

**Land Use Amendment in Windsor Park (Ward 11) at 5507 – 6 Street SW,  
 LOC2020-0191**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.12 acres ±) located at 5507 – 6 Street SW (Plan 4606GN, Block 24, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for rowhouses in addition for consistency: to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- The proposed land use would allow for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The application represents a modest increase in density in close proximity to established transit routes in an established inner-city neighbourhood.
- Why does this matter? The proposed R-CG District allows for a greater choice of housing types in inner-city areas close to a range of amenities and services.
- There is no previous Council direction in relation to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application was submitted by Goaldex on behalf of the landowner, 1746638 Alberta Ltd (Gregory Gates and Carol Gates), on 2020 December 07. The Applicant Submission (Attachment 2) indicates that the landowner wants to redevelop this parcel with a four-unit rowhouse building.

This approximately 0.06 hectare site in the community of Windsor Park is located at the northeast corner of 54 Avenue SW and 6 Street SW. This corner parcel is developed with a single detached dwelling with vehicular access from the rear lane.

No development permit application has been submitted at this time.

A detailed planning evaluation of this policy and land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

**Planning & Development Report to  
Calgary Planning Commission  
2021 March 4**

**ISC: UNRESTRICTED  
CPC2021-0285  
Page 2 of 3**

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**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant held a virtual meeting with residents on 2021 January 27. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received 14 letters of opposition from members of the public, focusing on the following concerns:

- lack of time to provide comments due to notification period being over Christmas break;
- increased traffic, parking, lane access and safety concerns;
- height, shadow, privacy and character impacts of a rowhouse development next to single-storey development;
- overdevelopment of the lot;
- there is no demand for a rowhouse form of development in the community;
- this will set a precedent and devalue nearby properties; and
- lack of community engagement.

The Windsor Park Community Association provided a letter in opposition to the proposal on 2021 January 09 (Attachment 3) identifying the following:

- the proliferation of R-CG and higher density developments in the core of the community;
- keeping higher density developments to the periphery of the community (50 Avenue, Elbow Drive and 56, 57 and 58 Avenue SW);
- there will be no local area plan for Windsor Park in the near future; and
- Windsor Park would like to work with the City of Calgary Planning Department and developers to agree on a vision for the community that meets the needs of stakeholders and provides some certainty to residents about densification.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

This proposal allows for a more efficient use of land and infrastructure and will provide for a wider range of housing types than the existing R-C2 District, and as such, may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop up to a four-unit rowhouse building would allow for a more efficient use of existing infrastructure and services and provide more compact housing to the community.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with the application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Response
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform