

Community Association Response

The Community Association provided the following comment on the subject application and referenced previous comments provided on former land use amendment applications such as LOC2021-0099. For ease of reference, Administration included the Community Association's comments on LOC2021-0099 on pages 2 and 3 of this attachment.

[EXT] 404 54 AV SW - LOC2021-0161 - Comment from Development Map - Sun 11/7/2021 9:30:18 PM



To: Chan, Calvin C.

You replied to this message on 11/8/2021 9:28 AM.

Reply Reply All Forward

Sun 11/7/2021 9:30 PM

Application: LOC2021-0161

Submitted by: Greg Freson

Contact Information

Address: [REDACTED]

Phone:

Email: [REDACTED]

Feedback:

Hello. My name is Greg and I am the chairman of the Windsor Park community association development committee. Our committee objects to this application for R-CG land use at this location. Please see my comments on past R-CG applications including LOC2021-0099 for a detailed list of reasons. The same points apply here. Regards, Greg

Aug 19, 2021

Mr. Steve Wirzba
City of Calgary Planning

Subject: Objection to land use amendment LOC2021-0099

Dear Mr. Wirzba:

Thank you for meeting with me yesterday to discuss Windsor Park's concerns with this land use amendment. I am reiterating our objection to LOC2021-0099 in this letter. Windsor Park has objected to all R-CG applications in recent history. Many of the points presented here have been stated on other applications, however they continue to be of concern to the community.

The major concerns for this location are the site layout, unit size and parking. We understand that there will be R-CG development in a neighbourhood like ours and have tried to have it located along the edges of the community. Now, however, they are being considered in the "core" of our community. We have requested many times to work with the Planning department on a Local Area Plan so that we can have a strategic approach to various development types in the community however, we have been told this is years away and therefore have to address these LOC applications in a piece meal approach.

Windsor Park's specific concerns on this application:

- proliferation of R-CG in the "core" of our community (What does the community define as the "core"? Any properties not adjacent to 50th ave, Elbow drive and the transition area of 56, 57 and 58th ave SW.). Initially R-CG applications were only being considered in these transition areas. Now the planning department is accepting applications for interior "core" lots.
- This 75' parcel (3 x 25' lots) does not constitute a "corner" lot. According to the developer's own drawings part of their proposal is a 2-story duplex with the long axis parallel to the avenue to the North. This is a further digression from the current context of the neighbourhood. We know this is not a DP application, however, the City and Council should consider what possible forms would even be practical to fill this lot and meet the context of the community.
- limited adjacent parking and parking practices already occurring near 50th ave and 6 st SW making it dangerous for kids to cross for school.
- distance of garages from the attached residences facing 51 Avenue.
- The application summary on the city's website states that the allowed maximum number of dwellings would increase from 2 to 6. In addition, the drawings show basement units/suites in each dwelling. An increase of SIX times should not be considered modest densification per the MDP.
- loss of mature trees and reduced setback of the dwellings from the street and avenue reducing green space and visibility for drivers

Windsor Park's general concerns around R-CG development:

- instead of making it easier for developers to flock to R-C2 inner neighbourhoods for redevelopment, the City should encourage densification in more central R-1 communities. All communities should share in the effort to create a sustainable and diverse Calgary core. By only diversifying R-C2 communities, we continue to widen the socio-economic divide in our city.
- four councillors voted against the last R-CG application for Windsor Park LOC2020-0191 this past spring. Part of their argument against the proposal was lack of planning direction and approval of R-CG applications with little discretion. We would encourage more councillors to take this stance. Just because we have no LAP doesn't mean we shouldn't have a consistent plan for development of higher density.

We are supportive of densification in Windsor Park in locations that make sense. There are abundant opportunities for attached or detached infills to replace older bungalows. We object to the leapfrogging of RC-2 developments to RC-G or multi-residential type projects within the core.

This past spring, Council approved LOC2020-0191 on the SW corner of 54 ave and 6 st SW, another R-CG location in the core of our community. In the summer of 2020 an RC-G land use amendment (LOC2020-0014) was approved for 51st ave and 6 st SW. We would also consider this the core of the community. Mayor Nenshi himself indicated that a reason this was a good location was "there is already an RC-G parcel directly north" on 50th ave SW. Contrary to City Council's past claims, precedent is indeed a factor in planning decisions. Now this precedent is being used to push R-CG locations further into the core of the community.

We have also seen an MC-2 land use amendment approved for the core of our community with LOC2017-0367. This location is not on the periphery of the neighbourhood and was vehemently opposed by residents.

We all know that urban sprawl is a concern and densification within the interior of a large city is critical to its long-term health. There are many ways to create that densification in a managed and deliberate process.

There will be no Local Area Plan for Windsor Park in the near future. In the interim, 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.

Best Regards,

Greg Freson
Windsor Park Development Committee Chair