



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Rod
Last name (required)	Chelsberg
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Windsor Park Bylaw 50D2021
Date of meeting	Apr 12, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Why is the city so hell bent on ruining the neighborhood of Windsor Park? We have enough high density housing already (56-58th avenues) and the mess at Elbow Drive and 50th Ave SW. With this brings more crime, traffic and parking issues. I am dead set against this. Please advise me what other measures I can pursue. Please stop this nonsense and leave our community alone. For whatever reason, the mayor and the city councilors seem dead set on turning Windsor Park into a high density slum. I have lived here for years, and don't like what is happening, not one little bit!!



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First name (required)	Danine
Last name (required)	Birkholm
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0191 - Proposed land use designation change Windsor Park
Date of meeting	Apr 12, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached the response letter to the Applicants Outreach Summary being brought forward at the Public Hearing on April 12, 2021.

April 4, 2021

Attention: City Clerk / Calgary City Council Members

Re: Application for Land Use Amendment: LOC2020-0191
Location: 5507 – 6 Street SW

Ladies and Gentlemen,

In follow up to my letter of January 5, 2021 to Brandon Silver, this letter is in response to the Applicant's Outreach Summary provided as part of the Notice of Public Hearing taking place on April 12, 2021.

I attended the Zoom meeting held by the applicant on January 27, 2021. At that meeting:

- It was agreed by all attendees that it was an "informal open house". At the closing of the meeting, the applicant advised that there would be further community outreach / engagement before this moved forward. **There has been no further outreach or engagement by the applicant as promised.**
- The applicant showed a presentation. At the closing of the meeting, the applicant promised to provide the attendees with a copy of their presentation. **No one has received the presentation as the applicant promised.**
- The applicant states the main issue raised was regarding privacy. There were numerous concerns brought forward by the residents in the affected area. **The applicant only brought forward one issue of the many that were raised, and these other issues were not addressed by the applicant in their summation.**
- The applicant states they closed the loop with the stakeholders by sharing a presentation and pulling up a rendering of how the row house could look. **As stated above, the applicant failed to share/send out the presentation as promised. In addition, the rendering was of poor quality and raised more questions and concerns that were to be addressed by the applicant to the stakeholders, this follow-up has also not been completed by the applicant.**
- I questioned the applicant on the plan for handling of the trees located on the property (several of which are on the adjacent property line and as such should be considered our property) and was told that within their plans **they all had to go. We have not agreed to the trees on the property line being removed and the applicant has not come back with any satisfactory discussion or resolution to this outstanding issue.**

We understand that several issues will be dealt with at the development stage; however, it is concerning that the applicant has not given any serious consideration regarding the concerns brought forward by the residents of Windsor Park. We also realize that it is the City's desire to increase density, but it should be managed responsibly and with consideration to the long-term residents who have lived and invested heavily into the community for many years.

Thank you for your time and we hope you can understand our frustration and disappointment. We welcome further discussion on this.

Danine & Mads Birkholm
403-615-9108
Danine.birkholm@gmail.com



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First name (required)	Evgeny
Last name (required)	Zhuromsky
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Objection to land use amendment LOC2020-0191 at 5507 6 Street SW
Date of meeting	Apr 12, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached my original submission to cpag.circ@calgary.ca and brandon.silver@calgary.ca of January 8, 2021. Mr. Greg Freson and other members of Windsor Park community association will speak on our behalf at April 12 public hearing meeting.

cpag.circ@calgary.ca
brandon.silver@calgary.ca

Dear Mr. Silver and Calgary Planning Commission,

Re: LOC2020-0191 at 5507 6 Street SW

I respond to your letter re: "Application for Land Use Amendment at 5507 6 Street SW" that I received in December of 2020.

I wish to strongly object to the proposed land use amendment from R-C2 to R-CG at that address.

I live just across the 54 Ave from this property and it's going to impact me, my family and my property negatively in a very direct and significant way.

A developer recently bought this property at 5507 6 Street SW and is now proposing to build a four unit three storey, 11 meter tall row housing building and a four car garage on a standard 120' x 50' inner city lot!

The city should not allow this change of use and proposed development. Our community Windsor Park has plenty of room to grow with attractive infills instead.

Row housing should be kept on the periphery of single family home communities

Row housing development and RC-G land use amendments should be held to the periphery of the neighborhood (e.g. 50th Ave), not in the middle of a quiet detached or semi-detached housing community.

There is another row housing development already approved on the NW corner of 6 Street and 51 Ave SW. These are not periphery locations! These are bad precedents that are being set to move with medium to high density row housing in the middle of a single family home neighborhood.

I've lived in Windsor Park since 2004 and I want it to continue as a quiet, low density housing area. Contrary to what the developer states, cramming a big, tall, four unit building on a standard lot in an attempt to extract every single dollar of profit from the lot will diminish the surrounding neighborhood, not enhance it.

Nobody says the new owner needs to keep the existing bungalow. He can redevelop with a single family detached home or a semi-detached with two units.

Design

The proposed 11 meter tall building is not going to "conform to the existing community" nor "will it take into account the neighboring dwellings", quite the opposite.

The adjacent building at 707 54 Ave SW is a one storey bungalow. Its owner renovated the house, added a new porch, a new driveway and a new walkway just this summer! He is not going to be happy when the adjacent bungalow is about to be replaced with a huge four unit building overhanging his property and blocking all sunlight.

Parking

Parking is already a problem on this block of the 54 Ave and four more units (instead of one) times two cars per household = eight vehicles are only going to make the problem worse. People regularly park in front of my home, and I have two seniors in our household that I have to unload half a block away from my house.

Trees

There are two very nice mature fir trees on the 5507 6 Street SW lot that will need to be removed to accommodate this row housing construction. This is another problem, don't let the developer go ahead with it.

Please keep me up to date on further discussions and hearings about this proposed land use redesignation.

Sincerely,

Evgeny Zhuromsky
708 54 Ave SW
Calgary, AB T2V 0E1



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First name (required)	Elena
Last name (required)	Petrenko
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Evgeny Zhuromsky
708 54 Ave SW
Calgary, AB T2V 0E1

City of Calgary Council
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station 'M' 8007
Calgary, Alberta, T2P 2M5

April 5, 2021

Re: LOC2020-0191 Application for Change of Land Use Designation from R-C2 to R-CG

Hello,

I have had a chance to review LOC2020-0191 (Application for Change of Land Use Designation from R-C2 to RC-G) and submit this letter as a formal objection to the proposed land use designation. I am currently an immediate neighbour to the property subject to this proposal (I have lived directly across 54th Avenue from the property subject to the proposed land use re-designation for 13 years) and am also the Vice Chairman of the Windsor Park Community Development Committee. Furthermore, I am a father to 2 young boys aged 8 and 10 who enjoy playing in the immediate neighbourhood. Among other topics, this response incorporates elements from the City of Calgary "How to Respond to a Development Application" document and takes into account the suggested areas of consideration as well as the Municipal Development Plan (MDP) goals.

Q1. How will the proposal impact the immediate surroundings? Does the application affect the use and enjoyment of your property?

The increase of building height and development density will have an immediate negative impact on the neighbour's enjoyment of their properties. The current property has very large mature coniferous trees that will be removed and replaced with much more densely developed property with very little green space. More cars parked on street (the example of a similarly developed property on the SW corner of 50th Avenue and 6th street is a prime example) and increased traffic will make this family-oriented area less safe for children to play outdoors. This property is close to the start of the playground zone mid-block between 5th and 6th streets on 54th Avenue, which is largely ignored by local and community pass-through traffic. The presence of additional parked cars on 54th Avenue in front of this property will be an additional traffic hazard for adults and children attempting to cross 54th Avenue at 6th Street. Additionally, the presence of this type of development in the interior of the Windsor Park community is not consistent with similar developments within at least a block radius of this property.

Q2. Does the application fit with the broader community goals?

The application does not fit with the broader community goals. Windsor Park is a family oriented low-density neighbourhood. If RC-G developments are to be accepted, residents want them fronting on major routes such as 50th Ave SW, Elbow Drive and in the higher density areas of the neighbourhood on 56th, 57th and 58th avenues where there is already high traffic volume (and associated awareness of the safety concerns). Allowing this application in the interior of the community also sets a precedent for more R-CG applications in the interior of the community.

Q3. Does the proposal align with City policy?

If City policy is to have a consistent development plan that is predictable, fair and supported by communities, then this application does not align with that policy. The goals of the MDP per "Great

Communities and Managing Growth and Change” will not be met with this designation change. Residents living in Windsor Park should be entitled to some consistency regarding land use changes. Off character re-designations cause stress amongst residents, perceived lowering of property value and exodus of owners. Increased densification cannot be the only goal. The community character suffers and residents lose faith in the ability of the City to plan consistently and appropriately.

Q4. What changes might help the application to better address the situation and what suggestions do you have to address your concerns?

A more modest development that aligns with the current land use designation (R-C2) would be very acceptable to me, my family and to the Windsor Park community. Such a building would be in character for the community and immediate surroundings. If the developer had the community’s interest at heart, then perhaps we would have had some outreach from the developer or an open house to gauge interest in this type of development at this location in the community. To date, that has not happened. The proposed redesignation and the proposed development are nothing more than the developer attempting to seek the highest profit without consideration for the community’s desires.

A more modest development, such as a townhouse or 2 house infill, would still allow for adequate profit to the developer and a development that would be in keeping with the neighbourhood’s interests. In conclusion, I do not support this proposed redesignation and object to it. It is not required and is nothing more than a profit seeking opportunity that does nothing to enhance the community of Windsor Park. I would be more than willing to discuss my thoughts on this matter directly or with Council I can be reached at (403) 863-4653 or via email at jkulsky@gmail.com.

Sincerely,

Jason S. Kulsky

Windsor Park Development Committee Vice Chair

Cc:

Greg Freson, WPCA Development Committee Chair

Jeromy Farkas – Ward 11 Councillor

Objection to LOC2020-0191 land use amendment Inbox x



Greg Freson <greg.freson@gmail.com>
to Circ, Brandon, Philip, Jeromy, Jason ▾

Sat, Jan 9, 10:33 PM ☆ ↶ ⋮

Mr. Brandon Silver
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

cc:

Jeromy Farkus - Councillor Ward 11

Philip Polutnik - Windsor Park Community Association (WPCA) President

Jason Kulsky - WPCA Development Committee Vice Chair

April 5, 2021

Mayor Nenshi and members of Council

Re: Application for Land Use Amendment: LOC2020-0191
Location: 5507 – 6 Street SW

This letter is in response to the Application for Land Use Amendment #LOC2020-0191.

I reside at 712B– 54 Avenue SW, which is a few houses away from the proposed land use change at 5507 – 6 Street SW.

As an inner-city neighbourhood, we are familiar with densification and changes to land use. While supportive of these changes, they need to occur in appropriate places. Previous land use changes and discussions with the City have been about keeping this densification to the outer boundaries of the neighbourhood where higher density exists. In the last few months, applications like these are now creeping further into the neighbourhood and being approved based on precedent set by the previous approvals. For example, a land use change was approved between 50th Avenue/Alley (a good location as it is on the edge of the community). When the next application for additional density between 51st Avenue/Alley, it was approved because “there was a similar one to the north (per Mayor Nenshi)”. Now we are creeping onto 54th Avenue where there is not this intensity of density. What is stopping developers from increasing the density right from 54th to 51 Avenue and then doing the same thing again moving further block east??

The Applicant has indicated one of their objectives is to *create a development that conforms to the existing community*. Our surroundings are bungalows, infills and side-by-sides. These buildings are designed for single or double occupancy which aligns with our zoning of R-C2. Adding four units and the extra height that would be allowed in an R-CG zoning would not conform to the existing character.

The Applicant has indicated their project is *a low density residential project that will consist of four separate dwelling units*. Having four separate dwellings is a high-density residential project, not a low density project as is indicated in their proposal.

I understand development and change is necessary in older neighborhoods; however, I am **not in agreement** with changing the zoning from an R-C2 to R-CG in this location for the president it sets for the core of the community. Based on the postponement of the Guidebook for Great Communities, I would ask that this be delayed until such time as the Windsor Park Development Committee has time to work with the City on a comprehensive LAP.

Regards,

Sarah Duncan
712B – 54 Avenue SW
Duncan.sarahp@gmail.com
587.894.0773