

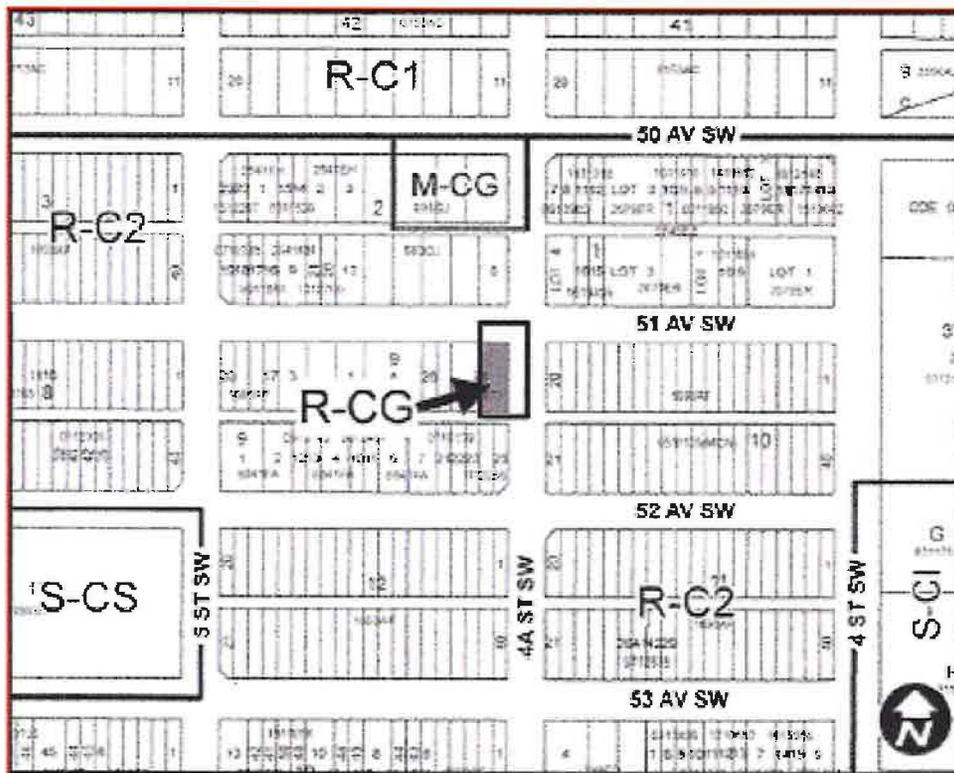


# Windsor Park Resident Group

# Windsor Park Community Petition:

## We the residents of Windsor Park:

Wish to formally oppose the proposed land use re-designation application 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 Orientated Infill (R-CG) District. We support the community group who will be addressing council on this matter.



**As of April 9, we have over 100 signatures from the residents of Windsor Park**



# Summary of Concerns:

1.	<b>MDP 2.1.1 Creating a city attractive to people:</b>
	<ul style="list-style-type: none"><li>• Windsor Park already provides a well balanced and diversified housing stock</li></ul>
2.	<b>MDP 2.2: Shaping a more compact urban form:</b> #3 Direct land use change within a framework of corridors and collectors
	<ul style="list-style-type: none"><li>• The proposed re-development is not located on a Corridor, or a Collector</li></ul>
3.	<b>MDP 2.3.2: Respecting and enhancing the neighborhood character:</b>
	<ul style="list-style-type: none"><li>• The vision for densification of WP is consistent with existing plans allowing for densification along 50<sup>th</sup> ave and the transition area</li><li>• The proposed development does not allow for a proper transition zone</li></ul>
4.	<b>Feedback from the Developer</b>
	<ul style="list-style-type: none"><li>• Purely profit orientated and is requesting Council approve the land re-zoning at the expense of the entire community</li></ul>

**We are requesting that Council refuse the application because it contradicts the municipal development plan.**

# 1. Vision and Growth Plans:

## **MDP 2.1.1 Creating a city attractive to people:**

c. Provide greater housing choices in locations close to job markets and in areas well served by the Primary Transit Network

Townhouse developments, in the form of fourplex's already exist in the community south of 55th Avenue and land supply for additional townhouse development is readily available along 50th Avenue.

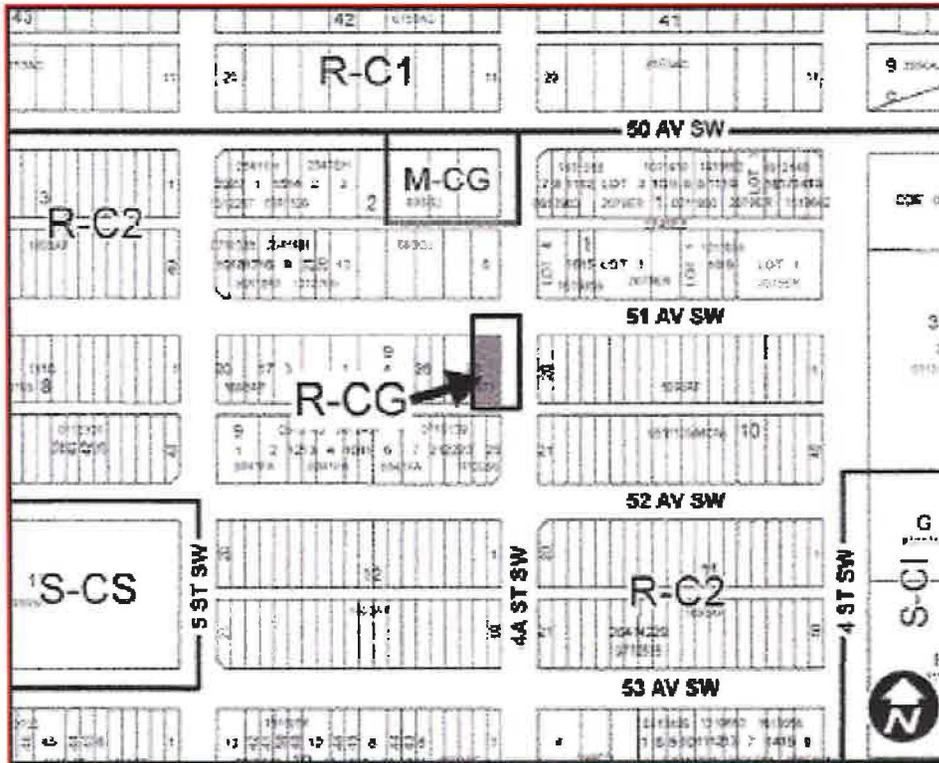
**\* As per 2016 Civic Census Dwellings for WP - 67% is apartment/townhomes and only 29% is single-family/duplex**



**Windsor Park already provides a well balanced and diversified housing stock under the current land use distribution.**



## 2. Property (labeled “R-CG”) is not located on a “Corridor”, or a “Collector”:



**MDP 2.2: Shaping a more compact urban form:**

**#3 Direct land use change within a framework of nodes and corridors**

- The proposed lot is not located on a corridor or a collector

WP has identified the main corridors to be at the edge of the community, along 50th avenue and the transition area. 5<sup>th</sup> street would be consider a collector and suitable for RCG, however the proposed lot is located on 4A and does not meet the MDP.

### 3. Fails to meet the current vision of MDP:

#### **MDP 2.3.2: Respecting and enhancing the neighborhood character:**

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.
- c. Ensure infill development complements the established character of the area and does not create dramatic contrast in the physical development pattern

- The proposal does not meet the current vision of the policies in place and the direction of the MDP.
- The development size and location does not allow for a proper transition zone between townhomes and a single-detached dwelling



## 4. Feedback from the Developer:

**On March 21, the residents of Windsor Park had a chance to meet with the developer for Q/A. During Q/A the following was disclosed:**

- The developer acknowledge that they could use the full lot to fit two duplexes on the property which would fit the current character of the neighbourhood
- The developer mentioned they are considering re-selling the lot once the rezoning has been achieved

**It appeared to the WP residential group that the developer is purely profit orientated and is requesting Council to approve the land rezoning at the expense of the entire community**



# Development outlook for WP

Windsor Park Proposed Development  
February 27, 2017



- ✗ (1) 51<sup>st</sup> Ave and 4A St., LOC 2016-0302 Land Use Amendment from RC2 (2 unit) to RCG (4 unit) Town House. Council Hearing with CPC recommendation for Council Approval on Ap. 10.
- ✓ (2) 50<sup>th</sup> Ave and 4A St., DP 2016-4345 A 22 units Development re-submission after rejected two times before. Existing Land Use is MCG.
- ✓ (3) 50 Ave. and 6<sup>th</sup> St., LOC 2017- 0002 Land Use Amendment from RC2 (2 unit) to RCG (4 unit) Town House. Application was submitted last month.
- ✓ (4) "The Windsor", Elbow Dr and 50th Ave., developer is proposing to change their development from office commercial to residential above main floor. It will add 25 to 50 apartment units to our community. The land use designation is (DC75D20).

## 50<sup>th</sup> Ave ARP:

- Windsor Park residents support upcoming and pending proposals resulting in ~50-75 new units
- The WP community association has worked with the City on previous developments

## WP LAP:

- The community would like to work with the City to continue to add density



# Contacts:

- Cynthia Thompson: [cynthia19thompson@gmail.com](mailto:cynthia19thompson@gmail.com)
- Fred Cuvelier: [cuvelief@telus.net](mailto:cuvelief@telus.net)
- Raymond Chan: [eaglecrdev@shaw.ca](mailto:eaglecrdev@shaw.ca)
- Brian Norgaard: [brian.norgaard1@gmail.com](mailto:brian.norgaard1@gmail.com)
- Matt Bellai: [mbellai@rogers.com](mailto:mbellai@rogers.com)
- Colin McWhinnie: [colinmcwhinnie1@gmail.com](mailto:colinmcwhinnie1@gmail.com)

