

**Land Use Amendment in Windsor Park (Ward 11) at 404 – 54 Avenue SW,
 LOC2021-0161**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.05 hectares ± (0.13 acres ±) located at 404 – 54 Avenue SW (Plan 1693AF, Block 20, Lots 39 and 40) 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 a residential site, allows 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 (MDP)*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for a greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The R-CG District would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 October 7 by Designhaus Studio Inc. on behalf of the landowners, Anshu Bala and Gio Raj. The 0.05 hectares (0.13 acres) corner site is located in the southwest community of Windsor Park, at the northwest corner of 4 Street SW and 54 Avenue SW. A rear lane is adjacent to the subject site. The parcel is currently developed with a single detached dwelling and a rear detached garage with access from 54 Avenue SW. No development permit has been submitted at this time, however as per the Applicant Submission (Attachment 2), the intent is to develop a four-unit rowhouse building on the site.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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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. The applicant had determined that no outreach would be undertaken. Please refer to Applicant Outreach Summary, Attachment 3, for rationale on why outreach was not conducted.

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 three letters of opposition from the public focused on the following areas of concern:

- increased traffic and parking issues;
- increased density;
- potential building orientation, and shadow impact;
- rowhouse are not appropriate in this community; and
- decrease in property value.

Administration received an opposition e-mail from the Windsor Park Community Association dated 2021 November 7 (Attachment 4), referencing previously submitted comments for other R-CG applications in the community. The referenced letter includes site-specific concerns for previous application, LOC2021-0099, and general concerns for R-CG development in the neighbourhood. The comments include concerns with:

- location of the proposal being in the core community area other than adjacent to 50, 56, 57, 58 Avenue SW, and Elbow Drive;
- lack of Local Area Plan for the community to help guide development of this kind; and
- the City should encourage densification in more central R-1 communities instead of R-C2.

Administration considered the relevant planning issues to the proposed redesignation and has determined the proposal and the location to be appropriate. The proposed R-CG District is a low density residential district that contains development rules that ensure a future rowhouse building will not result in adverse shadow impacts on the surrounding properties and will respect the context and character of the surrounding low density residential uses. 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 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 recommended land use would allow for a wider range of housing types than the existing R-C2 District and, as such, the proposed land use amendment 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 may be explored and/or implemented at the development permit and building permit stage.

Economic

The ability to develop up to a four-unit rowhouse with the option to include secondary suites would allow for more efficient use of land and existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform