrate the building will not create shadows that fall beyond the north edge of the lane between 10 a.m and 4 p.m. on March 21.

6. Privacy

- a. Any building terracing will only be allowed on the north side of the building and must meet the yard requirements as set out in these guidelines.

7. Parking

- a. Parking will be provided at 1.25 stalls per unit which includes visitor parking.
- b. 5 stalls will be permitted at grade with access from the lane for developments on 15m (50 ft) lots.
- c. Access to parking for apartments will be from 56 Avenue SW and will not be located at the rear of the building. All parking will be below grade.

8. Landscaping will be a minimum of 40% of site area plus all adjoining City boulevards.

9. Yards

- a. Side Yards:
 - 1. 1.2 m (4 ft) for developments on 15 m lots.
 - 2. 1.8 m (6 ft.) for developments on lots larger than 15 m
- b. Front yards will be a minimum of 4.5 m (15 ft)
- c. Rear yards will be a minimum of 10.06m (33 ft.)

**LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
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BYLAW 111D2017**

MAP 33S

- d. Yard requirement for corner lots will meet the guidelines of the Land Use Bylaw.
 - e. Maximum building depth will be 20.42m (67 ft).
10. Development Plans
- a. Plans must include measured grades indicating adjacent homes.
 - b. Streetscape plans shall be submitted indicating the relative scale of the proposed development to adjacent properties and will form part of the approved plans.
11. Rear balconies should be allowed only if it can be demonstrated that these balconies do not compromise the privacy of adjacent development fronting on 55 Ave. S.W.
12. Architectural guidelines
- a. Surface parking must be hard surfaced with asphalt, concrete or a similar material.
 - b. Major landscaped areas must have an underground sprinkler system.
 - c. Façade material should provide a durable permanent high quality appearance. Materials should be of a low maintenance type which retain a consistently clean appearance.
 - d. Exterior elevations must be articulated to reduce or break the perceived mass of the building.
 - e. Apartments on lots greater than 30m (100 ft.) must have vertical articulation to break the length and perceived mass of the building by suggesting two separate buildings. A single underground parking facility and a single elevator serving both parts of the building will be allowed.

**LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
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MAP 33S

- f. Front facade design will require a doorway every 37.5 ft on average to provide improved streetscape and suggest townhouse development.
- g. Dormer elements are encouraged.
- h. Chimneys, accessory buildings and any other exterior elements/features should be finished with material consistent with the exterior evaluation and detailed to match the character of the development.
- i. All colours, materials and finishes are to be coordinated on all exterior elevations to achieve continuity and comprehensiveness of design.
- j. Detailing should be included that helps make a transition from one material to another and improves the treatment of doors, windows openings and building corners.
- k. New developments must be designed to respect development on adjacent R-2 properties.

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LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
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BYLAW 111D2017

MAP 33S



CC 201187-031

THE CITY OF CALGARY
CITY CLERK'S DEPARTMENT

ATTACHMENT

DATE OF MEETING: 2000 December 4 + 5

CLAUSE NO: Windsor Park

PAGE NO: 11423

SUBJECT: Windsor Park Transitional

Study Land Use Policy Review

+ Resident Survey

Available hardcopy until microfilmed



LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
51 AVENUE SW AND 4A STREET SW
BYLAW 111D2017

MAP 33S

COUNCIL CHAMBER
2000 DECEMBER 04 & 05

MINUTES OF THE REGULAR PUBLIC HEARING MEETING OF
COUNCIL HELD THIS DAY AT 1:00 P.M.

PRESENT: Mayor A. Duerr
Alderman D. Bronconnier
Alderman J. Ceci
Alderman D. Colley-Urquhart
Alderman D. Danielson
Alderman B. Erskine
Alderman L. Fox-Mellway
Alderman R. Hawkesworth
Alderman S. Higgins
Alderman D. Hodges
Alderman R. Jones
Alderman J. Kerr
Alderman J. Lord
Alderman J. Schmal

Chief Executive Officer P. A. Dawson
General Manager, Planning and Transportation Policy

PRAYER: Mayor Duerr gave the opening prayer at today's meeting.

NOTE: Mayor Duerr, on behalf of Alderman Higgins, introduced a group of 26 Grade 7 students and their teacher Ms. Rachel Kruchten from Ecole St. Matthew Elementary Junior High School. He advised that the group was this week's City Hall School class, who will be researching social issues.

Alderman Ceci introduced a group of 60 Grade 6 students and their teacher Joanne Heenan from Ogden Elementary School in attendance in the public gallery. He also introduced volunteer tour guides Clare Goetz and Cheryl Peters.

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MAP 33S

44-2000-30
10-Minute
Presentation

MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN LORD,
that Mr. Derosiers be allowed to make a ten-minute presentation to
Council.

(ALDERMAN HIGGINS OPPOSED)

MOTION CARRIED

Murray Derosiers addressed Council with respect to the Windsor Park
Transitional Study.

NOTE: At the request of the Administration and Alderman Erskine, and
with the concurrence of the Mayor, the City Clerk distributed the
following with respect to Bylaw 96Z2000 and the Windsor Park
Transitional Study:

- 1) a document entitled, "Proposed Revised Windsor Park
Transition Area Policy Statement"; and
- 2) a booklet entitled, "Windsor Park, 56 Avenue S.W. Land
Use Policy Review and Resident Survey".

A clerical correction was made to the document entitled
"Proposed Revised Windsor Park Transition Area Policy
Statement", on Page 4, by the deletion of letters, "e. and
f.", under, "3. Density", and that "Lot Frontage" be
numbered, "4.", therefor, and the remaining sections of
the report be renumbered accordingly.

44-2000-31
File & Approve
Revised
Windsor Park
Transitional Study

MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN
HIGGINS, that the Recommendations contained in the C.P.C. Report,
Windsor Park Transitional Study (M-2000-021), dated 2000 June 14, be
filed, and the following be adopted:

- "1. That Council approve the document entitled, 'Revised Windsor
Park Transition Area Policy Statement', as distributed to Council
at the 2000 December 04 & 05 Regular Public Hearing Meeting
of Council, including the Development Guidelines, as corrected,
therein; and
2. That the Administration be requested to initiate the
redesignation of the properties along 56 Avenue S.W., in
accordance with the revised proposed Development Guidelines
as included in the handout distributed at the 2000 December 04
& 05 Regular Public Hearing Meeting of Council."

MOTION CARRIED

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LAND USE AMENDMENT
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MAP 33S

44-2000-32
E2000-13
Supplementary
Report 2: RM-2
Option for Windsor
Park Transition Area
(Ref. #44-2000-29)

MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN HIGGINS, that the Recommendation contained in Planning Policy Business Unit Report E2000-13, Supplementary Report 2 to M-2000-021: RM-2 Option for Windsor Park Transition Area, dated 2000 September 18, be adopted.

MOTION CARRIED

The following addressed Council with respect to Bylaw 96Z2000:

- 1) Manu Chugh
- 2) Ron Harty

44-2000-33
96Z2000
Windsor Park

MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN LORD, that the Recommendations contained in the C.P.C. Report, Bylaw 96Z2000 (Windsor Park), dated 2000 June 14, be adopted.

MOTION CARRIED

44-2000-34
96Z2000
1st Reading

MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN LORD, that Bylaw 96Z2000 (Amendment No. 99/037), be introduced and read a first time.

MOTION CARRIED

44-2000-35
Table
96Z2000
2nd & 3rd Readings

MOVED BY ALDERMAN ERSKINE, SECONDED BY ALDERMAN LORD, that second and third readings of Bylaw 96Z2000 be tabled to the 2000 December 11 Regular Meeting of Council, and that the Administration be requested to provide to the same meeting, revised Land Use and Development Guidelines that conform with the Revised Windsor Park Transitional Study, as distributed at the 2000 December 04 & 05 Regular Public Hearing Meeting of Council.

MOTION CARRIED

RECESS

44-2000-36
Recess

MOVED BY ALDERMAN HIGGINS, SECONDED BY ALDERMAN SCHMAL, that Council now recess for approximately five minutes, to the call of the Chair.

MOTION CARRIED

LAND USE AMENDMENT
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MAP 33S



CC 261(87-C3)

THE CITY OF CALGARY
CITY CLERK'S DEPARTMENT

ATTACHMENT

DATE OF MEETING: 2000 November 06

CLAUSE NO: Windsor Park

PAGE NO: 9851

SUBJECT: Various Drawings - Land Use

Policy Review - Resident Survey

Available hardcopy until microfilmed



LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
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MAP 33S

REPORT TO THE CALGARY PLANNING COMMISSION

MISCELLANEOUS	ITEM NO:	M-2000-021
	CPC DATE:	2000 June 14 2000 May 17
	COUNCIL DATE:	

WINDSOR PARK
(Ward 11 - Alderman Erskine)

RECOMMENDATION:

<u>CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:</u>	
1. The Calgary Planning Commission recommended that Council APPROVE the Development Guidelines for 56 Avenue SW (Appendix IV of the report) to replace the 1980 Transitional Area Report in accordance with the Planning Policy Business Unit recommendation.	
Moved by: R. Parker	Carried: 6-1
Opposed: T. O'Grady	
Absent: T. Montgomery, J. Lord	
2. The Calgary Planning Commission recommended that Council direct the Administration to initiate the redesignation of the properties along 56 Avenue SW as outlined in Appendix IV of the report, in accordance with the Planning Policy Business Unit recommendation.	
Moved by: R. Parker	Carried: 4-3
Opposed: B. Holmes, D. Bronconnier, T. O'Grady	
Absent: T. Montgomery, J. Lord	

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MAP 33S

M-2000-021
CPC 2000 June 14
CPC 2000 May 17

The Calgary Planning Commission instructs the Administration to include, in the report going to Council, the Windsor Park Community Association letter of 2000 May 12.

Moved by: R. Parker

Carried: 8-0

Absent: J. Lord

MOTION ARISING:

The Calgary Planning Commission instructs the Administration to investigate the feasibility of developing a simple Area Redevelopment Plan (ARP) to implement the recommendations of the report and confirm the principal of no apartments north of the lane in conjunction with the redesignations proposed in the Windsor Park - 56 Avenue SW Transition Area Review. Such report is to include terms of reference, scope, magnitude of the work involved in developing the ARP.

Moved by: R. Parker

Carried: 7-0

Absent: T. Montgomery, J. Lord

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MAP 33S

M-2000-021
CPC 2000 June 14
CPC 2000 May 17

PROPOSAL:
Windsor Park - 56 Avenue SW Transition Area Review

BACKGROUND:

In 1980, City Council approved the **Windsor Park Transition Area Report** which established a modified RM-4 land use policy for the north side of 56 Avenue SW between Macleod Trail and Elbow Drive SW. Only one property was redesignated to the new DC RM-4 designation at that time. All other properties along 56 Avenue SW have retained the original R-2 designation that was in place before the 1980 Report was approved.

A development permit was approved in 1998 for an apartment on the redesignated site. A number of residents strongly opposed the new development and any further apartment construction. Since the modified RM-4 policy was approved in 1980, many people in the community were not aware that the higher density policy had been approved. When it came to their notice in 1998 they expressed strong opposition to the original policy.

As a result, the Planning & Building Department at the request of the Ward Alderman undertook a review of the 1980 Transition Area Report (the current policy) to determine whether changes were required.

This report presents the results of this review.

1980 Windsor Park Transition Area Report

The Transition Area Report (1980) was undertaken at a time when there was concern within the community that the RM-5 apartment development south of 56 Avenue SW would creep north disrupting the stable areas of the community. The phrase 'transition area' refers to the objective of the 1980 Study to create a transition between the 4 storey RM-5 designation on the south side of 56 Avenue SW and the R-2 on the north side.

The 1980 Study recommendations as approved by Council:

1. left the RM-5 zoning intact south of 56 Avenue SW;
2. established a modified apartment transition zone one lot deep along the north side of 56 Avenue SW (i.e. between 56 Avenue SW and the 56/55 Avenue lane); and
3. established Council's position **not** to support further apartment applications in the R-2 area development north of 56 Avenue SW.

The most significant modifications to the RM-4 designation (Appendix I) approved in the Transition Area Report were:

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M-2000-021
CPC 2000 June 14
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- Maximum density was reduced from 60 to 50 upa;
- Rear yard sun angle provisions were included to minimize shading; and
- A very specific building envelope to provide scaling back of development.

It should be noted that there was substantial public involvement in the preparation of the 1980 Report and its recommendations were supported by the Community Association at the Council Public Hearing.

Public Process

The Planning & Building Department, the Windsor Park Community Association, landowners on 55 and 56 Avenue SW and other community residents have been involved in an extensive public involvement process on this matter since November, 1998. A great deal of effort has been expended by all parties in trying to reach a solution. Surveys, block meetings, a major mediation process, computer imaging exercises and many 'negotiating committee' meetings have been held. Although progress was made and the distance between the parties was narrowed, no consensus has been achieved.

The results of a recent survey of the Revised Policy proposal is attached (Appendix III) and indicates a wide range of community opinion. Those responding to the survey did indicate a preference for the revised policy over the 1980 Report. There is no doubt, however, that the community as a whole would have preferred that the density be as low as possible along 56 Avenue SW.

Community Position

The Community Association and the 55 Avenue residents generally urge a substantial reduction in the density and massing of development that was allowed in the 1980 Report. This would reduce traffic and visual impact and maintain a lower density neighbourhood. There is also the concern that if apartments are allowed in the 56 Avenue transition zone they will be allowed further north in the future.

The community's position is described more completely in the attached documents they have submitted to this application.

56 Avenue Landowners Position

Most of the 56 Avenue landowners, while willing to accept some density reduction, are not willing to give up a substantial portion of the development potential allowed by the 1980 Report. They cite the impact on their properties and lifestyle from the RM-5 apartments across the road from them and the new apartment on the north side of 56 Avenue SW as reasons why they deserve to have only limited changes made in the 1980 policy. In addition a number of them report they have had plans for a number of years to redevelop their sites and the 1980 Council approval was the reason they invested along 56 Avenue SW.

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M-2000-021
CPC 2000 June 14
CPC 2000 May 17

INVESTIGATION:

The position of the Planning & Building Department through this process was that Council's 1980 policy approval should be respected and that major changes would only be proposed if the original 1980 policy was inappropriate in some way and if the parties could reach consensus on a revised policy. The Planning & Building Department did not start back at 'first principles' to determine the appropriate transition policy. Instead the Department evaluated whether changes which had occurred in the ensuing 20 years seriously undermined the assumptions on which the 1980 policy was based. The result of this review was :

1. There were no compelling reasons to substantially change the policy allowing three floor apartment development on the **500, 600, and 700 blocks** of 56 Avenue SW. A range of minor changes were reasonable and appropriate in an effort to meet the neighbours' concerns over the design and massing of the future development.
2. The new infill development which had occurred on the **400 block** was a substantial enough change to merit the modification of the DC RM-4 (apartment) policy to a DC RM-2 (townhousing) policy.

Proposed Revised Policy - 500, 600, and 700 Blocks

The purpose of the original Transition Area Report was to create a transition zone 'wall' between the RM-5 development south of 56 Avenue SW and the R-2 areas to the north making up the bulk of the community.

The Chart below outlines the changes proposed to the current policy in an attempt to resolve some of the concerns of the nearby residents.

DEVELOPMENT GUIDELINE COMPARISONS		
56 Avenue SW – 500, 600, 700 Blocks		
	1980 Transition Area Policy	Proposed 2000 Policy Must meet all conditions
Maximum Building Height	36 ft.	33 ft.
Minimum Front Yard	15 ft.	17 ft.
Minimum Rear Yard	38 ft.	33 ft.
Maximum Building Depth	67 ft.	67 ft.
Lot Width/Units	50 ft./6 units 100 ft./13 units 150 ft./20 units	50 ft./5 units 100 ft./11 units 150 ft./18 units

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Minimum Side Yard	4 ft.	4 ft. for lots with a width of 50 ft. lot. 6 ft. for lots with a width of 100 ft. or greater.
Parking Stalls per Unit	1:25 per dwelling unit	1:1 per dwelling units on a 50 ft. lot. Lots greater than 50 ft. require 1:25 stalls per unit.
Surface Parking at Rear	None for new multi-unit development	None for new multi-unit development.
Minimum/Maximum Building Width	None	A maximum width of 88 ft. on 100 ft. sites. 150 ft. lots must be designed to suggest two buildings.
Protection for Abutting Properties	None	Controls for abutting R-2 properties.
Rear Balconies	Allowed	Allowed, if screened to prevent overlooking onto adjacent properties.
Front Architectural Detailing	None	Required.
Building Entrances	No Controls	Yes (every 37.5 ft. average).
56 Avenue SW – 400 Block		
400 Block	Current Policy	Proposed Policy Must meet all conditions
Zoning	All the same policies as outlined above fro the other blocks.	DC [(Direct Control) (RM-2)]
Height	36 ft.	33 ft.
Maximum Lot Width	None	50 ft.
Development Density	6 units on a 50 ft. lot.	4 units on a 50 ft. lot. Townhouse/duplex.

The most significant changes are a reduction in the maximum overall height to 10 metres (33 feet) from heights in the range of 11 metres (36 feet). This may seem a minor change but it forces substantial changes to the design of new buildings. In addition slightly larger side yards are required for larger lots, improved architectural treatment is required to give new development more of a townhouse look. Maximum densities have been reduced but

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FAR levels are similar to the 1980 Transition Area Report. Controls are proposed for new development abutting properties which propose to remain R-2. Attachment II lists the specifics of the new policy.

Implementation Recommendations

The DC guidelines proposed for the site will require that prospective developers include geodetic survey data for the adjacent homes on their plans.

The proposal also recommends that Council direct the Administration to initiate the redesignation of the properties along 56 Avenue SW to the proposed DC designation. Landowners who do not want to be redesignated would be exempted from the redesignation and development on adjacent properties will be required to respect the existing bungalow development. These land owners may apply in the future for redesignation in spite of refusing redesignation at this time. However, they will be responsible for the costs of the application.

CONCLUSION:

The revised land use policy for 56 Avenue SW addresses the community concerns to the extent possible without substantial reduction in the development potential authorized by City Council in 1980.

PLANNING POLICY BUSINESS UNIT RECOMMENDATION:

APPROVAL

That Calgary Planning Commission recommend that City Council:

1. Approve the Development Guidelines for 56 Avenue SW (Appendix IV) to replace the 1980 Transition Area Report.
2. Direct the Administration to initiate the redesignation of the properties along 56 Avenue SW as outlined in Appendix IV. Redesignation applications will be brought forward only for those properties whose landowners request redesignation.

ATTACHMENTS:

Appendix I -	Major features of the 1980 Windsor Park Transition Area Report.
Appendix II -	Planning Policy Survey form.
Appendix III -	Summary of responses to the Planning Policy Survey.
Appendix IV -	Proposed Development Guidelines for 56 Avenue SW to replace the 1980 Transition Area Report.

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PLANNING COMMISSION DECISION:

2000/05/17

Motion 1

The Calgary Planning Commission
TABLE SINE DIE the proposed Windsor
Park - 56 Avenue SW Transition Area
Review to allow the Administration to
prepare a report to the Commission in
regards to the concerns raised by the
Windsor Park Community Association.

Moved by: R. Parker

Amendment to Motion 1:

That the item be tabled for 4 weeks and
be brought back to the Commission on
2000 June 14.

Moved by: D. Bronconnier

Carried: 5-3

Opposed: R. Parker, T. Montgomery,
B. Milne

Absent: B. Holmes

Motion 1 as Amended:

The Calgary Planning Commission
TABLED TO 2000 JUNE 14 the
proposed Windsor Park - 56 Avenue SW
Transition Area Review to allow the
Administration to prepare a report to the
Commission in regards to the concerns
raised by the Windsor Park Community
Association.

Moved by: R. Parker

Carried: 8-0

Absent: B. Holmes

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SUPPLEMENTAL REPORT

WINDSOR PARK TRANSITION AREA REVIEW:

In response to the revisions to the Windsor Park Transition Area Report proposed by the Planning Policy Business Unit and presented in this agenda the Windsor Park Community association (WPCA) prepared a report which they circulated to CPC and Council members. The report included an alternative development proposal, photos of a recent development many community members found unacceptable, results of a community administered survey and an historical review of the matter as well as other items.

The WPCA is to be congratulated on the high quality of the organization and presentation of the report as well as for the detailed research and analysis it provides.

The WPCA proposes that the CPC refer the entire matter of the Transition Area policy back to Planning Policy for further review of the matter and a review of the shortcomings of the 1971 Design Brief and the 1980 Transition Area Report. In addition the WPCA suggests that the development guidelines included in its submission would be more appropriate for a transition area development than the current or proposed policies.

ANALYSIS:

1. The WPCA proposal is essentially an R-2 designation with three rather than two units allowed on a 50 ft lot. This triplex type of development represents a density in the range of RM-1 (24 upa vs RM-1's 18-22 upa) however it does not allow the townhouse built form that RM-1 requires.
2. The guidelines are much more prescriptive in specific details than in any of the Land Use Bylaw land use designations. This could have the result of creating close to identical developments along the street.
3. Although the density permitted is higher than the R-2 district a number of other suggested rules make the proposed designation more restrictive than R-2. These include maximum lot size, maximum building depth, roof configuration restrictions, building height, parking (garage width) and the measurement of grade.
4. The WPCA raised concerns over the amount of open space in the community given the multi-unit development that has occurred since Windsor Park was first developed. This is an important issue however the community meets City Council guidelines on the recommended amount of open space.

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5. The Community Association states that the new policy proposed by Planning Policy would increase the allowable floor area ratio. This statement is not supported by the Administration's calculations and there is no expectation or desire to increase the F.A.R. beyond that in the 1980 policy. The proposed 2000 policy would limit maximum F.A.R. to the 1980 policy level however other rules proposed in the policy may result in F.A.R. levels substantially below the 1980 policy.
6. The community has a concern that the existing or proposed policies will "act as a trigger" for further demands for higher density in the R-2 areas of the community. The intent of both the 1980 and proposed 2000 policy is the opposite. These policies are designed to build a wall along the 56-55 Avenue lane beyond which higher density development would not be supported.

If desired an additional statement could be built into the policy establishing Council's support for the portion of Windsor Park north of 56 Avenue to remain low density.
7. Triplex development is quite unusual in Calgary which could lead to marketing difficulties.

CONCLUSION:

The WPCA proposal is well thought out and does recognize that some density increase over R-2 is appropriate. The proposed development would certainly be less intrusive to the properties on 55 Avenue SW. and traffic volumes and parking conflicts would be lower. In some ways however, it is even more restrictive than the existing R-2 designation. It also presents possible drawbacks with lack of flexibility and marketability.

The basis of the proposal however is that the existing policy needs to be dramatically downgraded to protect the rest of Windsor Park. Planning Policy is confident that under the Administration's proposal the impact on backing neighbours will be reduced from the 1980 Transition Area Report and that the rest of Windsor Park will remain securely R-2 far into the future.

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City Council Approved Policy - 1980 Windsor Park Transition Area Report

1. The Commission RECOMMENDED to City Council that a Public Hearing be held and at that Public Hearing, Council APPROVE as policy a Transitional Zone consisting of the area shown on Map #3, "Windsor Park/Transitional Zone" this area being north of 56 Avenue SW for one half block to the lane and extending from 4 Street SW to Elbow Drive.
2. The Commission RECOMMENDED that City Council INSTRUCT the Administration to initiate redesignation of the lands in the "Transitional Zone" to DC with the following guidelines as soon as resources are available:

"Land Use Guidelines:

As permitted in Section 29 of the Land Use Bylaw.

Development Guidelines:

RM-4 shall apply except as noted below:

- (A) Adherence to building envelopes as indicated in the attached sketches for use in the transitional zone as shown on Plan TZ1 and TZ2. New development should occur within and to the limits of this envelope; however, new development should not exceed the physical limits of this envelope with the exception that construction beyond the envelope may be permitted on the southerly terraces providing this construction is either related to vertical circulation, or building enclosures which maximize the use of the southern exposure (such as greenhouses, conservatories, solariums); construction beyond the envelope may be permitted on the northerly terraces of the building envelope providing this construction is related to vertical circulation. In general, use of the terraces as exterior amenity space is encourage.
 - (i) The maximum density of any development shall be 50 u.p.h.a.;
 - (ii) At least 50 percent of the units shall have two bedrooms or more;
 - (iii) Fifty percent or more of the units shall have direct access to grade;
 - (iv) The units shall be one or more of three unit types:

"courtyard" unit type,
"through" unit type, and combination of "courtyard" and "through" units types."
 - (v) Definition of unit types:

(see also the attached drawings of "Courtyard Plans/Potential Units on a 50' lot" and "Through-Unit Plans/Potential Units on a 50' lot" in order to see examples of some possible unit arrangements).

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"Courtyard" unit type:

the building shall have a section which may not exceed the "courtyard section/building envelope" (see attached sketch) except as noted in item A.

The plan of the "courtyard" unit cluster will have a "street level" which accommodates two types of units:

- (a) Units with no exposed north elevation
- (b) Units with at least partial exposure for their north and south elevations.

Each unit above street level (i.e., second storey and third storey) will provide at least partial exposure for their north and south elevations.

"Through" unit type:

The building shall have a section which may not exceed the "through unit section/building envelope" (see attached sketch) except as item noted in item A. Each unit will provide at least partial north and south elevations exposures.

- (vi) All parking shall be structured with access from 56 Avenue only. Parking shall be a minimum of 1.25 parking spaces per unit.
- (vii) Primary pedestrian entry to each unit of the building shall be from 56 Avenue.
- (viii) Yard setbacks; building envelope dimensions; and governing sun angle details should conform to sketches "TZ1" and "TZ2".
- (ix) The rear yard shall be landscaped and used as an exterior amenity space. The rear yard shall serve as a private yard area to provide a buffer space for existing "R-2" properties to the north.
- (x) No construction above grade, other than that specified in the building envelopes, is permitted in the rear yard.
- (xi) Development in the transitional zone shall be compatible with the R-2 area to the north."

(Moved by P. Donnelly - Carried.)

(Opposed by L. Ward and C. Smith - do not agree with the need for a Transitional Zone in this area, especially on the terms expressed in this report.)

(M.T. Moriarity and D. Jenkins - Absent.)

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