

Community Association Response

January 9, 2021

City of Calgary Planning

Dear Mr. Silver:

I am writing on behalf of the community of Windsor Park in objection to LOC2020-0191. Many residents of our community have formally objected to this application. Jason Kulsky, vice chair of our Windsor Park Development Committee, has also responded reflecting the thoughts of our committee and community.

A major concern is the proliferation of RC-G and higher density developments in the core of our community. We are supportive of densification in Windsor Park. 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. What we would prefer is to keep these higher density developments to the periphery as a buffer. This would include 50th ave, Elbow drive and 56, 57 and 58th ave SW.

This summer an RC-G land use amendment (LOC2020-0014) was approved for 51st ave and 6 st SW. We would 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. Thus precedent is indeed a factor in planning decisions and has possibly been set for the interior.

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.

If this application is approved, the precedent will be confirmed to allow RC-G and multi-residential land use changes throughout the core of the community without direction or discretion.

Real estate developers are investors in our communities and critical to economic growth. Let us not forget that home owners are also investors. We make the largest investment of our lives on our homes.

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 R-1 / RC-1 communities that could also support densification that are more central than Windsor Park.

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.

Greg Freson

Windsor Park Development Committee Chair