

Community Association Response

Dear Cameron Thompson, City Planner Re: LOC2022-0201

The Windsor Park Development Committee is opposed to designating this 50' lot R-CG. This position is consistent with our community's objection to all R-CG applications that are within the core of the community (not on a major thoroughfare). We are in support of such developments on the periphery of the community. To address the Ground Cubed letter stating reasons that this makes a good location for R-CG:

1. The fact that there is another R-CG row house development already kitty corner to this location should have no bearing on council or CPC's decision on this file. We have been told by Council many times that every application is reviewed on its own merit. Note that the referenced pre-existing row house development was also objected to by the community. One neighbour immediately adjacent to that property has already sold their house citing excessive disruption and reduced enjoyment of their property.
2. This redevelopment does NOT represent modest sensitive densification. 4 rows houses with basement suites will allow for 8 units on the property where now there is one.
3. The community has concerns with services infrastructure around these row house developments. Most of the community was originally designed for single family homes on 50' lots. We would like to see confirmation from City of Calgary engineering that storm drainage, sewer, and other services have capacity to safely accommodate such a density increase. We have also asked Councillor Penner for this confirmation.
4. We also have concerns with Internet infrastructure. Currently much of the community is still receiving internet via copper telephone lines and further densification will slow internet speeds.
5. Windsor Park is in little need of more housing choices as we already have a broad range of housing types for rental and ownership including condominiums, apartments, town houses, duplexes, fourplexes, infills, two story homes and bungalows. Windsor Park has provided the bulk of housing variety in the Chinook area in the past 50 years. Please see attached a graph showing the growth profile of the communities in the LAP of Chinook. Would the City consider providing more housing choices in communities surrounding Windsor Park?

Other points of concern:

6. The single garages typically seen accompanying the row houses built in Windsor Park are very impractical. Access to them will largely be blocked by blue and black bins as there is no location for residents to store the bins. Alternatively, the bins are stored at the side of the garage facing the street which makes for a less than appealing streetscape.
7. Residents near these developments are already talking about selling their houses and moving due to the disruption in enjoyment of their properties. Some have already put their houses up for sale such as a house across from the proposed condo building on the 700 block of 55 Ave SW. The aggressive and unequal policies regarding densification in R-2 communities such as Windsor Park are favourable to developers but not to single family homeowners.

If the CPC and Council do not agree with these arguments and wish to approve this application please consider doing so as an R-CGex designation. This would still provide additional housing choice in the area while limiting the number of residents. Hopefully this is a reasonable request given how much growth our community has seen in the past 50 years.

Thank you for your consideration.

Greg Freson, P.Eng. WPCA Development Committee Chair

cc:

Jonathon Slaney WPCA Director of Planning
Danine Birkholm WPCA Development Committee
Jason Kulsy WPCA Development Committee
Phil Polutnik WPCA President
Councillor Penner Ward 11



Why do we need to plan for growth and change?
Changes within the Chinook Communities

