

**Land Use Amendment in Windsor Park (Ward 11) at 637 – 51 Avenue SW,
LOC2021-0099**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 637 – 51 Avenue SW (Plan 1693AF, Block 8, Lots 18 to 20 inclusive) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 SEPTEMBER 16:

That Council give three readings to **Proposed Bylaw 171D2021** for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 637 – 51 Avenue SW (Plan 1693AF, Block 8, Lots 18 to 20 inclusive) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for a increased housing options within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by FarMor Architecture on behalf of the landowner, Colin Andrews, on 2021 June 23. While no development permit has been submitted at this time, it is noted in the Applicant Submission (Attachment 2) that the applicant intends to pursue a development permit for a six-unit rowhouse building with six secondary suites.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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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 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 contacted the Ward 11 Councillor's office, met with a Windsor Park Community Association representative, and distributed 87 letters to all neighbours within a 100-metre radius. The Applicant Outreach Summary can be found in Attachment 3.

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 the public. The letters of opposition included the following areas of concern:

- increased traffic resulting in safety and parking issues;
- reduced privacy for neighbouring lot;
- the central location of the site within the community;
- rowhouses do not fit the character of the community;
- rowhouses are not appropriate for families and children;
- public infrastructure may not be able to accommodate an increase in users; and
- loss of mature trees on the property.

The Windsor Park Community Association provided a letter in opposition on 2021 August 19 (Attachment 4) identifying the following concerns:

- the central location of the site within the community;
- the lack of a Local Area Plan for Windsor Park, to help guide development of this kind;
- potential layout of a future rowhouse development on the site;
- increased traffic resulting in safety and parking issues;
- loss of mature trees on the property; and
- the unfair proliferation of R-CG redesignation applications in R-C2 communities such as Windsor Park, but not in established R-C1 communities.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking will be reviewed and determined at the development permit stage, with consideration to be given to appropriate building design, shadowing, and privacy of the adjacent property.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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

The proposed land use would allow for a wider range of housing types than the existing R-C2 District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the 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 six rowhouse units with the option to include secondary suites would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 171D2021**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform