

PUBLIC SUBMISSION FORM



Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Danny

Last name (required) Olson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0201

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

I hope this letter finds you well. I am writing to express my strong opposition to the Land Use zone change LOC2022-0201 at 637 51 AVE SW in the Windsor Park neighborhood until the Local Area Plan (LAP) for the Chinook area has been concluded. The concerns and issues surrounding the ongoing development proposals are of great significance to the community and its future well-being.

Firstly, it is essential to consider that the LAP, once completed, will provide crucial guidance and direction for future development decisions in Windsor Park. While I understand that some development applications are already underway, it is imperative that these applications be informed by the principles and objectives set forth in the LAP. Rushing into further developments without the benefit of a comprehensive plan could have detrimental effects on the community's character, infrastructure, and quality of life. They simple are developments for the sake and benefit of the developing company; not to the citizens of Calgary or the residents of the neighborhood.

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

One of the primary concerns is the already high densification in Windsor Park when compared to both other LAP communities and the average density in Calgary. The addition of further density, particularly through row housing developments, exacerbates existing issues related to parking, noise pollution from air conditioning units, and insufficient space for garbage bins. Moreover, the higher density contributes to increased impervious surface, posing challenges for storm drainage and potentially overwhelming the current infrastructure. Without proper modeling of the impact of growth on storm drainage systems, approving more development proposals is a risky endeavor that could lead to significant problems down the line.



Another issue that requires attention is the decreasing tree canopy and urban forest in Windsor Park. The construction of row housing and other developments has resulted in the removal of mature trees, thereby diminishing the overall tree canopy and disregarding the Municipal Development Plan's goal of increasing the percentage of tree coverage. Preserving and enhancing the urban forest is crucial for the well-being of residents, environmental sustainability, and the aesthetic appeal of the neighborhood.

Windsor Park also boasts diversity across various demographic measures, aligning well with Calgary averages. Additionally, shelter costs in our community are below the citywide averages, making it an attr

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First name (required) Renee

Last name (required) Wehring

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What is the group that you represent?

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(required)

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Date of meeting (required)

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LOC2022-0201 - 637 51 AVE SW

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In opposition

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

I am writing to express my strong opposition to any further developments in the Windsor Park neighborhood until the Local Area Plan (LAP) for the Chinook area has been concluded. The concerns and issues surrounding the ongoing development proposals are of great significance to the community and its future well-being.

First and foremost, I would like to highlight the potential negative impact of the proposed developments on the affordability of housing in Windsor Park. Currently, our neighborhood provides a diverse range of housing options that cater to residents of various income levels. However, it has come to my attention that older rental units are being replaced by luxury rowhomes, which significantly reduces the availability of affordable rental housing.

Preserving affordability in our community is essential for maintaining a diverse and inclusive neighborhood. It ensures that individuals and families of all economic backgrounds have the opportunity to live and thrive in Windsor Park. By allowing luxury rowhomes to replace older rental units, we risk excluding lower-income residents and contributing to the growing issue of housing unaffordability in our city.

Another issue that requires attention is the decreasing tree canopy and urban forest in Windsor Park. The construction of row housing and other developments has resulted in the removal of mature trees, thereby diminishing the overall tree canopy and disregarding the Municipal Development Plan's goal of increasing the percentage of tree coverage. Preserving and enhancing the urban forest is crucial for the well-being of residents, environmental sustainability, and the aesthetic appeal of the neighborhood. One of the primary concerns is the already high densification in Windsor Park when compared to both other LAP communities and the average density in Calgary. The addition of further density, particularly through row housing developments, exacerbates

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existing issues related to parking, noise pollution from air conditioning units, and insufficient space for garbage bins. Moreover, the higher density contributes to increased impervious surface, posing challenges for storm drainage and potentially overwhelming the current infrastructure.

It is crucial that any development proposals in Windsor Park align with the long-term vision and goals outlined in the forthcoming LAP. Rushing into further developments without the benefit of a comprehensive plan would not only jeopardize affordability but also disr

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First name (required)	Tore
Last name (required)	Jagrelius
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

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What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required) In opposition

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Agenda points:
Lack of Vision (ARN vs LAP)
Rules are not Rules
Environment (sewers, buses, canopy, sustainability)
Congestion vs Fairness vs Greed
Reactive vs Proactive (Developers/Money is running the show, not City Hall/Planners and the common good)

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I have read and understand the above statement.

First name (required) Leonard

Last name (required) Smulders

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required)

In opposition

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

I am writing in opposition of Agenda items LOC2022-0201 and LOC2023-0083 for the following reasons:

This type of densification does not follow the collaborative vision for Windsor Park to only densify along the main feeder roads (Elbow Drive, 50th Avenue, Macleod Trail and 58th Avenue) and leave the interior of the community as R-C2 (single family homes and duplexes). Windsor Park is already one of the most densely populated communities in Calgary and further density in the community's core is concerning for the following reasons:

- 1) Loss of biodiversity by the removal of numerous mature trees;
- 2) Flood concerns due to more hard surfaces causing additional strain on our storm water system;
- 3) Noise and privacy as R-CG can be three stories high and adjacent houses would have up to 8 neighbors instead of 1;
- 4) Parking for up to 20 units would mean parking necessary for up to 40 vehicles. The proposed garages are too small for many vehicles which would mean that these vehicles would have to rely on street parking;
- 5) Property values would be reduced as higher density units generally reduces the values of single-family homes;
- 6) Equity in development as other communities closer to downtown do not even allow duplexes. Windsor Park is doing its part and densification should be fairly applied across the city;
- 7) Lack of greenspace which Windsor park is already below city targets for parks and natural areas for our community residents;
- 8) Municipal Development Plan encourages "modest" redevelopment in Established Areas. That is not what is happening with these proposed developments;
- 9) The volume of new households will put increased traffic capacity pressure on an area that is currently relative quiet and largely covered by a grid of playground/school zones;
- 10) New row houses are not complying with city bylaw requirements regarding garbage/recycle bins which impacts the streetscape of our community;
- 11) Elboya School is beyond capacity and further densification in Windsor Park means our children would have to be bussed out of the neighborhood;
- 12) The cumulative effect of multiple applications has elevated my concerns regarding infrastructure capacity.

I am not available to attend the Council meeting in person; however, I wish my voice to be heard. Should you require any further clarification concerning the above, please do not hesitate to contact me.

Thank you.

Regards,
Len Smulders
Windsor Park Resident

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I have read and understand the above statement.

First name (required) Elizabeth

Last name (required) Nishimura

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required) **Submit a comment**

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 25, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0201 and LOC2023-0083**

Are you in favour or opposition of the issue? (required) **In opposition**

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Comments - please refrain from providing personal information in this field (maximum 2500 characters) **I do not agree with this land use change as it does not follow the collaborative vision for Windsor Park which is already one of the densest communities in Calgary. These changes will put detrimental pressure on our school, traffic, green space and garbage service.**

Palaschuk, Jordan

From: [REDACTED]
Sent: Friday, July 14, 2023 4:00 PM
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 637 51 AV SW - LOC2022-0201 - DMAP Comment - Fri 7/14/2023 4:00:19 PM

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Application: LOC2022-0201

Submitted by: Brian Jeffery

Contact Information

Address: 629 51 Ave SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

As a resident of Windsor park I am concerned about the densification of the interior of the community and the negative effects that it is already having. The Community's original Local Area Plan has been clear about allowing densification on the exterior of the community where the roads, parking, and pathways are able to

manage the increase in use, while maintaining a manageable density in the interior of the neighbourhood. The plan is increasingly being challenged by developers that are attempting to build 4-plex houses (to maximize profits) on lots currently occupied by single family dwellings. I am open to the concept of slowly increasing density by building duplex units in place of larger lots, and believe many in the Community are also of this opinion, but the move to 4-plex housing is too much of a change for the community to handle. A prime example is the recent construction of 4-plex units on 6th Street between 50 and 51 Avenues. Two 4-plexes were built on the NW side of 51st Avenue and 6th Street within the last 5 years and have greatly changed the nature of that intersection. The developers promised high-end units but used a design that has resulted in the garages being impractical so that they are not used, which has resulted in an abundance of cars being parked on the street. This has made access to the neighbourhood challenging by restricted vehicle flow, and has made the corner of 51st and 6th dangerous for motorists and especially pedestrians that cannot be seen. The developers also built designs that are not desirable by tenants due to the restricted interior and exterior space, which has led to several units being re-sold within the last year. Note that there has been an exponential increase in these type of requests by developers in Windsor Park lately, which is making the already over-burdened community less functional to live in, including burdens on roads, parking, schools, and has resulted in de-beautification of the community by removal of many mature trees, several of which were removed from this property by the developer that doesn't have approval to construct yet. The high number of applications for rowhouses and 4-plexes need to be stopped because the density issue is already beyond a tipping point, most notable in street safety issues in the area that will become worse than they already are. Please consider the existing neighbourhood and property owners and their safety and choose to allow the developers to only construct up to 2 units on this property.

Attachments:

Palaschuk, Jordan

From: [REDACTED]
Sent: Friday, July 14, 2023 11:22 AM
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 637 51 AV SW - LOC2022-0201 - DMAP Comment - Fri 7/14/2023 11:22:10 AM

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Application: LOC2022-0201

Submitted by: Danine Birkholm

Contact Information

Address: 707 - 54 Avenue SW, Calgary AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations

What are the strengths and challenges of the proposed:

Windsor Park is struggling under the extreme development that is happening in our area. It is on every block.

Will the proposed change affect the use and enjoyment of your property? If so, how?

The noise alone is unbearable. We have a development directly west of us and we can't sit in our yard and enjoy it. Also these buildings are very high and they overshadow their neighbors (not just sunshine, but privacy too). The loss of trees is shocking. Why does the city give them the right to take all the trees out.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

Section 2.3.2 of the MDP talks about Respecting and enhancing the neighborhood character. Once the developer gets their rezoning, they care very little about what the residents in the community want and the always end up building cheap, ugly townhomes that have no character.

How will the proposed impact the immediate surroundings?

Parking is a real concern. With higher density, it means more vehicles in front of your house, coming and going at all times during the day and night, car alarms going off all around you.

General comments or concerns:

I am directly OPPOSED to this land use change application.

Attachments:

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First name (required)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

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In opposition

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

The two land use redesignation requests cover the space of an entire block, that is two properties separated by the back alleyway, in the interior of the community. The impact of the combined redesignations is to go from two properties of single residences to as many as 10 units on the combined properties. If suites are built, there could be a total of 20 units.

This level of densification is not appropriate for the interior of the community, which is mostly single and duplex attached homes. These two redesignation requests will, if approved, forever change the look and feel of the immediate vicinity, and will encourage similar developments for any corner lot that comes available in the future. Windsor Park is already one of the densest communities in Calgary, having 61 persons per hectare. I am opposed to the extreme densification of these two properties for the following reasons:

- Nature of the streetscape; large row-housing developments are not consistent with the existing streetscape of single and duplex homes.
- Noise and privacy; the adjacent houses would have up to 8 neighbours instead of 1.
- Parking; the possible 20 units could imply up to 40 cars.
- Traffic; the volume of new households will increase traffic volume in the core of the community.
- Local Area Plan; this process is barely underway. These projects are inconsistent with the guiding principles of the LAP process that just kicked off, and with The Guide for Local Area Planning approved by the City of Calgary in 2021.

The lots will be redeveloped, but if these large, intrusive projects are approved, the nature of the community will be irrevocably altered, and not for the better. It is not too late to apply the brakes and maintain the scale and nature of Windsor Park as a nice,

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quiet community of single and duplex homes, with densification occurring only at the borders (Elbow Drive, 50 Ave, 58 Ave.).

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Madi

Last name (required) Watt

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required)

In opposition

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

There will be too many vehicles on our street. Population density is already climbing too high. We have a small infant and worry about his safety playing outside, there already is a lot of noisy traffic and we don't want it to get any worse.

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I have read and understand the above statement.

First name (required) Daniel

Last name (required) Morgan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

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

Consider that my family, neighbours, and our neighbourhood association have an openness to development of duplexes (R-C2) on lots. This is what the city has already told us is allowed. Otherwise the City is sanctioning large homes that are antithetical to its environmental commitments and to its residents on many levels. Please do not accept this land use change in Windsor Park.
Our community is imploring the city to reconsider sanctioning this proposed land use change.

The proposed land use change on these lots in our community is untenable on many levels. The City of Calgary should not allow what are two R-C2 lots in the heart of our community into two R-CG lots. The City of Calgary sanctioning these proposals would be antithetical to its own commitments to net zero, Windsor Park cannot support the parking of *at least ten* more homes on what is *now two lots*, would cause strain on infrastructure including the rain drains that already are insufficient, would continue to unfairly treat Windsor Park as a dumping ground for massive home projects in comparison to neighbouring communities, and discourage family formation in a cherished neighborhood that families *today* hope to continue living in. I *implore* the City to reject this R-CGex application and encourage the City to hold up its standing commitment that it remains R-C2.

Will the City turn its back on this community? Or will it demonstrate its commitment to upholding the quality of life for families in Windsor Park today?

To provide further information about these concerns, I believe its worthwhile considering the City's own Climate Strategy (approved in July 2022) in context of this untenable land use change proposal. The construction of an R-CGEX project, relative to an R-C2 project would remove large plots of grassed land with trees to replace it with large concrete foundations that don't absorb water or CO2 even half as much as the land can use now. I do not believe its in the City's interest to sanction projects that are antithetical to its own climate strategy – otherwise it casts doubt on the seriousness of the City's commitments.

Related to the above matter, drainage of water on the street that this land change is on in particular is *not* working properly and digging up the lots for any R-CGex project would make this worse. It would further erode the credibility of the Climate Strategy. There are cars on this particular street that have seen their cars become frozen in place from inadequate water draining during the freeze and thaw cycles of our winter. Its hard to believe that adding another large structure in small plots of land will help with this problem that the city has yet to fix and meet its climate goals.

Thirdly, parking availability in our Windsor Park community cannot support *at least ten* more homes on what is now *two* lots. One might believe that the number 3 bus route or the number 10, which I take every week myself, is enough to placate that concern but it isn't. These routes are *not* able to transport families with children to sports centres or any other activities that we all know and love to do in our city. Therefore, the argument about transit availability in Windsor Park being a fix to the parking matter is an imagined solution, not a real one. Further any idea about introducing a lettered/numbered system for street parking is makes little difference when the issue is a constraint on *street* space which is finite. More damagingly, the Residential Parking Permit program that city plans to impose on its citizens is a tax on families for having a car that they need to work and enjoy the lifestyle they love in Calgary. Simply, there is *not* enough space for *ten* new homes to built on *two* lots in our Windsor Park.

Fourth, our Windsor Park Community Associate has on several occasions illustrated to the city how we have by nearly every measure disproportionately borne most of the City's dedication to densification in a way that is unfair. Neighbouring communities are nowhere near the densification that the city has planned for our neighborhood. There are 61 persons per HA in Windsor Park compared to 27 in Chinook Park, 28 in Brentwood, 34 in Rosscarrock, 42 in Altadore, and the list goes on. Our community is *multiple times* more dense *already* than others. Its unreasonable to push in more into the heart of our community. Sanctioning any R-CGex project in Windsor Park would be another unfair act by the City against us in the name of densification.

To name a few more deeply troubling parts of this proposal, new row houses including the one that Homes by Avi wants to place *two* of do not comply with the City bylaw requirements to collect garbage and other bins, Elboya School does not have room for families here *now* and would push more children to travel further from their home for education, more households in a small area will put increased traffic volume pressure in an area where children play and go to school creating dangers for them, noise levels will likely elevate beyond a reasonable level, and we will lose biodiversity in the area from the removal of trees on these properties.

How can the City rationalize in good conscience that pushing through this unwanted and unreasonable development plan against the wishes of the families here *now* in Windsor Park?

Lastly, Homes by Avi is consistently one of the worst developers/builders for community engagement, build quality, and in the city. My understanding is that this company is not interested in making our community any better as it professes to. Instead, it's a *greedy* corporation which sees an opportunity to profit from building unsightly, unusually large, and poorly planned homes without compromise or thought about Windsor Park's existing residents or the city's goals.

We understand why a developer wants this R-CGex development, aside from its desire to profit at the expense of the quality of life of everyone else. There is a lot of interest in Windsor Park and for good reasons, one of them being conducive to the lifestyle of young families. Homes like the ones that Homes by Avi intends to build are not the types of homes that support these families (i.e. they are unusually small) and dilute the quality of the community for the families *that are* in Windsor Park *now*.

Consider that my family, neighbors, and our neighborhood association have an openness to development of duplexes (R-C2) on lots. This is what the city has already told us is allowed. Otherwise the City is sanctioning large homes that are antithetical to its environmental commitments and to its residents on many levels. Please do not accept this land use change in Windsor Park.

Our community is imploring the city to reconsider sanctioning this proposed land use change.

Daniel Morgan

Resident of Windsor Park

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I have read and understand the above statement.

First name (required) Craig

Last name (required) DiLouie

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required) **Submit a comment**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 25, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0201 and LOC2023-0083**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

A land use redesignation has been requested by two different developers at 637 51 Ave SW and 640 52 AV SW. The impact of the combined redesignations is to go from two properties of single/double residences, to allowing for a total of as many as 10 base units on the combined properties, which with suites would bring the total to 20 units.

I am writing as a Windsor Park homeowner to oppose approving these requests for land use redesignation.

This redesignation will fundamentally change the character of a neighborhood already under stress due to already relatively high population density.

It will also place strain on the already crowded local school system, local infrastructure such as drainage, local biodiversity and green space, noise levels where families live, parking, and traffic through a residential neighborhood that includes multiple schools and playgrounds. I chose this neighborhood to settle with my family not because things would never change, but in the belief the City would honor its core character. These types of developments will drive families out of the inner core toward the outer city, which would be bad for the City.

The Municipal Development Plan encourages "modest" redevelopment in Established Areas. "Modest" does not characterize these proposed developments. Encouraging density is worthy as a city goal, but this development in Windsor Park is not equitable and it is not accompanied by increased spending on mitigating the burdens that

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greater population density brings. In my view, it is not a positive end in itself but instead a net negative. In fact, there are no real benefits to the public to approving these redesignations. The only benefit, honestly, appears to be for the developers' bottom line, with their externalities shoved onto the development's neighbors.

As such, again, I hope that Council will not approve these requests. Instead, I request that the City take a holistic approach to urban planning that is equitable, green, and supports its population. A much better use of the properties that would actually benefit the public would be to convert them into green space, as Windsor Park is under the City's stated targets for green space and natural areas.

Palaschuk, Jordan

From: [REDACTED]
Sent: Saturday, July 15, 2023 5:10 PM
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 637 51 AV SW - LOC2022-0201 - DMAP Comment - Sat 7/15/2023 4:09:20 PM
Attachments: LOC2022-0201_Comments_for_Hearing_Jul252023.pdf

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Application: LOC2022-0201

Submitted by: Evgeny Zhuromsky

Contact Information

Address: 708 54 Avenue SW Calgary, AB T2V0E1

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Please see the attached file.

Attachments:
LOC2022-0201_Comments_for_Hearing_Jul252023.pdf

LOC2022-0201, ADDRESS: 637 51 AV SW – COUNCIL HEARING ON JULY 25, 2024

For more information about this application:

Cameron Thompson
587-229-9853
Cameron.Thompson@calgary.ca

Applicant:

Ground Cubed

This application proposes to change the designation of this property to allow for:

- rowhouses, in addition to the uses already allowed in the proposed R-CG district (e.g. single detached, semi-detached, townhouses and duplex homes and suites)
- a maximum building height of 11 meters (an increase from the current maximum of 10 meters)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)

This application is being reviewed against the Municipal Development Plan (MDP).

Existing Designations

Residential - Contextual One / Two Dwelling District, (R-C2)

Proposed Designations

Residential - Grade-Oriented Infill District, (R-CG)

Hearing Scheduled

A Council public hearing is scheduled for July 25, 2023. Public submissions to City Council must be received by the City Clerk between July 06, 2023 and before noon on July 18, 2023. Comments received after this deadline may be excluded from the Council agenda.

Development Permit

Released. This application was approved on December 02, 2022. The permit was released to the applicant on January 24, 2023.

Re: LOC2022-0201, Address: 637 51 AV SW

Hello Mr. Thompson,

I categorically object to R-CG rezoning application by Ground Cubed at 637 51 Ave SW in Windsor Park.

You must reject this application and put a moratorium on all subsequent high density development rezoning applications in the core of Windsor Park until 1) Chinook Communities Local Area Plan (LAP) is complete and 2) Windsor Park home owners and residents are consulted with and their input on high density development is sought and taken into consideration by the City of Calgary.

As you know, this is not a standalone, one-off R-C2 to R-CG / R-CGex rezoning application for high density development on a corner lot along 6th street in Windsor Park. There are at least six more of those in the queue! All of them are on a span of six blocks between 50th and 56th Avenues. We are being swarmed!

- LOC2023-0139 - 637 53 Ave SW by Homes by Avi / Civic Works
- LOC2023-0139 - 702 53 Ave SW by Homes by Avi / Civic Works
- LOC2022-0201 - 637 51 Ave SW by Ground Cubed
- LOC2023-0083 - 640 52 Ave SW by Horizon Land Surveys
- 702 / 704 54 Ave SW by Best Investment Group (LOC not filed yet)
- 701 / 701a 55 Ave SW (LOC not filed yet)
- DP2021-7677 – 5509 6 Str SW by Goadex Builders – under construction
- DP2020-7430 – 5115 5 Str SW by Goadex Builders – construction complete

COME JOIN US
REZONING APPLICATION
702 54 AVE SW

Please join us for a coordinated outreach opportunity. This meeting is to discuss and learn more about our development proposal along 54 Ave & 6th Street. We are submitting an application to rezone R-C2 to R-CG for the development of Row townhomes.

Please reach out with any questions or concerns. Thank you.

WHEN: April 30th, 2023 from 5pm to 7pm
WHERE: 5304 6 St SW, Calgary, AB T2V 1E1
CONTACT: 403-966-2077 | Bestinvestmentgroup1@gmail.com

Best Investment Group
Building. Equity. Sustainability. Trust.

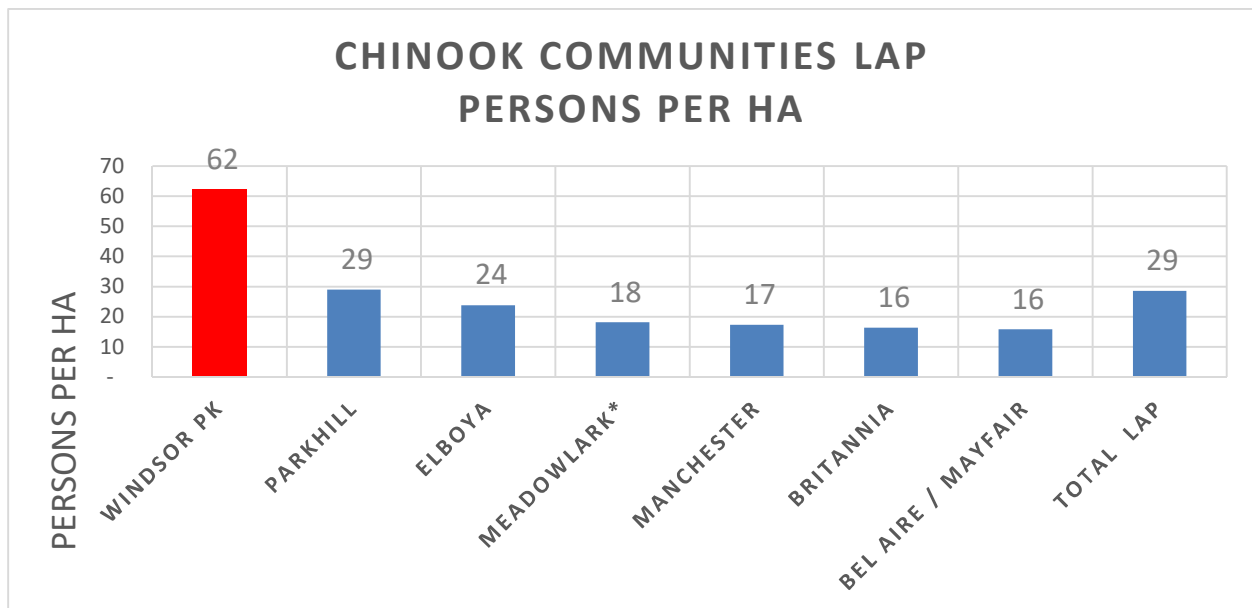
While the City claims that each such application is considered on its own merit, commercial developers don't think like this. They know that two R-CG applications were recently approved at 5115 – 5121 6th Street SW and 5509 6th Street SW, and they think theirs is a done deal too. Their only "development vision" and "planning rationale" is an opportunity to make a windfall profit at the expense of Windsor

Park residents' property values and their ability to enjoy their homes and community. The developers smelled blood and they could not care less about "stakeholder outreach" and "being a good neighbor". There was no "meaningful and appropriately scaled outreach process", this is just lip service to city planners. Their proposed 11 meter tall **four** townhouses **with** secondary suites crammed onto a single R-C2 lot have nothing to do with being "compatible with existing low density residential buildings". You must stop them.

While the concept of densification of households and population in cities is understandable, Windsor Park is facing unfair, disproportionate pressure.

Windsor Park is one of nine communities that comprise Chinook Communities Local Area Planning. This planning process was recently initiated and intends to "create a plan to guide growth, change, development, redevelopment and improvements in your community..."

However, Windsor Park is already well ahead of the other communities in densification levels. Our neighborhood is heavily influenced by multiple unit residential buildings adjacent to Chinook Centre, and the intersection of Elbow Drive and 50th Avenue, each of which is complementary to City development policies and densification goals. Smaller lot sizes comprise the remainder of the core of the neighborhood where it is predominantly zoned R-C2. This all combines to create a diversity and density of housing choices that is well ahead of most other communities.



I am extremely alarmed by this surge in re-zoning applications and increasing interest by developers to build several larger multi-unit residences in the residential core of the neighborhood along 6th Street and adjacent to our community recreation centre. This should not be happening in advance of a Local Area Plan as these projects are inconsistent with the guiding principles of the LAP process that just kicked off, and with The Guide for Local Area Planning approved by the City of Calgary in 2021.

Listed below are some important considerations and questions that City Planners seem to ignore when approving R-CG/R-CGex rezoning applications.

Chinook LAP states that “Local area plans provide direction to help inform decisions about development is/when proposals to rezone are brought forward”. How can the current applications be informed by an LAP if the work to build a LAP has only just started?

Windsor Park already has much higher densification than other Chinook LAP communities (62 vs. 21 average for remainder).

Windsor Park already has 2.5 times higher densification (people per hectare) than Calgary average (62 Windsor Park vs. 25 Calgary).

255 rental units are being added to Windsor Park community with construction of Elbow 5 Eight apartment complex. This is almost as many in number as the entire single detached homes in Windsor Park (285 in 2016 census).

Row houses are creating a problem with space for parking, air conditioner noise and garbage bins.

There is a concern with very low percentage of single detached homes remaining in Windsor Park (12% Windsor Park vs. 56% Calgary). Windsor Park is losing diversity of housing choices.

Watershed Health (Municipal Development Plan - Core indicator) targets decrease the percentage of impervious surface in Calgary. Higher density row housing increases impervious surface.

There is a concern with ability of storm drains in core to handle higher volumes due to impervious surface. LAP talks about modeling impact of growth but that modeling hasn't happened and development proposals are being considered.

Urban Forest: (Municipal Development Plan - Core indicator) targets increase the percentage of tree canopy. Row housing construction is removing mature trees and is decreasing tree canopy in the neighborhood.

Local Area Planning Guide should define core of Windsor Park as Neighborhood Local under urban form categories. Neighborhood Local Policies (Section 2.8 of Guidebook) supports one and two residential units. The criteria for buildings that contain three or more residential units would preclude these developments in the core, particularly the condition that these units be located on “higher activity streets, such as where there are adjacent regional pathways or higher volume of private vehicle or pedestrian activity...”

A high percentage of the Windsor Park core is “playground zone”, determined by proximity to the community recreation area and playground and by the Windsor Park School.

Lastly, the city should consider the wellbeing and quality of life of adjacent property owners, as well as their property values. Look at the visual pollution, noise pollution and loss of privacy row house construction will create for the adjacent home owners. Instead of unobstructed view of the back alley, they face this! Their privacy is violated, because four townhome unit windows overlook their back yard. They hear the noise of four to six AC units instead of one. The back alley is cluttered with twelve garbage and compost bins instead of three.



The city does not have to rezone corner lots to R-CG/R-CGex to bring densification and redevelopment investment to replace the aging housing stock. There is ongoing successful, profitable redevelopment of other lots in Windsor Park using contextual development applications. Developers have multiple options to build new housing, please see the photos below.







I hope the city will make the right decision and reject this R-CG rezoning application.

Regards,
Evgeny Zhuromsky

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I have read and understand the above statement.

First name (required) David

Last name (required) Burns

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent? None

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What do you wish to do?
(required) Request to speak

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC 2022-0201 and LOC2023-00 637 51 Ave SW and 640 52 Ave SW

Are you in favour or opposition of the issue? (required) In opposition

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

A land use resignation has been requested by 2 different developers at 637 51 Ave SW and 640 52 Av SW. The developer plans to increase the density of dwelling on the lot from 2 dwelling to 4 units with 4 secondary suites. Strong opposition to these developments is based on the following concerns:

1. The cumulative effect of multiple multi-unit developments in the area radically shifts the nature Windsor Park community in a short space of time.
2. The planned developments are more intense in terms of land use than surrounding properties and this will impact local services, traffic and schools. Note Elboya School is at capacity today and not accepting new students even within the catchment.
3. Windsor Park is already densely populated relative to similar communities. The data would suggest that development restrictions in other communities are forcing developers into Windsor being locked out of other communities.

In summary- this permit should be denied or at minimum paused until a Local Area Plans has been developed and approved. In particular because the cumulative impact of intense development could have irreversible consequences on Windsor Park Community radically shifting the community in a direction that the community has not been consulted on. The broader context needs to be considered with these applications and timing of any permits should be done in concert with the Local Area Plan consultation process. Failure in this would in effect negate the benefits of the Local Area Plan process and result in a shallow and meaningless consultations with the citizens that live in community park today. This doesn't mean a pause on all development in Windsor Park, no, the suggestion is that any development should be in line with the land use

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already experienced in the neighborhood today.

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Gene

Last name (required) Kelly

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) **Submit a comment**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 25, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **Loc2022-0201 & Loc2023-0083**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We moved to this Windsor Park home 10years ago because it was zoned for single and duplex dwellings only.
We have enough row housing in our area already,and can't support more without damaging our neighborhood further.
Lack of Parking and increased traffic are already on the rise.

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

First name (required)	Kaitlyn
Last name (required)	Ciaramella
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

LOC2022-0201 LOC2023-0083

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In opposition

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Kaitlyn and Kyle Ciaramella
517 53 Ave SW
Calgary, AB

To Whom It May Concern:

Although we could not be in attendance for today's meeting, we wanted to **voice our strong opposition** to the proposed developments at 637 51 Ave SW and 640 52 Ave SW.

We moved to Windsor Park 4 ½ years ago and chose this community for a number of reasons, including its proximity to downtown and accessibility to major thoroughfares, its sense of community, and its maturity (including its beautiful tree canopy). We believe that this is a wonderful place to call home, and we understand why others may want to live here as well! We welcome newcomers to the community, and **understand the need for responsible, respectful development.** We value a well-thought-out and vibrant community, which prioritizes quality of life over a developer's balance sheet.

However, we do not feel that the current proposals align with the needs of current and prospective Windsor Park residents.

In particular, we would like to highlight the following concerns:

- There is a high-density apartment complex already under construction at 5812A Elbow Drive SW. This complex is slated to add an additional 255 units to our community, which will increase the population substantially! This is in addition to a number of duplex and four-plex developments which have already been completed. Windsor Park has already accommodated a number of high-density housing options, while other inner-city communities have not increased their density at the same pace. **How will the infrastructure of our small community accommodate even more people?** Is it fair to place the burden of increased density on a single community?
- There is already a **lack of available greenspace** in our community. We value the opportunity to use the nearby tennis courts, baseball field and open areas; however, an increase in population will mean less room for residents and others to enjoy what little greenspace exists. In fact, **Windsor Park is below City targets for green spaces** such as parks, given our current population.
- **Our local school (Elboya School) is already beyond capacity.** Where will our children receive their education? We believe that **children deserve to be educated in their communities**, where friendships can continue to grow outside of school hours and families can play an important role in learning. Without additional investment in schools, this will not be possible given continued redevelopment.
- Although it is centrally located, Windsor Park already **struggles to accommodate the transportation needs of its residents.** We already worry about the safety of kids in our community, given the number of vehicles using our streets. The bus system does not allow for easy access to downtown or connections to LRT stations, and there is not enough street parking as it is for the number of vehicles (between owners and visitors)

using our streets. An additional 12 units will further exacerbate current challenges with parking, traffic and transportation.

We do understand the need for strategic development and re-development, considering the changing needs of our city. However, we ask Council to please take a practical and thoughtful approach to redevelopment, and to seriously consider the lived-experiences of Windsor Park residents when making decisions.

At this time, **we strongly oppose continued development within Windsor Park.**

If you have any questions or concerns, please feel free to contact us by email.

With thanks,

Kaitlyn and Kyle Ciaramella

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I have read and understand the above statement.

First name (required) Ken

Last name (required) Young

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0201

Are you in favour or opposition of the issue? (required) In opposition

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Although I have many concerns with this redesignation proposal the most significant aspect of my concern relates to the CUMULATIVE EFFECTS of this proposal. Cumulative effects generally refers to the combined effects from past, present, and reasonably foreseeable future activities. As is presented in the attachments the cumulative effects of this and related and similar redesignations are significant and need to be considered in this context. It illustrates an alarming impact on 6th Street and potential rapid expansion through the community. My submission also speaks to the fact that Windsor Park (WP) already has among the highest average population densities of communities in Calgary. WP not only has more than double the current Calgary average persons per hectare but it has more than double the long term target set out in the MDP Core Indicators. I also have concerns that pushing significant densification into the core of the community will actually diminish the diversity of residential mix in WP that already has a much lower weighting towards single detached, semi-detached and duplex residential structures. Finally I point out how mature trees are denuded in row house developments which has a direct negative effect on the City's mature tree canopy targets.

July 16, 2023

From: Ken Young
627 55th Ave SW

Re: **Objection to Redesignations
LOC2022-0201 and LOC2023-83**

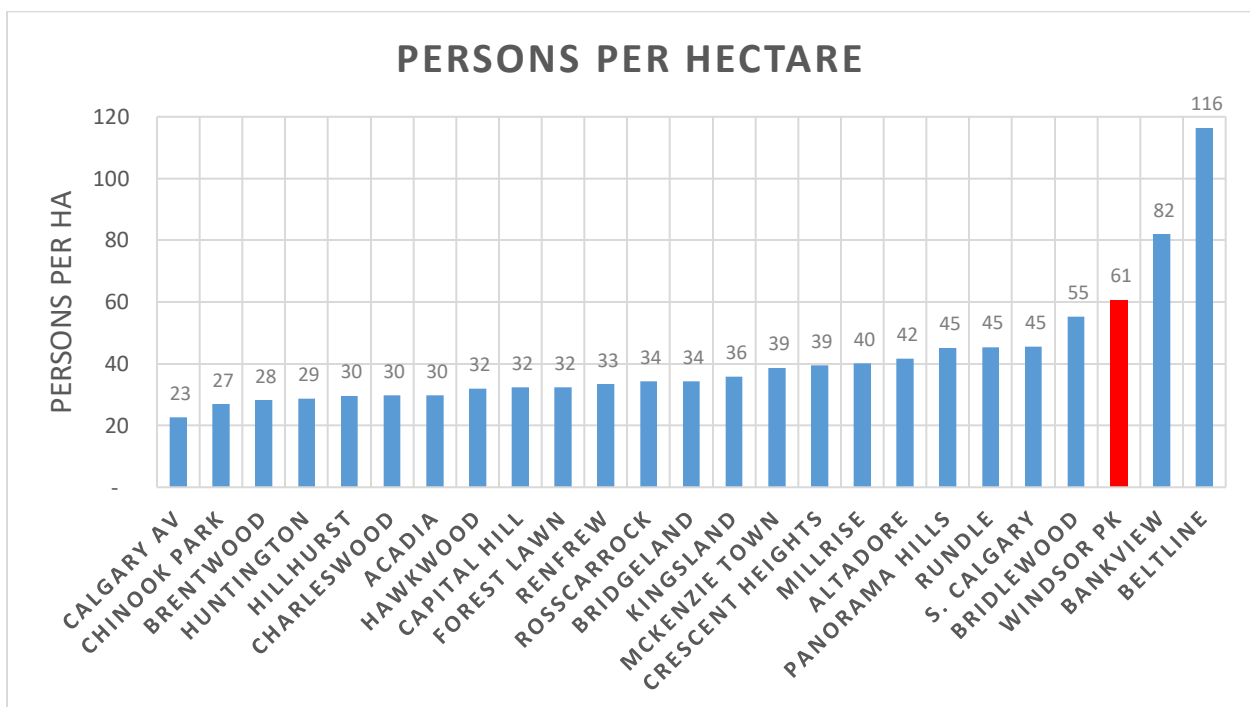
I believe these applications should not be approved at this time for the following reasons.

Let me start with differentiating Windsor Park

First of all, Population Density of WP:

The current density of Windsor Park, based on City of Calgary Communities Profiles data, shows a very high population per hectare (figure 1). In fact, relative to a cross section of communities in Calgary, Windsor Park was among the very highest density, falling behind only Bankview and Beltline in this sample of 25 communities. Windsor Park also has more than double the Calgary average density and double the Calgary MDP Core Indicators long term target of 27 persons per hectare.

FIGURE 1.



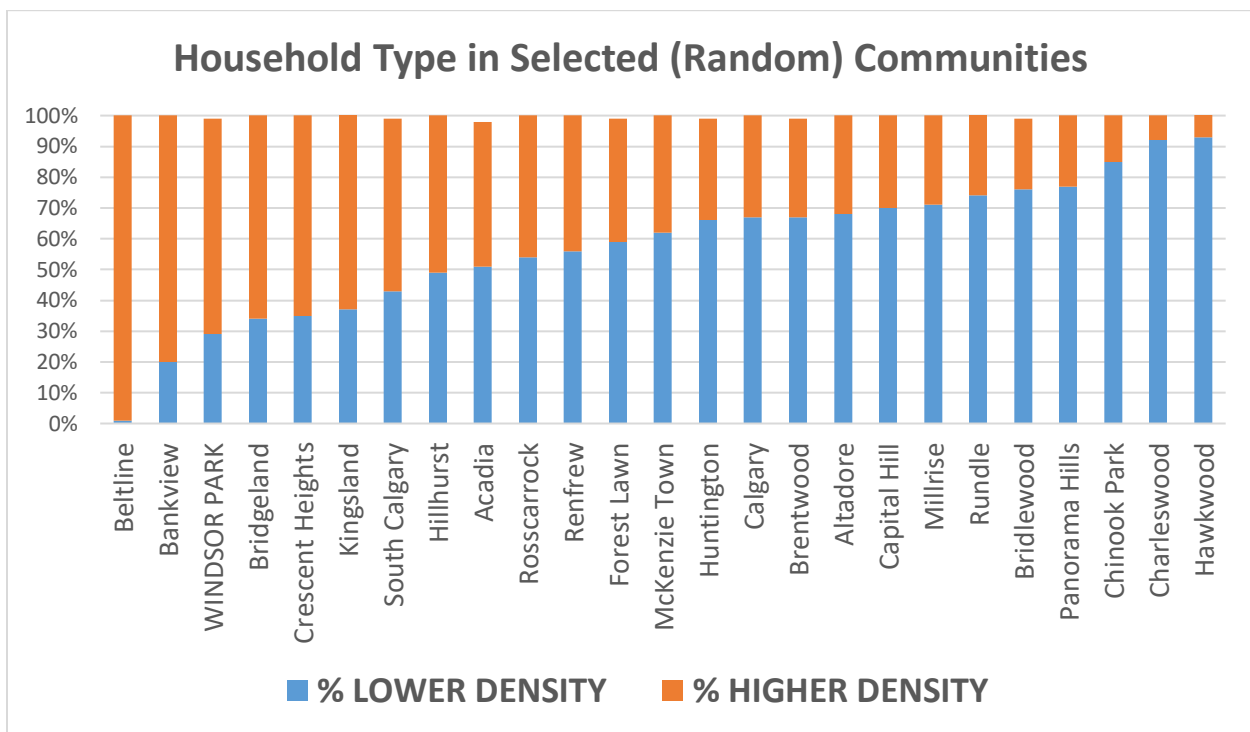
It seems unreasonable for Windsor Park to have to bear the burden for densification when Windsor Park has been doing more than its fair share.

Second of all, Diversity of WP:

The percentage of single and double household structures is already low in WP relative to other communities (figure 2). Diversity of the residential mix would actually decline in Windsor Park with loss of single, semi-detached and duplex structures. This is already happening with the development of the Elbow 5 Eight residential building that will add 255 residential units to Windsor Park.

Walking around WP I am honestly struck by the diversity that exists in this neighbourhood. Why I chose to live here is that WP really is a microcosm of a diverse community. I've met more people in the first 2 weeks living here than I did in ten years in the last Calgary neighbourhood I lived in.

FIGURE 2.



Cumulative Effect of Continued R-C2 Redesignation Approvals:

This is the most important part of my objection. Section 3.5.3. of MDP states that for ESTABLISHED AREAS the Land Use Policies “Encourage modest redevelopment”. We are facing 7, likely 8, lots rezoned on one street over a distance of 5 ½ blocks (figure 3 attached). This rezoning will convert the number of residential units on each block from the one or two pre-existing households into 4 to 6 new units, with potential of approved suites doubling that. So over the stretch of 6th Street from 50th Ave to 56th Ave the number could increase from perhaps 12 households to something like 38, and with secondary suites increasing this to 64 dwellings.

	Corner	Status	Zoning Change	Units	Total Dwelling
SW	50th & 6th	Complete	R-CG	4	8
NW	51st & 6th	Complete	R-CG	4	8
SE	51st & 6th	Council Hearing*	R-CG	4	8
NE	52rd & 6th	Council Hearing*	R-CG	6	12
NW	53th & 6th	Review	R-CGex	6	6
SE	53th & 6th	Review	R-CGex	6	6
SW	54th & 6th	Construction	R-CG	4	8
SW	55th & 6th	Parcel sold	?	4	8
Total				38	64

*July 25, 2023 hearing

On one street. Over 5 ½ blocks.

This amounts to almost a 10% increase over and above the existing 690 “Lower Density” (single, semi-detached and duplex) households in Windsor Park (based on Community Profile data)

This is not modest development

Beyond the recent activity on 6th St there is the potential for builders to race to scoop up R-C2 lots with similar characteristics. From an informal survey, consisting of walking around the neighbourhood and making an assessment of every corner lot, I estimate there could be another 33 parcels that meet the criteria for near term redevelopment (figure 4 attached).

If these 33 parcels were zoned to R-CG, and averaged 5 units per development, each with additional secondary suites, this would amount to 330 dwellings (33 parcels X 5 units X 2 residences per unit). Adding this to the 64 recent and active above, the increased total is 394 new dwellings.

This amounts to an increase of more than 50% over and above the current 690 “Lower Density” households in Windsor Park.

This is not modest development

Knowing what has recently occurred in redesignation applications in Windsor Park, and what we are looking at on the horizon, to consider this as a one off decision can't be the right approach. It is material in scale and occurring over a relatively short period of time and needs to be seen in the context of cumulative effect, which is significant.

If all these redesignations were to be tabled at one Council meeting, does Council believe that this proposition would constitute a “modest” development?

Additional density will likely apply at Activity Centres and along Main Streets, which we have on each boundary of Windsor Park. Perhaps there are situations where these row house building forms are appropriate. But that should be something that is informed by the work of a Local Area Plan, not an opportunistic land rush. In fact, in the City's own LAP brochure it states, and I quote: “Local area plans provide direction to help inform decisions about development if/ when proposals to rezone are brought forward by property/ landowners in the area”.

CUMMULATIVE EFFECT – PARKING:

On a random Friday morning (7:00am on July 14) I walked from 50th Ave to 55th Ave down 6th St. I counted vehicles parked on the curb. On the first block from 50th Ave to 51st Ave , where there are two 4-plex row houses built, there were 11 cars parked on the curb. For the next 4 blocks, where there are no row houses, there were 1 vehicle, 4 vehicles, 2 vehicles and 2 vehicles. The average where there are no row houses is 2.5 per block compared to 11 where there were two 4-plexes. (the next morning I walked this again and the numbers were similar with the ration being 3:12)

If we add 6 more row houses on 6th St, with more units per development than the existing two, then we are potentially adding 8 to 10 parked vehicles per development. This results in 40 vehicles over 4.5 blocks. With room for 8 vehicles on each side of the street, that will potentially be beyond the capacity of one side of 6th street for the entire distance from 51st to 56th. And more developments to come? Has anyone considered the cumulative effect of this scale of development?

This is not modest development

URBAN FOREST/TREE CANOPY

Based on what we have witnessed in Windsor Park, there is little to suggest that row house development makes a concerted effort of preserve mature trees. Attached (figure 5) are

photos illustrating before and after of row house developments. Row house development will have a negative impact of City tree canopy targets.

CLOSING:

I believe that considering these two specific proposal in the context of the potential CUMULATIVE EFFECT of multiple redestignations as is described in this letter should lead to a conclusion that they should not be approved. A much better approach would be to allow time for a thoughtful redevelopment roadmap to be developed for Windsor Park, as is currently underway, before opening the floodgates on redesignation of the R-C2 area of the community.

Thank you,

Ken Young
627 55th Ave SW
Calgary, AB

FIGURE 5: URBAN FOREST/TREE CANOPY

Corner of 51ST Ave and 6th St - LOC2022-201

BEFORE



AFTER



Corner of 54th Ave and 6th St (approved 2022)

BEFORE



AFTER



LOC2023-0139
Corner of 53rd Ave and 6th St (under Review)



LOC2023-0083
CORNER OF 52ND AVE AND 6TH ST. (under review)



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I have read and understand the above statement.

First name (required) Adam

Last name (required) Brandt

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Date of meeting (required)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Are you in favour or opposition of the issue? (required)

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

I am against rezoning/redesignating the two locations for multiple reasons. The new proposed units will greatly effect the neighboring houses privacy with with much larger houses looking into the backyards and increased noise due to the shear increase of neighbours. The proposed units dont have adequate parking which will lead to the streets becoming more crowded with parking and will increase the overall traffic by the playground zone. The new houses wont be complying with the city bylaw requirements regarding garbage and recycling bins which which impact the streetscape of community. The large corner units will also cause destruction to some of the biodiversity and greenspace and replace it mainly with concrete structures. These concrete structures also mean more flood concerns and strain on storm systems. This intense and exponential increase of densification of Windsor Park is also going to put a further strain on the infrastructure of the area including schools because they werent meant to handle the volume of people you are trying to put in. Elboya school is already at capacity and the increase of people will mean that kids will have to be bussed out of the catchment area.

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I have read and understand the above statement.

First name (required) Duncan

Last name (required) Scrimger

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) **Submit a comment**

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 25, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0201, LOC2023-0083**

Are you in favour or opposition of the issue? (required) **In opposition**

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I oppose the development for the following reasons: 1. Nobody in our community wants the development. 2. Trees will be cut down and green grass space replaced with an ugly building. 3. Every one of these high density developments makes the neighborhood a little bit uglier because of the reduction of trees and green space. 4. There is not enough parking, so there will be parking difficulties for existing residents. 5. I support the existing neighborhood zoning. I strongly oppose the city council blindly rubber-stamping every re-zoning application that comes its way.

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I have read and understand the above statement.

First name (required) Joanne

Last name (required) Bradbury

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

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In opposition

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

I am formally submitting my opposition to the proposed land-use re-designation applications included in LOC2022-0201 and LOC2023-0083 for the community of Windsor Park (WP). As a homeowner in the neighborhood for almost 20 years, this densification does not follow the collaborative vision for WP. This community is already extremely dense and further development would only negatively impact the neighborhood and cause many long-time residents to consider leaving the area. WP has already densified and added many multi-family dwellings. There is a point where there are just too many developments and that point has been reached, if not exceeded in WP. Furthermore, the Municipal Development Plan encourages "modest" redevelopment in Established Areas. That is not what is happening with these proposed developments that require a land use re-designation. There is a very real lack of balance in the inner-city development and densification effort. Other neighborhoods in close proximity to WP and closer to downtown are not experiencing any of these proposed land use re-designation applications and proposed developments and it appears the City of Calgary is not pursuing any densification programs in these other areas. WP has done more than their part to support the densification and diversification of Calgary communities. Further, any further densification in WP will put too much strain on the infrastructure and physical environment. One of the main reasons my family has chosen to stay in WP for all these years is because of the beauty of the community. The large trees, green spaces and sense of community has kept us loyal and settled. The increase in developments like the ones that require a land use re-designation, are starting to push us to consider leaving the area, which is not something we want to do. However, if the deterioration of WP continues, and that is exactly what is starting to occur with these

PUBLIC SUBMISSION FORM



ongoing proposed developments, then we will have no choice but to consider leaving for a community that is not the target of this over densification. In addition, these applications will result in developments that would impact the amount of traffic in the neighborhood. With the potential of up to 20 units, we could see up to 40 additional cars. Over the years, we have come to see that the garages built alongside these higher density developments are too small for today's popular vehicles (SUVs, trucks, etc.) and the garages are primarily used for green, black

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Michelle

Last name (required) Langfeldt

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required)

In opposition

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As a resident and home owner in Windsor Park, our household strongly opposes this land use re-designation (LOC2022-0201 and LOC2023-0083). The makeup of the neighbourhood is rapidly changing and there are several factors as to why we oppose this. They include:

- Loss of biodiversity (Numerous mature trees will be removed by these developments)
- Flood concerns (more concrete means more strain on your storm water system)
- Noise and privacy (R-CG can be 3 stories high. The adjacent house would now have up to 8 neighbors instead of 1)
- Parking (up to 20 units means up to 40 cars and the proposed garages are too small for cars so that means they will rely on street parking) - Parking is already a huge issue in Windsor Park
- Property Value (Higher density units generally reduces single family home values)
- Equity in development (Other communities closer to downtown don't even allow duplexes. Windsor Park is doing its part and densification should be applied fairly across the City)
- Lack of Greenspace (Windsor Park is below City targets for green space like parks and natural areas for our population) - greenspace is vital to our neighborhoods and we believe strongly that this redesignation does not impede this
- Municipal Development Plan encourages "modest" redevelopment in Established Areas. That is not what is happening with the proposed developments
- The volume of new households will put increased traffic volume pressure on an area that is currently relatively quiet and largely covered by a grid of playground/school



zones

- New row houses are not complying with City bylaw requirements regarding garbage bins impacting the streetscape of the community.
- Elboya School is beyond capacity and further densification here means kids would have to be bussed out of the catchment
- The cumulative effect of multiple applications has elevated our concerns regarding infrastructure capacity.

Please oppose this re-designation for Windsor Park and allow the neighbourhood to maintain its collaborative vision. Windsor Park is already one of the most dense communities in Calgary and further density in the communities core is concerning for area residents.

Regards, Michelle Langfeldt area resident (5th St and 53 Avenue SW- Windsor Park)

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I have read and understand the above statement.

First name (required) Tim

Last name (required) Manuel

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) **Submit a comment**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 25, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0201 and LOC2023-0083**

Are you in favour or opposition of the issue? (required) **In opposition**

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RC-G should be limited to the perimeter of Windsor Park (Elbow Dr, 50th Av, 58th Av, Macleod trail).

Parking and traffic are already becoming a concern in Windsor Park - exiting WP using 5th St to gain access is 50th Av is already a higher risk turn due to the number of parked vehicles on 50th.

Elboya school is already seeing elevated enrolment and as a young family it is a struggle to find before/after school care options.

Setting a precedent for RC-G development inside Windsor Park will see the desirable features of the neighbourhood evaporate at an increased pace.

Please deny the request for 640 52 Av land use amendment to RC-G

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I have read and understand the above statement.

First name (required) Raymond

Last name (required) Chan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required)

In opposition

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Objection to land use redesignation in Windsor Park, Calgary
Applications LOC2022-0201 and LOC2023-0083.

This letter is to object to the two applications LOC2022-0201 and LOC2023-0083. A land use redesignation has been requested by two different developers at 637 51 Avenue S.W. and 640 52 Avenue SW.

These applications, if approved would have huge impact in our community as it encourages similar development in the future.

This type of densification does not follow the collaborative vision for Windsor Park to only densify along the main feeder roads (Elbow, 50th, MacLeod Trail, and 58th Ave.) and leave the interior of the community as R-C2 (duplex). Windsor Park is already one of the most dense communities in Calgary and further density in the community's core is very concerning.

As a long time resident since 1989 (44 years) of Windsor Park, we have witnessed how our small and relatively unknown community growing into one of the top 3 highest densified communities in Calgary. Our community has done everything to keep the density and quality of development in a controllable manner. We have completed the 50 Ave. ARP which was I completed 10 years ago, and participated in the Chinook Communities LAP in the last couple of months. We object to any land use change application which does not following good planning practice and before the approval of Chinook Communities LAP.

Please reject these two land use applications.

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

First name (required) Dawn

Last name (required) Williams

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Request to speak

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC 2022-0201; LOC2023-0083

Are you in favour or opposition of the issue? (required) In opposition

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Concerns I will be raising:

My understanding was that densification of our community was intended to be limited to properties of densification along the main feeder roads, such as Elbow, 50th, MacLeod Trail, and 58th, while preserving the interior of the community as R2 zoning. I have become increasingly concerned about the encroachment of multi-family units into the interior of our small community.

Although I generally agree with the need to increase the density in our inner city and the Chinook Local Area Plan I think council needs to consider the equity in development across the city, ensuring that densification is applied fairly and uniformly. In the past few years I haven't seen this happen.

In my opinion, our community is being targeted by developers for rezoning with a profit-motive due to less expensive purchase prices compared with surrounding R1 communities. Currently, our community already has higher density compared with other Calgary communities. Further density in the core of the community raises several significant concerns.

The proposed developments would result in the removal of numerous mature trees. This loss of greenery not only affects the aesthetic appeal of our community but also has a negative impact on our environment.

The resulting densification would have implications for noise, privacy, and parking. R-CG units, being up to three stories high, would lead to a significant issues for neighbors in adjacent houses.

The proposed garages are too small for cars, potentially resulting in increased street parking and further exacerbating parking congestion.

Higher density units generally reduce the value of single-family homes, which could negatively impact property values in our community.

The proposed development would further reduce the amount of greenspace in our community and we already fall below the City targets for green areas like parks and natural spaces.

The proposed developments also go against the Municipal Development Plan's encouragement of "modest" redevelopment in Established Areas. The volume of new households resulting from these developments would significantly increase traffic volume in an area that is currently relatively quiet and predominantly covered by playgrounds and school zones.

Additionally, the non-compliance with City bylaw requirements regarding garbage bins for the new row houses would adversely impact the streetscape of our community. Such

disregard for existing regulations undermines the aesthetics and overall appeal of Windsor Park.

Having lived in Windsor Park for 33 years, and raised my family here, I've seen many changes to our community. Not until recently have I felt the need to get involved in trying to save our community from the onslaught of developers. As I see it, they are taking advantage of council's goal of increasing the amount of middle housing to quickly push through any venture that will maximize their profits by targeting the 'easy prey' of working class communities who's residents have limited time and financial resources to protest an increasing number of development applications, all while leaving adjacent and surrounding upper middle class R1-zoned communities untouched.

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I have read and understand the above statement.

First name (required) Helen

Last name (required) Chan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required)

In opposition

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Objection to land use redesignation in Windsor Park, Calgary
Applications LOC2022-0201 and LOC2023-0083.

This letter is to object to the two applications LOC2022-0201 and LOC2023-0083. A land use redesignation has been requested by two different developers at 637 51 Avenue S.W. and 640 52 Avenue SW.

These applications, if approved, will encourage similar development in the future. Windsor Park is 1 of the top 3 highest densified communities in Calgary already. These 2 redesignations would lead to a total of as many as 10 based units versus a single or double residences.

My major concerns are as follows:

1. Equity in development (Other communities closer to downtown don't even allow duplexes. Windsor Park is doing its part and densification should be applied fairly across the City).
2. Municipal Development Plan encourages "modest" redevelopment in Established Areas. That is not what is happening with the proposed developments.
3. The cumulative effect of multiple applications has elevated our concerns regarding infrastructure capacity.
4. Property Value (Higher density units generally reduces single family home values).
5. Parking (up to 20 units means up to 40 cars and the proposed garages are too small for cars so that means they will rely on street parking).
6. The volume of new households will put increased traffic volume pressure on an area that is currently relatively quiet and largely covered by a grid of playground/school zones.

Helen Chan (Windsor Park Resident)
2023 07 16

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I have read and understand the above statement.

First name (required)	Mike
Last name (required)	Poulin
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Windsor Park Community

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

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LOC2022-0201 and LOC2023-0083

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I am NOT in favour of these two land use redesignations as this community has two many of these already in our community, Windsor Park is already over densified and this will only create increased traffic in the area as well the parking for these units are not adequate for the needs of the units so that will mean that they will rely on street parking which will take away from the existing parking available to the current residence. Windsor Park interior needs to remain as a R-C2. 6Th street should only be used for single family dwellings.

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I have read and understand the above statement.

First name (required)	JOHN
Last name (required)	WATSON
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	WINDSOR PARK COMMUNITY ASSOCIATION

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0201 AND LOC2023-0083

Are you in favour or opposition of the issue? (required) In opposition

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

I am opposed to further densification of Windsor Park based on our current rating of 61 Persons Per HA. 4 Unit Row Housing already build has taken a single house and turned it into a unit to a 4: 4 times the vehicles, waste disposal units (now 12), legacy trees destroyed resulting in a loss of biodiversity. The Municipal Development Plan encourages MODEST redevelopment; this is far from it. We deserve the same consideration as Altadore, with majority 2 infills per original lot. WE have already accepted an extremely high number of redevelopments (I have a 39 unit apartment complex ALREADY coming on my 55th Ave. location using land that across the street holds 6 units: 3 original lots on the south side turned into 6 infills, now having a 39 unit building across from them). Perhaps Council should also consider one of our neighbors (Elboya) start allowing developers to RC-G lot reclassifications on 49th and 48th Avenues between Elbow Drive and 4th Street. Thank you.

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Peter
Last name (required)	Bradbury
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required)

In opposition

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

I am against the proposed land use changes. Please see attached letter.

I am formally submitting my opposition to the proposed land-use re-designation applications included in LOC2022-0201 and LOC2023-0083 for the community of Windsor Park (WP). As a homeowner in the neighborhood for almost 20 years, this densification does not follow the collaborative vision for WP. This community is already extremely dense and further development would only negatively impact the neighborhood and cause many long-time residents to consider leaving the area.

WP has already densified and added many multi-family dwellings. There is a point where there are just too many developments and that point has been reached, if not exceeded in WP. Furthermore, the Municipal Development Plan encourages “modest” redevelopment in Established Areas. That is not what is happening with these proposed developments that require a land use re-designation.

There is a very real lack of balance in the inner-city development and densification effort. Other neighborhoods in close proximity to WP and closer to downtown are not experiencing any of these proposed land use re-designation applications and proposed developments and it appears the City of Calgary is not pursuing any densification programs in these other areas. WP has done more than their part to support the densification and diversification of Calgary communities.

Further, any further densification in WP will put too much strain on the infrastructure and physical environment. One of the main reasons my family has chosen to stay in WP for all these years is because of the beauty of the community. The large trees, green spaces and sense of community has kept us loyal and settled. The increase in developments like the ones that require a land use re-designation, are starting to push us to consider leaving the area, which is not something we want to do. However, if the deterioration of WP continues, and that is exactly what is starting to occur with these ongoing proposed developments, then we will have no choice but to consider leaving for a community that is not the target of this over densification.

In addition, these applications will result in developments that would impact the amount of traffic in the neighborhood. With the potential of up to 20 units, we could see up to 40 additional cars. Over the years, we have come to see that the garages built alongside these higher density developments are too small for today’s popular vehicles (SUVs, trucks, etc.) and the garages are primarily used for green, black, and blue bin storage and not for parking vehicles. That means we will also experience more on-street parking, which has already proven to be a problem. Often, on many WP streets, two vehicles cannot pass by one-another due to the number of cars parked on both sides of the road. It has also really limited our ability to see any oncoming traffic. Drivers in WP must “inch out” almost halfway into the intersections to get a view beyond the parked cars, to know if it is safe to proceed.

My husband and I work extremely hard to maintain a nice home and we are very concerned that these ongoing developments will no doubt start to impact our property

value as higher density units will impact the value of our single-family home. As a long-time Calgary taxpayer, I am asking you to reject these two land use re-designation applications as the community of WP has already done their part to support Calgary's goals of developing multi-faceted and diverse communities. There is a breaking point where a community becomes overpopulated and loses any appeal it once had. WP is at that point. The land use in WP should remain a R-C2 (duplex). Thank you for your service to the city of Calgary and for your serious consideration of this opposition request.

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I have read and understand the above statement.

First name (required) Daria

Last name (required) Crisan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do? (required)	Request to speak
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	Jul 25, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .) (required - max 75 characters)	LOC2022-0201 and LOC-2023-0083
Are you in favour or opposition of the issue? (required)	In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>My objection is based on many reasons, the most important of which are:</p> <p>(1) The project goes against the character of Windsor Park community and decades-long zoning agreements. Windsor Park already accommodates a variety of dwelling types. Multi-dwelling buildings are allowed in several parts of Windsor Park – on 50th Ave, Elbow Drive, 57th and 58th Ave, etc. The buyers of the lots in question could have chosen to buy already existing R-CG lots. They chose to purchase R-C2 lots located in the residential core, and they now plan to force onto the community a major zoning change that is entirely incongruent to the area.</p> <p>(2) Disproportionality- the existing RC-2 zoning of the two lots already allows for two dwellings per lot, which is double the density permitted in most of Calgary. Replacing the two current buildings with potentially twenty suits is NOT a modest or reasonable increase in density. It is a ten-fold increase that is now on the Council's agenda before the City's strategy for the Chinook area is even formulated.</p> <p>(3) Traffic- the number of cars associated with these two lots will increase from 2-4 cars to potentially 40. This will exponentially increase the traffic in the area. Traffic issues are exacerbated by the fact that both lots are located next to 6 ST SW, which is a street that ends in 56 Ave SW.</p> <p>(4) Safety of children and pedestrians – the lots in question are in immediate vicinity to the main playground in the community. They are also located on the 6th Street which leads to two public schools - Elboya (K-9), and Saint Anthony (1-12), one of which is a school for children with severe disabilities and complex needs. Dozens of children walk on 6th St SW every day on their way to school and to the playground, particularly during rush hour. The children of Windsor Park have the same rights as the children in Britannia and Elboya to bike/walk to the park/school in safety without fearing an expo-</p>
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stantial increase in traffic.

(5) Unfairness - Windsor Park is already much denser than most communities in Calgary, and 2-4 times as dense as any of the nearby communities. It is profoundly unfair that R-C2 lots in Windsor Park routinely get re-zoned into RC-G before a single duplex is allowed in Britannia, Elboya, Elbow Park, Mayfair, Bel-Aire, Meadowlark.

There are many other issues related to the noise, pollution, loss of green space, parking issues, infrastructure, general congestion associated with allowing a ten-fold increase in the number of

To: City of Calgary Council

July 19, 2023

Objection to the re-zoning application LOC2022-0201 and LOC-2023-0083 for the lots located at 637 51 Ave SW and 640 52 Ave SW

Dear Council,

I am writing to express my strong opposition to the re-zoning applications LOC2022-0201 (for the lot located at 637 51 Avenue SW) and LOC2023-0083 (for the lot located at 640 52 Avenue SW).

My objection is based on many reasons, the most important of which are:

(1) The project goes against the character of Windsor Park community and decades-long zoning agreements. Windsor Park already accommodates a variety of dwelling types. Multi-dwelling buildings are allowed in several parts of Windsor Park – on 50th Ave, Elbow Drive, 57th and 58th Ave, etc. The buyers of the lots in question could have chosen to buy already existing R-CG lots. They chose to purchase R-C2 lots located in the residential core, and they now plan to force onto the community a major zoning change that is entirely incongruent to the area.

(2) Disproportionality- the existing RC-2 zoning of the two lots already allows for two dwellings per lot, which is double the density permitted in most of Calgary. Replacing the two current buildings with potentially twenty suits is NOT a modest or reasonable increase in density. It is a ten-fold increase that is now on the Council's agenda before the City's strategy for the Chinook area is even formulated.

(3) Traffic- the number of cars associated with these two lots will increase from 2-4 cars to potentially 40. This will exponentially increase the traffic in the area. Traffic issues are exacerbated by the fact that both lots are located next to 6 St SW, which is a street that ends in 56 Ave SW.

(4) Safety of children and pedestrians – the lots in question are in immediate vicinity to the main playground in the community. They are also located on the 6th Street which leads to two public schools - Elboya (K-9), and Saint Anthony (1-12), one of which is a school for children with severe disabilities and complex needs. Dozens of children walk on 6th St SW every day on their way to school and to the playground, particularly during rush hour. The children of Windsor Park have the same rights as the children in Britannia and Elboya to bike/walk to the park/school in safety without fearing an exponential increase in traffic.

(5) Unfairness - Windsor Park is already much denser than most communities in Calgary, and 2-4 times as dense as any of the nearby communities. It is profoundly unfair that R-C2 lots in Windsor Park routinely get re-zoned into RC-G before a single duplex is allowed in Britannia, Elboya, Elbow Park, Mayfair, Bel-Aire, Meadowlark.

There are many other issues related to the noise, pollution, loss of green space, parking issues, infrastructure, general congestion associated with allowing a ten-fold increase in the number of dwellings and cars on these two lots.

As an economist, I understand the severe housing market affecting large cities in Canada and, increasingly, Calgary. I understand the importance of increasing density in Calgary and reducing urban sprawl, as well the budgetary pressures that the City is facing (I myself live in a duplex, and before that I lived in another duplex). But as a resident of Windsor Park, I am extremely concerned that the burden of densification falls only on my community and very few others, while more influential areas of the City are allowed to keep their single-housing character undisturbed.

The level of density allowed by the existing zoning of these two lots is already double what is allowed in the communities adjacent to Windsor Park. I urge the City to see the unfairness of these two re-zoning proposals, to reject them, and focus its efforts for densification towards other inner-city communities, including those surrounding Windsor Park.

Sincerely,

Daria Crisan
Windsor Park Resident

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Preston

Last name (required) E

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) **Submit a comment**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jul 25, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **LOC2022-0201 LOC2023-0083**

Are you in favour or opposition of the issue? (required) **In opposition**

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

I am concerned with the zone changing from R-C2 development to R-CG in the following locations. The need for the city to densify is understood, however the community of Windsor Park is already supporting this work and densification should be fairly applied across the city. The existing zoning still allows for the community to densify. The proposed change does not align with the city plans with the Revised Windsor Park Transition Area Policy Statement nor the 50 AVENUE SW AREA REDEVELOPMENT PLAN which consider the interior section of Windsor park to be R-C2.

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I have read and understand the above statement.

First name (required) Andrew

Last name (required) Kearns

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Jul 14, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Comment only.

Are you in favour or opposition of the issue? (required)

In opposition

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Windsor park doesn't need to be a dumping ground due to our zoning. The parking is tight and will be difficult with more added by these additional multiple units. It's a safety issue so close to the park. Why are we letting these builders get away with excessive construction??? They are pushing the boundaries for profit nothing more. The city needs to wake up and realize they are not working for the good of the people but the good of the builder. The car situation would be out of control at least 20 cars for the one corner build at minimum. We are not wanting our great community to turn into Maria Loop which is now a parking lot or ridiculously crowded streets.
Please reconsider this application.

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I have read and understand the above statement.

First name (required) Megan

Last name (required) de Boon

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required) In opposition

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The community of Windsor Park is small community that has done its share of increasing housing units and density. New builds in the neighborhood are most commonly 2 structures on existing lots or duplexes (R-C2) and 4 row houses on corner lots. These additions are already crowding the roads (visibility at corners for children crossing is becoming a concern). Keeping the current zoning to duplexes (R-C2) feels like more than the community can handle at this point. We believe that increasing to even higher density housing will push the area beyond its limits.
We invested in this house as it has a great school in the neighborhood for our young kids, which from my understanding cannot support more population growth in the area with out turning kids away. I ask that you please consider to halt any additional rezoning that would result in more 4 row houses and secondary suites (R-CG) on a lot. If LOC2022-0201 and LOC2023-0083 are approved for this new zoning, this will set a precedence for developers to continue to push for further high density development that is not in the best interest of the community, only their profits. Thank you for hearing from our community.

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I have read and understand the above statement.

First name (required) Stephen

Last name (required) de Boon

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

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(required - max 75 characters)

LOC2022-0201 & LOC2023-0083

Are you in favour or opposition of the issue? (required)

In opposition

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

WINDSOR PARK - Opposition to rezoning
Windsor Park community wishes to formally oppose the proposed land use re-designation application at LOC2022-0201 & LOC2023-0083 from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade Orientated Infill (R-CG) District.
The proposal does not meet the current vision of the policies in place, and the direction of the MDP.
Primary areas of concern:
#2 - Density
Windsor Park is already 60-70 people per HA. The objective in the MDP (Municipal Development Plan) is to 'stay the course' on a 60 year target, which is 27 people per HA. This is not 'modest growth' and 'low densities' which is outlined in the coordination booklet (references below):
COORDINATION BOOKLET, PAGE 5 (3)
"Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations."
HOW WE WILL GROW FROM PLANNING COORDINATION BOOKLET, PAGE 7 (5).
"Urban and neighbourhood main streets Increased residential and job growth will be dispersed along main streets."
These R-CG proposals are not on the main feeder roads.
"There will be continued moderate residential infill growth in the inner city and established areas."
Again, being more than double the density target already, this is definitely beyond



'moderate growth'.

There are multiple large apartment complexes on the main feeder roads already. All of these apartments use our streets, our park, our playground! We cannot handle higher density.

Safety

Concerns around safety, this is a relatively young community, with many kids on sidewalks etc. Additional car volume, and parked cars along streets will reduce visibility and create a hazardous environment.

Green Space

Green space equates to less than 3% of Windsor parks area. The target is 10% and adding more density will only crowd things more.

WINDSOR PARK - Opposition to rezoning

Windsor Park community wishes to formally oppose the proposed land use re-designation application at LOC2022-0201 & LOC2023-0083 from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade Orientated Infill (R-CG) District.

The proposal does not meet the current vision of the policies in place, and the direction of the MDP.

Primary areas of concern:

#2 - Density

Windsor Park is already 60-70 people per HA. The objective in the MDP (Municipal Development Plan) is to 'stay the course' on a 60 year target, which is 27 people per HA. This is not '**modest growth**' and '**low densities**' which is outlined in the coordination booklet (references below):

COORDINATION BOOKLET, PAGE 5 (3)

*"Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging **modest growth**, including multi-residential housing at **low densities**, in the right locations."*

HOW WE WILL GROW FROM PLANNING COORDINATION BOOKLET, PAGE 7 (5).

"Urban and neighbourhood main streets Increased residential and job growth will be dispersed along main streets."

These R-CG proposals are not on the main feeder roads.

*"There will be continued **moderate** residential infill growth in the inner city and established areas."*

Again, being more than double the density target already, this is definitely beyond '**moderate growth**'.

There are multiple large apartment complexes on the main feeder roads already.

All of these apartments use our streets, our park, our playground! **We cannot handle higher density.**

Safety

Concerns around safety, this is a relatively young community, with many kids on sidewalks etc. Additional car volume, and parked cars along streets will reduce visibility and create a hazardous environment.

Green Space

Green space equates to less than 3% of Windsor parks area. The target is 10% and adding more density will only crowd things more.

Core indicators for Land Use and Mobility (MDP)

#	Core indicators	Metric	Baseline	2018 Monitoring Progress Report	60-year target	Status
1	Urban Expansion	Per cent of population growth from 2006 accommodated within balanced growth boundary.	-5.9% (2005)	9.7%	50%	
2	Density	People per hectare	20 (2005)	24.7	27	
		Jobs per hectare	11 (2005)	13.5	18	
3	Population / Jobs Balance	Population/Jobs Northwest ratio	3.0	3.0	3.0	
		Population/Jobs Northeast ratio	1.7	1.7	1.4	
		Population/Jobs Southwest ratio	1.3	1.4	1.5	
		Population/Jobs Southeast ratio	1.2	1.5	1.5	
4	Mix Land use	Land Use Diversity Index	0.53 (2008)	0.56	0.7	
5	Residential Mix	Residential Diversity Index	0.19 (2008)	0.22	0.4	
6	Road and Street Infrastructure	Roads to streets ratio	0.72 (42% Roads and 58% Streets)	0.61	0.57 (36% Roads and 64% Streets)	
7	Accessibility to Primary Transit Network	Per cent of population within 400m of Primary Transit Network	0%	37%	45%	
		Per cent of jobs within 400m of Primary Transit Network	0%	14%	67%	
8	Transit Service	Annual transit service hours per capita	2.2	2.24	3.7	
9	Goods Access	Per cent of intermodal and warehousing facilities within 1600m (actual) of Primary Goods Movement Network	73% (2008)	73%	95%	
10	Transportation Mode Split	Walking and Cycling Mode split (all purpose trips, 24 hours, city-wide)	14% (2005)	18%	20% - 25%	
		Transit Mode split (all purpose trips, 24 hours, city-wide)	9% (2005)	8%	15% - 20%	
		Auto Mode split (all purpose trips, 24 hours, city-wide)	77% (2005)	74%	65% - 55%	
11	Accessibility to Daily Needs	Per cent of population within Major and Community Activity Centres, and 600m of Urban and Neighbourhood Corridors	18% (2006)	21%	30%	
12	Watershed Health	Per cent of impervious surface	33% (1998)	44%	10% - 20%	
13	Urban forest	Per cent of tree canopy	7% (1998)	8.25%	14% - 20%	
14	District Energy	Per cent of land area with densities supportive of district energy systems	1.8%	2.6%	1.7%	

Planning for the future

building a great city,
great neighbourhoods

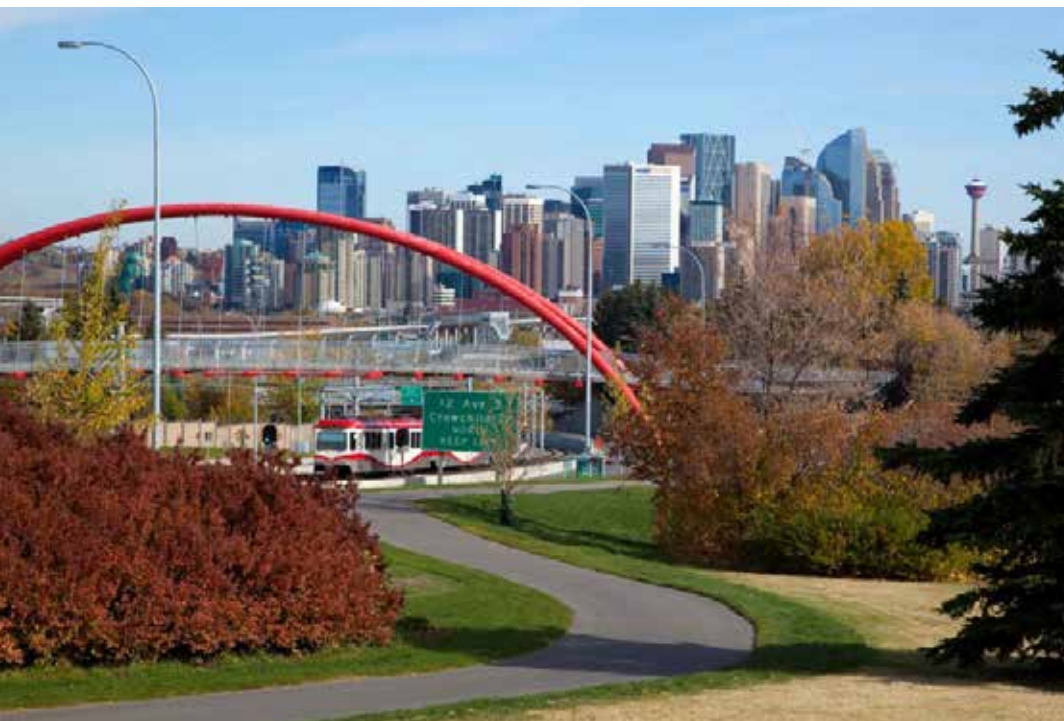


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Looking ahead

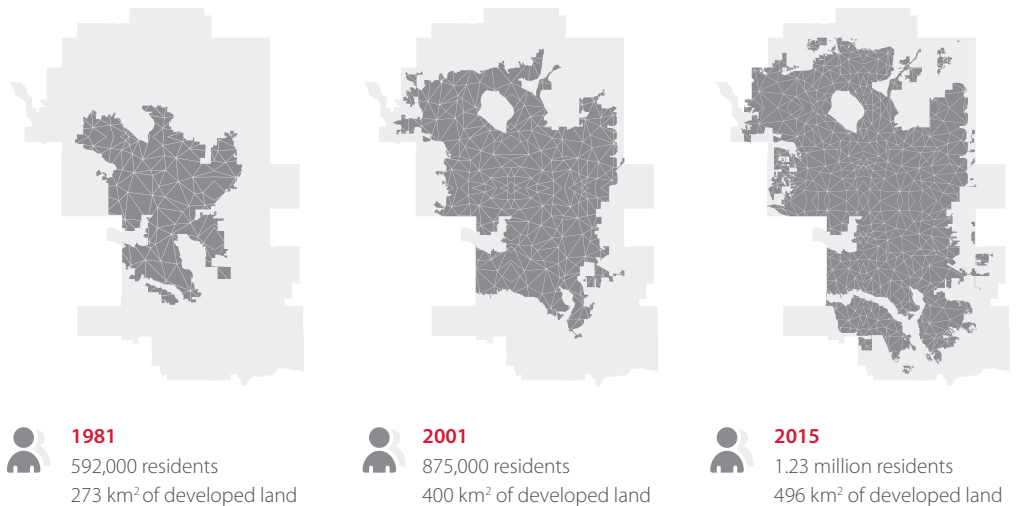
– 2.4 million Calgarians

Calgary has grown a lot in recent decades. Since 1985 our population has doubled. Given Calgary's attraction as a great city to live, work, study and visit our population is expected to more than double again over the next 60 years. The anticipated growth in population and changes in demographics brings a need for more and different housing in different locations and forms throughout the city.

Calgary's population and land area growth 1981–2015

Since 1985, Calgary's
population and land area
have roughly doubled.

Each new community requires
new schools, roads, fire stations,
and other city services.



Goals

Calgary's Municipal Development Plan contains goals and policies to guide future growth and decisions in a way that builds a sustainable, connected city of great neighbourhoods.



Prosperous economy

"Build a globally competitive city that supports a vibrant, diverse and adaptable local economy, maintains a sustainable municipal financial system and does not compromise the quality of life for current and future Calgarians."



Connecting the city

"Develop an integrated, multi-modal transportation system that supports land use, provides increased mobility choices for citizens, promotes vibrant, connected communities, protects the natural environment and supports a prosperous and competitive economy."



Compact city

"Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."



Greening the city

"Conserve, protect and restore the natural environment. Protecting environmentally sensitive areas and promoting renewable energy sources, energy efficiency, low-impact designs for stormwater management, green buildings, cycling and walking all work together to make Calgary more environmentally friendly."



Great communities

"Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places."



Managing growth and change

"Provide leadership on growth and change within a strategic framework that achieves the best possible social, environmental and economic outcomes while operating within the City's financial capacity."



Good urban design

"Make Calgary an attractive, memorable and functional city by recognizing its unique setting and dynamic urban character, and creating a legacy of quality public and private developments for future generations."

Visit calgary.ca/mdp for more information.

Building a sustainable, connected city of great neighbourhoods

In Calgary our communities are changing. They are more diverse, younger and older with different housing preferences and needs.

Sustainability goes hand in hand with strong economies and community well being. We are supporting growth that benefits and increases opportunities for all residents.

**The City of Calgary is
focusing on:**



Providing diverse housing choices for all residents in all communities.



Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



Encouraging more walking, bicycling and transit use in the city.



Strengthening our existing business and commercial districts.



Using our resources wisely, making the most efficient use of public investment, now and in the future.



Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.

Finding the right balance for growth and change

The Municipal Development Plan encourages future housing and job growth in specific areas of the city. These areas include activity centres and main streets with retail and business districts supporting higher density, more diverse forms of housing, public and essential services, and amenities for everyone. These areas all have frequent and high quality light rail or bus transit service.

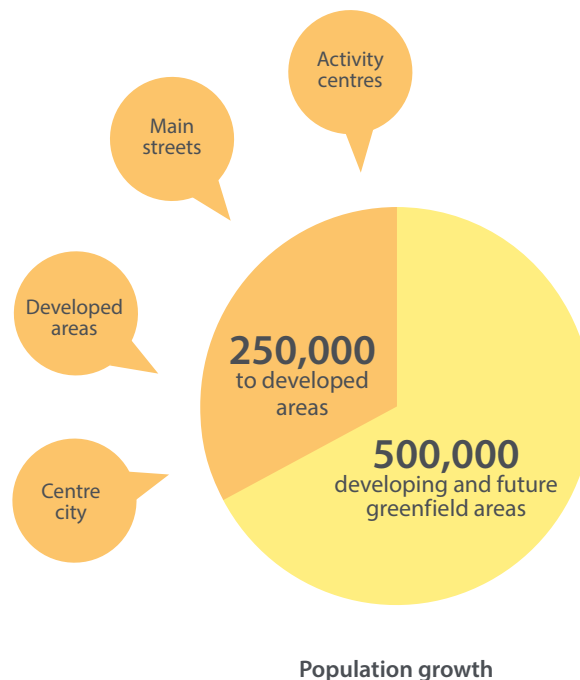
Modest growth will occur outside of these areas, within all of our communities. This allows for a range of housing types to suit all ages, lifestyles and housing needs in a way that respects and enhances the existing character of the community. The aim is to maintain or create stable and vibrant inner city and established communities with a sufficient population to support shops, services, schools and valued amenities.

Growth is being distributed across Calgary

Calgarians' housing preferences are expected to change due to costs and market demand. By 2039, housing in Calgary will look different than it does today.

See map on opposite page for how this growth will be distributed throughout Calgary.

Calgary's growth by 2039



Housing growth types



Single-family
+ 30%



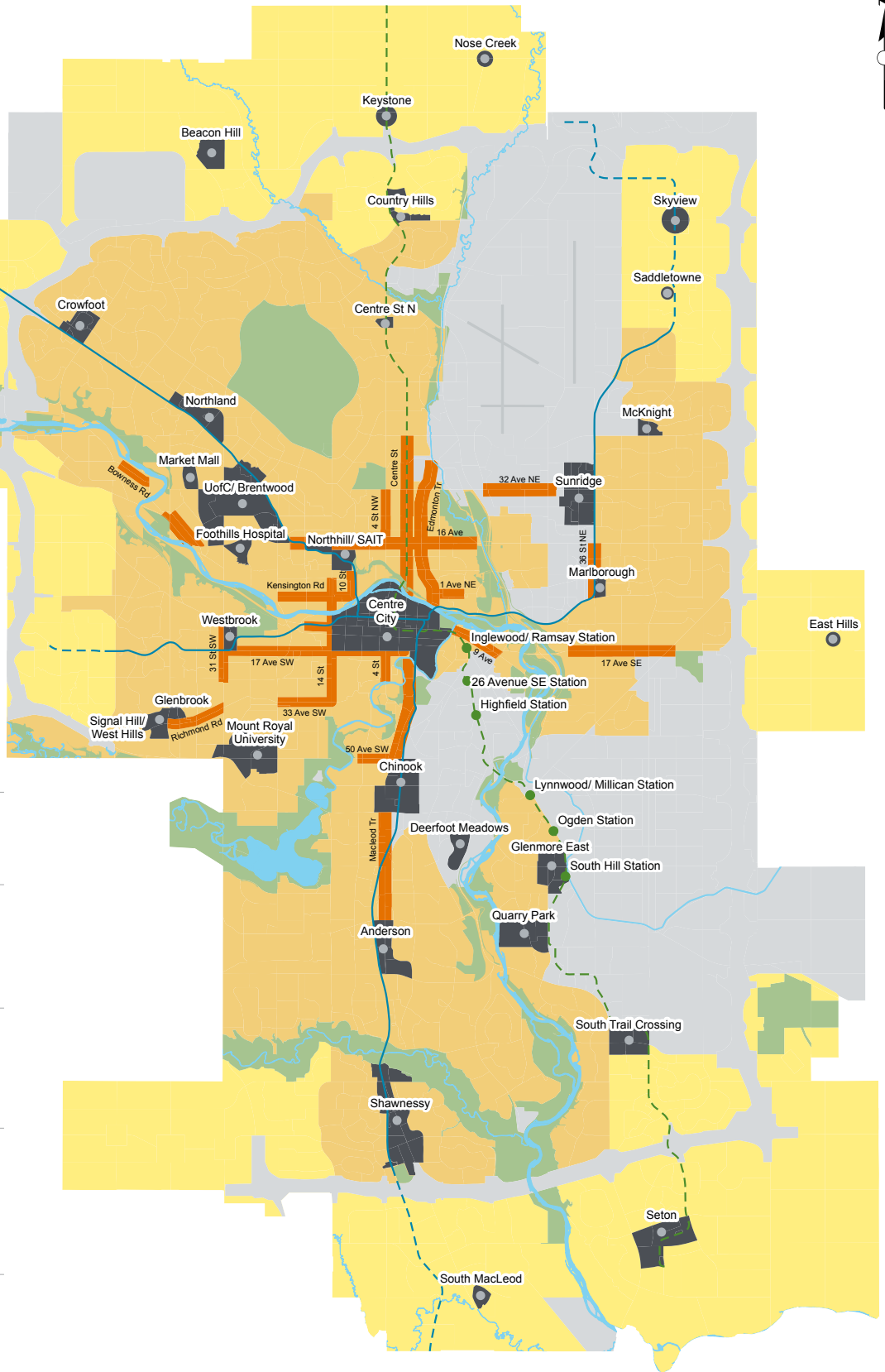
Ground-oriented
+ 200%



Apartment
+ 60%



How we will grow



- Activity centres**
A significant share of residential and job growth is expected in activity centres

- Urban and neighbourhood main streets**
Increased residential and job growth will be dispersed along main streets

- Developed areas**
There will be continued moderate residential infill growth in the inner city and established areas

- Developing and future greenfield areas**
Currently there is enough planned land in the suburbs to accommodate an additional 500,000 new residents

- Industrial and utility corridors**

- LRT network**

- Proposed Green Line LRT station**

- Existing LRT alignment**

- Proposed LRT alignment**

- Proposed Green Line LRT alignment**

Connecting the vision to planning priorities and programs

An evolving and fluctuating economy, growing population and demands for new infrastructure and services, increasing inequality and household needs, and a changing climate all pose challenges to our city. Future growth is crucial as it supports a growing and diverse economy, allows resources and infrastructure to be used efficiently, and creates a culturally diverse environment.

Our work in planning includes actions to address these challenges while staying committed to our vision- Calgary: a great place to make a living, a great place to make a life for generations to come.



Enhancing neighbourhoods by increasing opportunities for mixed use and new housing, development supporting businesses and improving public spaces around new LRT stations and on Main Streets.



Removing the barriers and delays to developing housing and other development that benefit communities.

We are focusing our efforts to ensure that we capitalize on our public assets, funding and partnerships to maximize transportation infrastructure, housing and job opportunities in strategic locations.



Promoting quality buildings while ensuring that new infill developments complement the current residential character.



Promoting a pedestrian friendly environment, while enhancing the streets to accommodate both cycling, vehicle circulation, and increased transit ridership.



Coordinating strategic investments to support new housing, redevelopment and public realm and amenity infrastructure that enhance neighbourhoods.



Pursuing new housing or residential infill opportunities in communities to increase the range of housing for families and individuals and to ensure ongoing neighbourhood vitality.

Planning & Development Coordinated Program



The current Planning & Development Coordinated Program consists of multiple projects that are all linked to one another.

Together they help fulfill Council's five Priorities:

- A city that moves
- A well-run city
- A healthy and green city
- A prosperous city
- A city of inspiring neighbourhoods

Municipal Development Plan vol. 1



MDP amendments

Will help to ensure the vision of our Main Streets and Activity Centres can be implemented.

Municipal Development Plan vol. 2



Guidebooks - Centre City & Developed Areas

Will provide a consistent approach to development, identifying common policies to be followed throughout all of these communities.

Policy work



The Main Streets initiative

Strategic locations to accommodate a portion of the long-term growth of our city.



Green Line (North & South)

Will add 40 new kilometers of transit service and 28 new stations. Planning around stations will help accommodate both jobs and population growth.



Local Area Plans (Station & Area Redevelopment Plans)

Will provide specific policy to help ensure the redevelopment of a community in a way that is sensitive to its needs. It provides the framework for how growth and development should be accommodated, specific to a unique local context.

Guidelines



Urban design guidelines

Will implement policies from the guidebook and local area plan, aimed at coordinating policy and practice.



Multi-residential guidelines

Will increase the level of certainty, consensus and consistency in the design and decision making processes when assessing applications for multi-residential infill.



Laneway housing guidelines

Administration is currently working on guidelines for laneway housing.

Implementation tools



Land Use Bylaw (LUB)

Will address gaps within the LUB to help ensure flexibility and certainty for development along our Main Streets and Green Line.



Funding & financing initiative

Will help to address the challenge of funding hard infrastructure and public amenities, associated with development.



City-initiated redesignations

City-initiated land use redesignations remove the requirement for individual land owners having to apply for redesignations, providing certainty and clarity for those users of those parcels, making them ready for development while streamlining the process.

Current and planned projects

We are focusing on strategic local and city wide initiatives:

- Green Line
- The Main Streets initiative
- Developed Areas Guidebook
- Centre City Guidebook
- Multi-Residential Infill Guidelines
- Centre City Urban Design Guidelines
- City-wide Urban Design Guidelines
- Established Areas initiative
- Land Use Bylaw



Green Line

The Green Line is Calgary's next Light Rail Transit (LRT) line, and is the largest public transit infrastructure project for the city. This low floor LRT will expand from the existing Blue and Red Lines, and will connect communities such as Northern Hills and Seton to downtown. The Green Line will add 40 new kilometers of transit service and 28 new stations. Work is currently ongoing to finalize station locations, alignment and funding for the North section of the Line.

Current local area planning policy work is currently being done for: • Millican-Ogden • Inglewood • Ramsay • South Hill



The Main Streets initiative

Main Streets, as defined in the Municipal Development Plan (MDP) are important to the long-term growth of our city, and are ideal places for mixed-use development, including residential, commercial and retail development. Access to transportation options, infrastructure and amenities make these areas great places to live, work or visit. The Main Streets initiative will analyze the needs of neighbourhood residents, along with economic research, to identify success criteria for future growth in these areas.



Developed Areas Guidebook

This Developed Areas Guidebook establishes policy for local area plan work on developed areas, Main Streets, and within Activity Centres, including Transit Station Areas. It outlines general policy guidance and direction for establishing more context specific policies related to character areas, as well as defines the building blocks to support the amenities, desirable mix of uses and the built form to ensure that neighbourhood are developed to be high quality living and working environments.



Centre City Guidebook

The Centre City Guidebook provides policy for mixed-use neighbourhood development in the Centre City. It builds upon existing plans and policies, establishing a land use framework for great neighbourhoods that will help to implement the urban structure for Calgary's Centre City - a vibrant and livable Centre City with mixed-use neighbourhoods surrounding a thriving Downtown commercial core, and with amenities and services to meet the daily needs of residents, workers and visitors

Current local area planning policy work is currently being done for: • East Village • Downtown West • Chinatown



Multi-Residential Infill Guidelines

The Multi-Residential Infill Guidelines are expanding on existing location criteria for multi-residential infill to make a stronger link between the Municipal Development Plan (MDP) and planning decisions in communities located on developed areas of the City. Through more elaboration and using illustrative explanations this project will focus on increasing the level of certainty, consensus and consistency in design and decision making processes. Coordinated to other major projects, including the Developed Areas Guidebook, Green Line and Main Streets, potential overlaps or conflicts will be explored as well as better ways to consistently achieve well designed and well located multi-residential infill in Calgary's inner city and established neighbourhoods.



Centre City Urban Design Guidelines

The Centre City Urban Design Guidelines support all policies in the Centre City, by expanding on these policies. These guidelines provide additional details to guide all key stakeholders in the development process – towards delivering quality design of places and neighbourhoods at the Centre City. These guidelines are to be taken into account when determining planning applications and provide those preparing applications with design guidance.



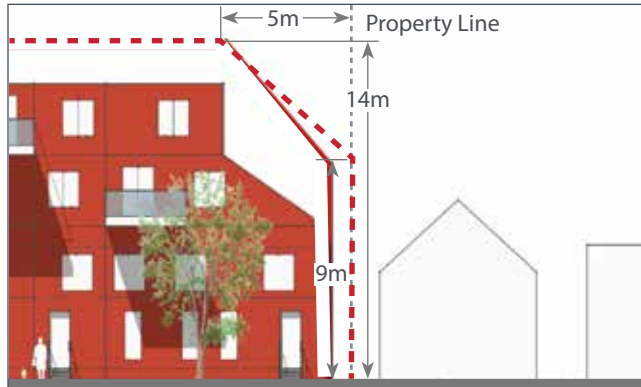
City-wide Urban Design Guidelines

The City-wide Urban Design Guidelines aim to coordinate policy and practice, and raising aspirations for the delivery of quality design of places and neighbourhoods in Calgary. Together with The City's design policies, these guidelines provide the means of implementing policies at every scale and in every sort of circumstance in Calgary's growth and development. These guidelines are to be taken into account when determining planning applications and provide those preparing applications with design guidance.



Established Areas initiative

The goal is to collaborate with industry to identify and address challenges to redevelopment in the established areas of Calgary. Planning's 2016 Work Plan proposed 6 Actions to consider through 2016 to reduce the challenges. A cross-departmental Administrative team will support Industry partners in addressing challenges.



Land Use Bylaw

Work is currently being done to address gaps in the Land Use Bylaw. These gaps have been identified through the collaborative project approach and align with the Developed Areas Guidebook and the needs of both Green Line and Main Streets.

For more
information
please visit:

Land Use Bylaw

calgary.ca/landusebylaw

Municipal Development Plan

calgary.ca/mdp

Calgary Transportation Plan

calgary.ca/ctp

Main Streets

calgary.ca/mainstreets

Green Line

calgary.ca/greenline

PUBLIC SUBMISSION FORM



Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Tracy
Last name (required)	Bealing
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	The landowner

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Public Hearing July 25, Planning Matters CPC2023-0335

Are you in favour or opposition of the issue? (required) In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I am the applicant for this item, and I will have a presentation slides to share at the Public Hearing. The file attached to this submission form is intended to be included in the Public Submissions section of the Council report.



Suite 25, 6020 – 2 Street S.E., Calgary, AB, T2H 2L8

July 18, 2023

City Clerk's Office
The City of Calgary
700 Macleod Trail S.E.,
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta, T2P 2M5

To: Mayor Gondek & Members of Council

**RE: Public Hearing July 25, 2023
Proposed Land Use Amendment – Windsor Park (637 – 51 Avenue SW) - CPC2023-0335**

Ground Cubed has made a Land Use Redesignation application on behalf of 1381034 Alberta Ltd. (Maillot Homes), to change a portion of the property at 637 - 51 Avenue SW from Residential Contextual - One/Two Dwelling (R-C2) district to Residential - Grade Oriented Infill (R-CG) district.

In advance of Council's consideration of the proposed Land Use Amendment at the Public Hearing on July 25th, this letter provides a brief overview of the changes that have been made to the application since Council considered a similar Land Use Amendment for this property in January 2022. The application that was presented to Council on January 11, 2022 involved transitioning an 826.7 m² parcel with 22.8m (75 ft) of frontage from R-C2 to R-CG district. The purpose of this change was to enable the development of a 6-unit row house building with the possibility of secondary suites and a detached 6-car garage at the SE intersection of 6 Street and 51 Avenue. At that time, Council decided to abandon the proposed amendment.

Current Proposal

The current proposal involves a similar land use redesignation from R-C2 to R-CG; however, it relates to a smaller corner parcel (547.8 m²) with 15m (50 ft) of frontage. The intent is to develop a street oriented 4-unit row house building with a 4-car detached garage. The proposed R-CG land use designation allows for the possibility of secondary suites, which may be considered by the developer at the development permit stage should Council decide to approve the proposed Land Use Amendment.

What has changed since Council considered a similar application in January 2022?

- A public engagement program was initiated to better understand the concerns of nearby residents and the Windsor Park Community Association. Engagement activities included the creation of a project website, postcard notifications for public engagement opportunities, a virtual public open house, and communications with the Community Association. Key concerns that emerged from this engagement involve issues with more density, traffic and parking in the area, and building massing that may not blend with surrounding housing.
- The owner responded to density and building mass concerns by subdividing the property so a single detached house could be built on one lot and a smaller rowhouse building could be built on the corner lot which is the subject of the proposed Land Use Amendment. The subdivision reduces the density and helps to ensure new development provides a better transition to existing homes on the street.



- To better understand and respond to community concerns about traffic and parking, the owner retained Bunt & Associates to review the impact of proposed development, including the potential for secondary suites, on the transportation network. The analysis found that there is capacity in the local transportation network. Adjacent roadways, including the lane, will continue to operate below City guidelines after additional traffic is added to the network from the proposed development. In terms of parking, the bylaw required parking can be provided on site. As a corner lot with lane access, the site has significant on-street frontage. This street frontage provides 7 on-street stalls (2 stalls on 51 Avenue SW and 5 stalls on 6 Street SW). The large on-street frontage and residential parking permit restrictions in this part of Windsor Park will help minimize potential off-site parking impacts of new development (refer to attached memo dated January 27, 2023 from Bunt & Associates).
- The Housing and Affordability Task Force recommendations were adopted by Council in June 2023, and the proposed Land Use Amendment in Windsor Park aligns with the outcomes and recommendations identified by this Task Force.

Given the changes described above, we continue to believe that the proposed Land Use Amendment is appropriate for this site for the following reasons:

- The proposal aligns with the City's growth objectives and goals to address housing affordability and diversity in established neighbourhoods.
- The site is well suited for sensitive intensification as it is:
 - located on a corner lot with rear lane access;
 - within 200 m of the Primary Transit Network (Route 3 on Elbow Drive);
 - located in a walkable neighbourhood as it is a short walk to schools, shopping, community amenities, parks and open spaces; and
 - provides easy access to major transportation routes like Elbow Drive and Macleod Trail.

Thank you for considering our proposal. We look forward to the Public Hearing on July 25th and the opportunity to contribute to more housing diversity in Windsor Park.

Sincerely,

Tracy Bealing, RPP, MCIP

/attach

MEMO

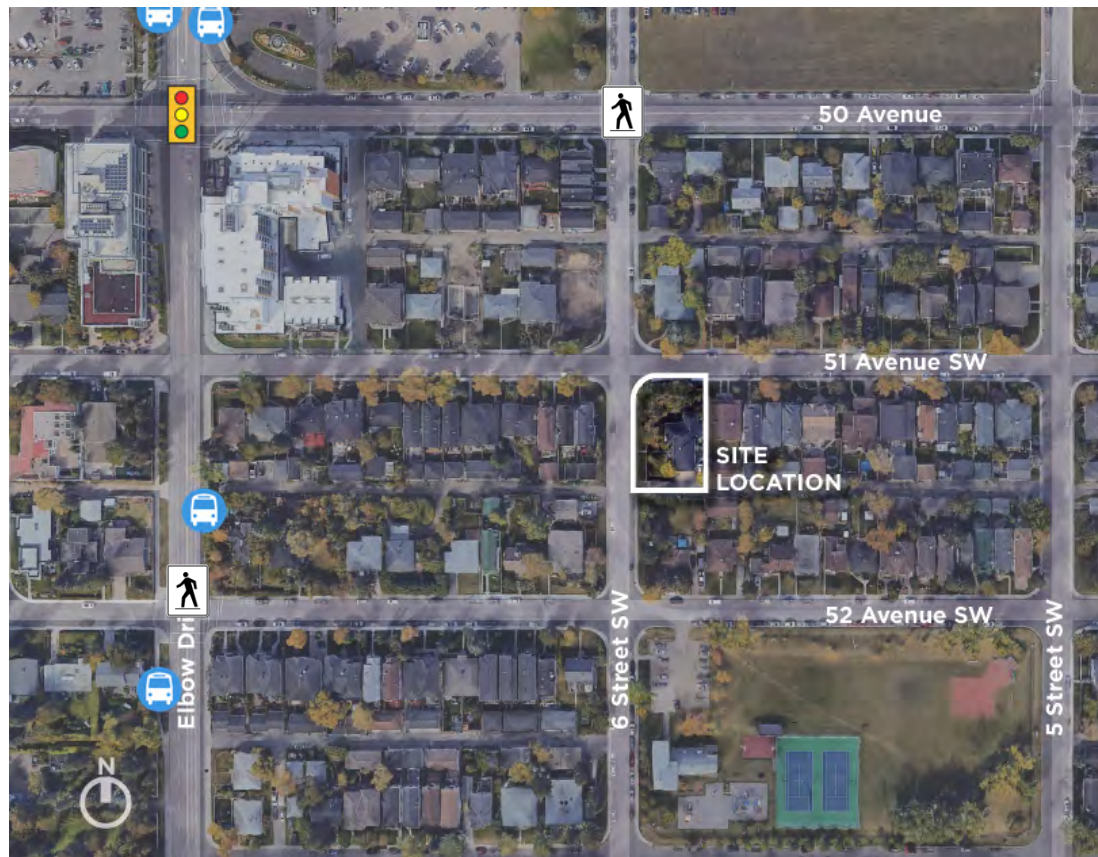
Date: January 27, 2023
Project: 637 51 Avenue SW (LOC2022-0201)
Subject: Transportation Review

Project #: 02-23-0016

To: Ground Cubed
From: Amrit Uppal, P.Eng.

A land use redesignation is proposed at 637 51 Avenue SW to rezone the west portion of the site to R-CG. The proposed rezoning will enable a 4-unit rowhouse building with up to 4 secondary suites. A single-detached dwelling will be provided on the remaining R-C2 (east) portion of the lot.

Bunt & Associates was retained to confirm if the adjacent transportation network can accommodate this density increase. The site location is illustrated below.



1. TRAFFIC

The subject development will result in up to 8 additional units/suites. Based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, the proposed development will generate approximately 5 new hourly trips and 50 new daily vehicle trips. Note, this traffic generation conservatively applies the rowhouse unit rate to the smaller secondary suites.

1.1 TIA Guidelines

The City of Calgary’s *Transportation Impact Assessment (TIA) Guidelines* states that a TIA will be required “*if a development has the potential for generating more than 100 person trips per hour (considering all modes) at any given peak period.*” The proposed development’s traffic generation is below this threshold.

1.2 Roadway Capacity

Anticipated future daily traffic volumes are compared to City of Calgary guidelines in the table below.

		ROADWAY		
		6 Street SW (North of 51 Ave)	51 Avenue SW (West of 6 St)	Lane
Daily Volume	Existing	450	625	150
	Background Traffic	+35	-	-
	Site Traffic	+30	+20	+50
	After Development	515	645	200
Guideline		≤2,000 Residential	≤2,000 Residential	≤500 Lane

*Existing volumes obtained from City of Calgary data.

*Background = 39 units on 55 Ave SW with 20% applied to 6 Street SW (39 units x 4.5 trips per unit = 175 daily trips).

**Site Traffic (8 units x 5.9 trips per unit = 50 daily trips) with 60% to 6 Street SW and 40% to 51 Avenue SW.

1.3 Summary

Adjacent roadways including the Lane will continue to operate well below City guidelines after the addition of traffic associated with the proposed development. Therefore, the traffic generated by the proposed development can be accommodated by the existing road network.

2. PARKING

2.1 Bylaw

The R-CG bylaw vehicle parking requirement will be met or exceeded.

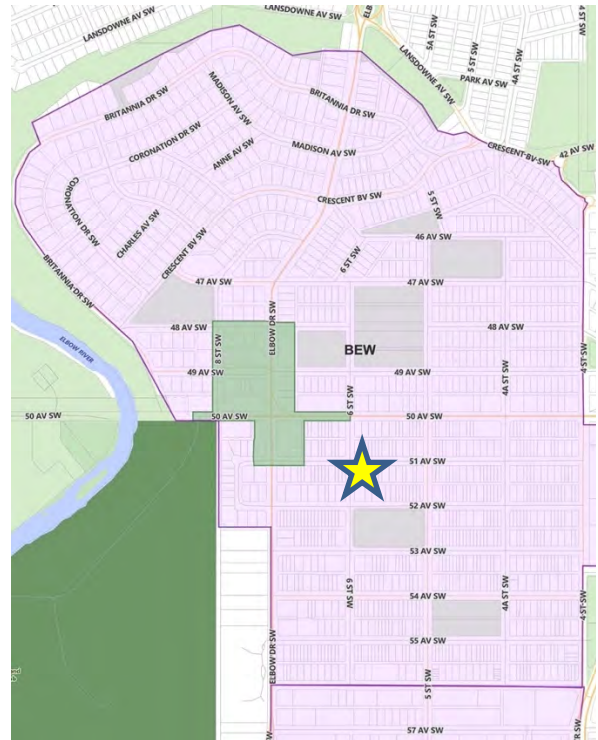
2.2 On-Street

As a corner lot with Lane access, the site has significant on-street frontage. This street frontage provides 7 on-street stalls (2 stalls on 51 Avenue SW + 5 stalls on 6 Street SW).

STREET FRONTAGE



RESIDENTIAL PARKING PERMIT ZONE



Residential Parking Permit (RPP) zone BEW restrictions are in place in the area.

2.3 Summary

Bylaw parking requirements will be met. The large site on-street frontage and residential parking permit restrictions minimize potential off-site impacts.

3. ACTIVE TRANSPORTATION

3.1 Walking

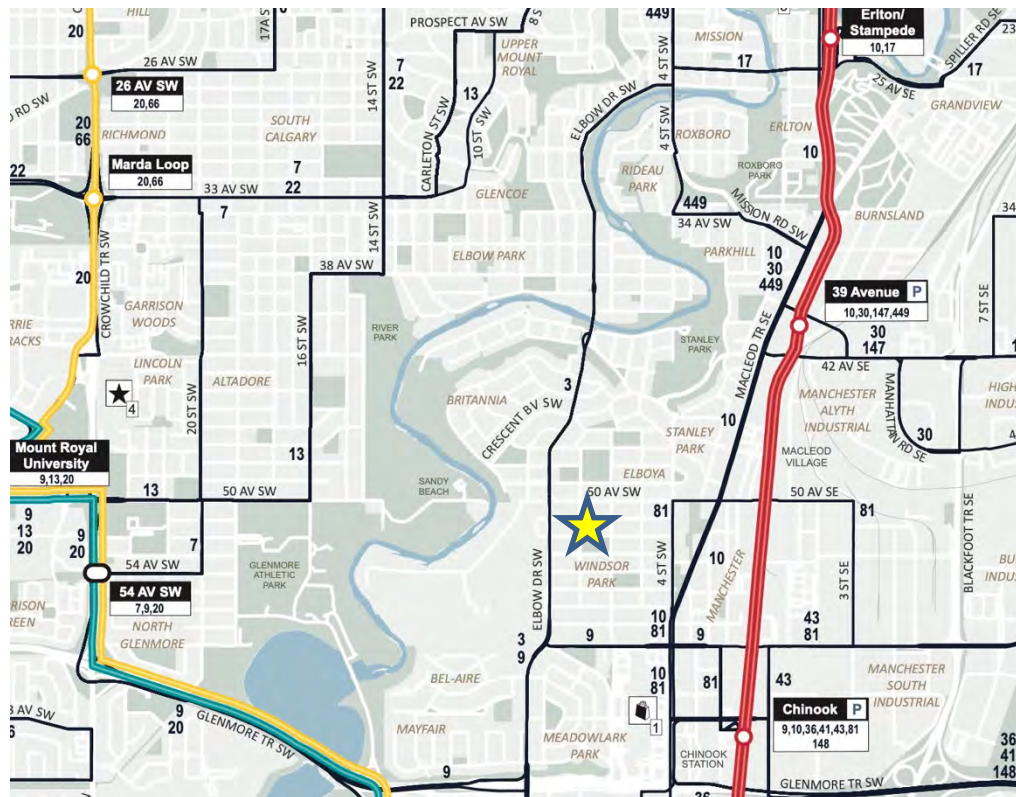
The site is located within walking distance of local amenities (grocery, retail, restaurant).

Signalized or marked crosswalks are provided on Elbow Drive SW and 50 Avenue SW. Based on the Transportation Association of Canada (TAC) *Pedestrian Crossing Control Guide* no additional crossing locations are warranted in the immediate area.

3.2 Transit

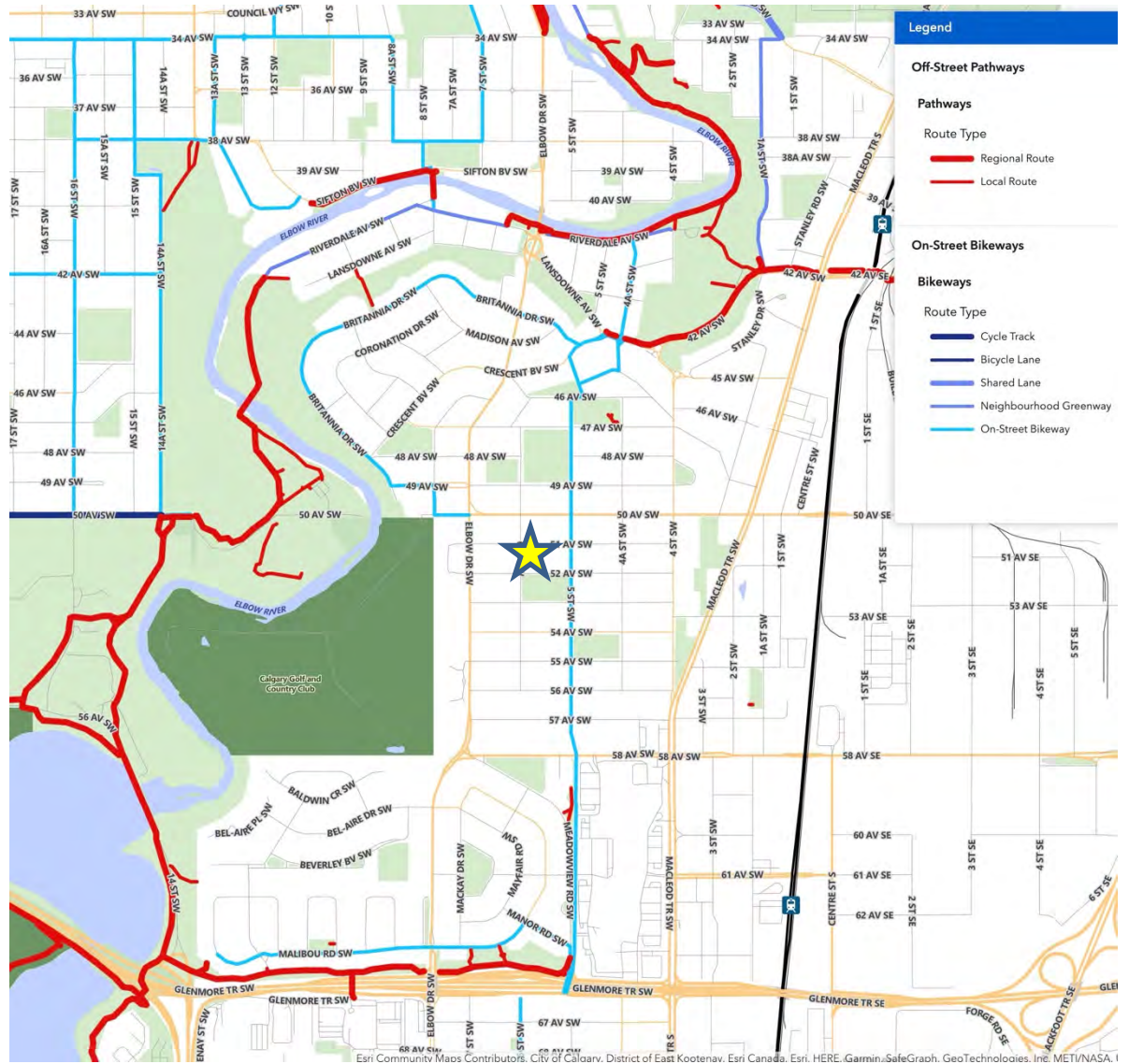
The site is served by Route #3 (Sandstone/Elbow Drive SW) with bus stops within 200 metres on Elbow Drive SW. Route #3 provides frequent bus service and Elbow Drive is part of the City’s identified Primary Transit Network.

ROUTE	TYPE	2019 FREQUENCY		2022 FREQUENCY	
		Peaks	Off-Peak	Peaks	Off-Peak
3 - Sandstone/Elbow Drive SW	Frequent Bus	7-10 min	12-20 min	7-13 min	15-20 min



3.3 Cycling

The site is served by 5 Street SW (on-street bikeway) providing connectivity to the Centre City and the Elbow River Pathway system.



4. SUMMARY

As a result of this review, Bunt & Associates concludes:

Traffic

- *Trip Generation* – The expected site vehicle trip generation is up to 5 new peak hour trips.
- *Roadway Capacity* – All adjacent local roadways will continue to experience traffic volumes well below guidelines.

Parking

- *Bylaw* – Bylaw parking requirements will be met on-site.
- *On-Street* – The site has a large on-street frontage and permit restrictions are in place.

Active Transportation

- *Walking* – The site is located within walking distance of a larger number of amenities. Marked crosswalks are provided on higher-volume roadways.
- *Transit* – The site is serviced by frequent bus service on Elbow Drive SW (Route #3).
- *Cycling* – The site is serviced by a nearby on-street bikeway (5 Street SW).

Therefore, the proposed development can be accommodated without requiring changes to the existing transportation network.

PUBLIC SUBMISSION FORM



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Rick

Last name (required) Grol

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Public Hearing Item 30 - CPC2023-00335 Land Use Amendment Windsor Park

Are you in favour or opposition of the issue? (required) In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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



MAILLOT
• HOMES •

July 17th, 2023

Re: Proposed Land Use Redesignation in Windsor Park (637 – 51 Avenue SW)

Dear Mayor Gondek and Members of Council,

My name is Rob Ohlson. I am the owner of 1380134 Alberta Ltd., a wholly owned subsidiary of Maillot Homes Inc. In 2005, I purchased Maillot Homes, a custom home building company that has been building homes in Calgary and its surrounding area since 1954. Maillot Homes is one of the city's most established and reputable builders of custom homes.

We purchased the property at 637 51 Avenue SW in March of 2023 when the land use application was under review by City Administration. We decided to continue with the application because we were very excited at the opportunity to provide our high-quality custom homes to a new "missing middle" market.

We are requesting Council to consider the redesignation of a portion of this parcel from R-C2 to R-CG because this will allow us to enter a market that we could not previously service due to the high cost of our custom homes, which has been made even higher in recent years.

This higher density will allow our construction costs to be spread out over twice as many units. We very much understand the comments regarding this increased density from the Community Association. They have voiced design, quality, and construction-related concerns regarding recently built multi-family homes in the area and we are committed to continuing to work with the Community Association and nearby residents at the development permit stage to address these concerns should council approve this land use amendment.

This additional density will allow Maillot Homes to build high quality homes that complement existing developments in the community.

With an R-C2 zoning or even R-CGX zoning this will simply not be possible due to the current construction costs of high-quality homes.

We strongly believe that Maillot Homes will design and build homes on this land that will be great additions to an already amazing community. We also strongly believe that this project is in alignment with City of Calgary's goal to address the housing shortage that is proving to be very costly for Calgarians. With the approval and successful development of these homes, we hope to continue with more developments of this nature.

We respectfully request your support of our application, and we look forward to working with the community at the development permit stage should the Council decide to approve the land use redesignation.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long tail stroke extending downwards and to the right.

Rob Ohlson
Maillot Homes

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

First name (required)	Shirley
Last name (required)	Pasmore
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Request to speak

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC2022-0201 and LOC2023-0083

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

The comments put forward on the attached document accurately reflect my opinion on these applications. To summarize, I am adamantly opposed to the high occurrence of rezoning applications occurring in the core of Windsor Park. This neighbourhood already enjoys a high level of diversity and a much higher population density than most Calgary communities. Developments like these two applications need to be considered in the context of all the other recent, pending potential redevelopment activity occurring in this community.

July 18, 2023

Attached to Submission by Shirley Pasmore

**Re: Objection to Redesignations
LOC2022-0201 and LOC2023-83**

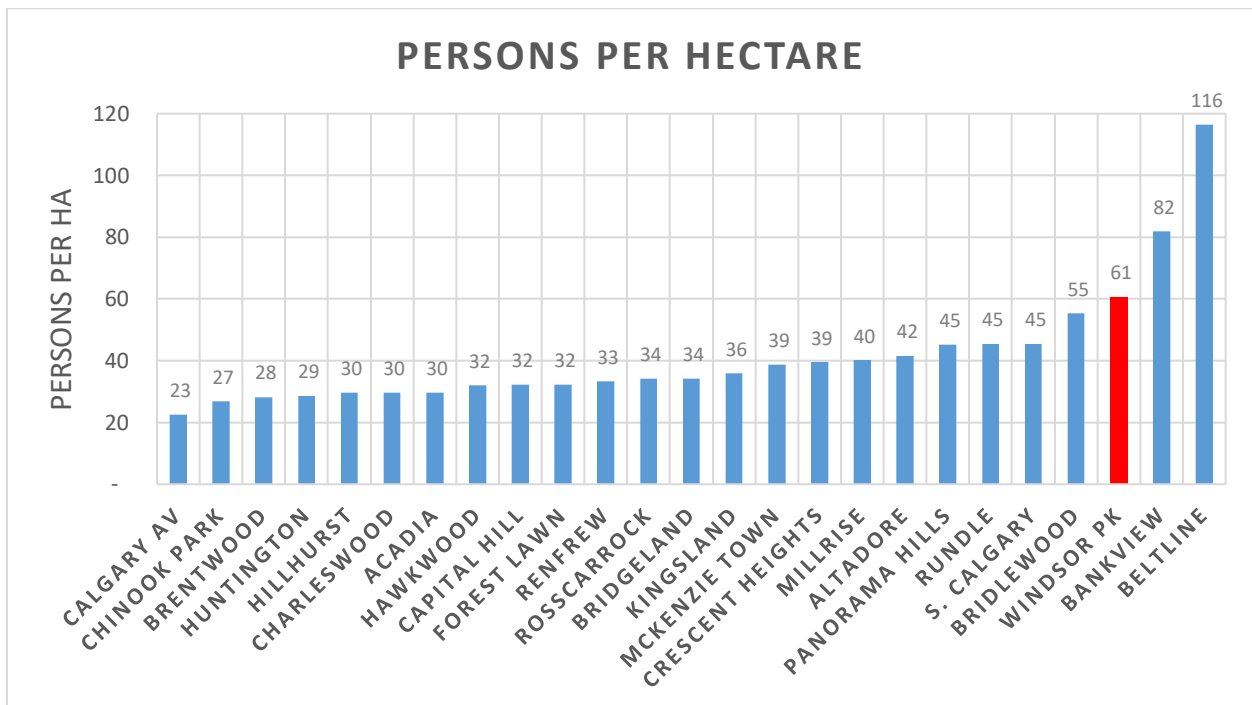
These applications should not be approved at this time for the following reasons.

Differentiating Windsor Park

First of all, Population Density of WP:

The current density of Windsor Park, based on City of Calgary Communities Profiles data, shows a very high population per hectare (figure 1). In fact, relative to a cross section of communities in Calgary, Windsor Park was among the very highest density, falling behind only Bankview and Beltline in this sample of 25 communities. Windsor Park also has more than double the Calgary average density and double the Calgary MDP Core Indicators long term target of 27 persons per hectare.

FIGURE 1.



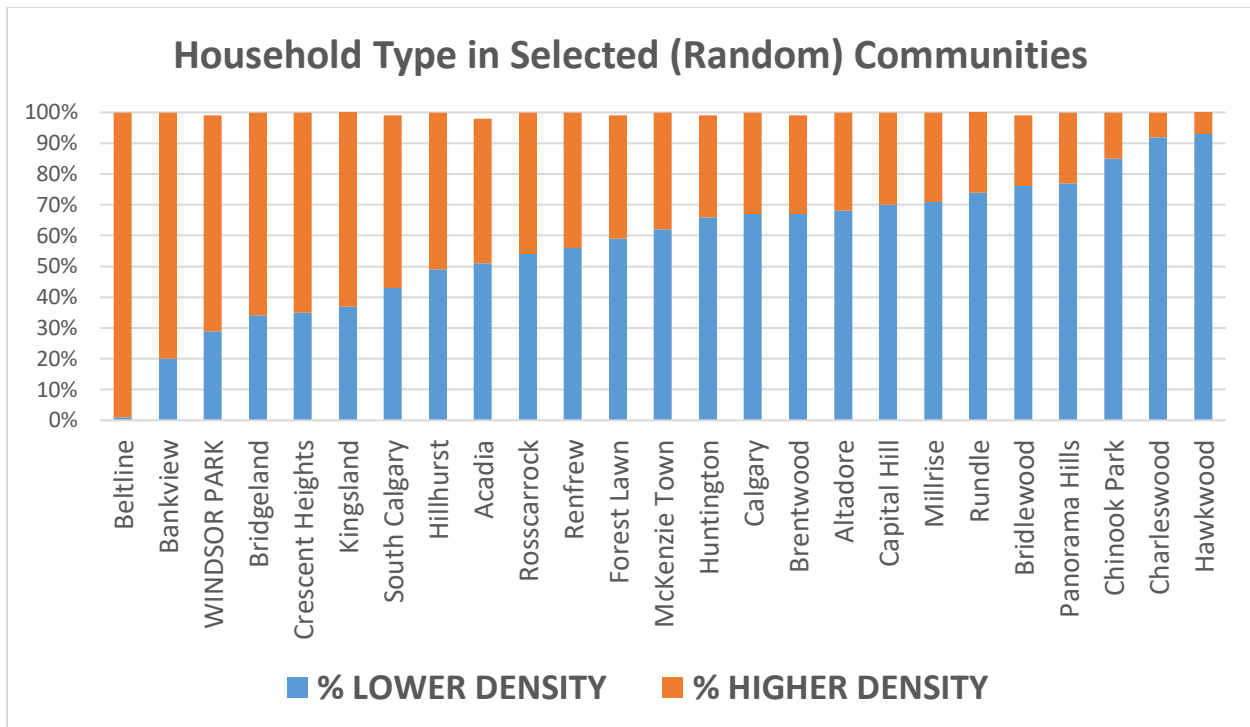
It seems unreasonable for Windsor Park to have to bear the burden for densification when Windsor Park has been doing more than its fair share.

Second of all, Diversity of WP:

The percentage of single and double household structures is already low in WP relative to other communities (figure 2). Diversity of the residential mix would actually decline in Windsor Park with loss of single, semi-detached and duplex structures. This is already happening with the development of the Elbow 5 Eight residential building that will add 255 residential units to Windsor Park.

Walking around WP one is honestly struck by the diversity that exists in this neighbourhood. WP really is a microcosm of a diverse community

FIGURE 2.



Cumulative Effect of Continued R-C2 Redesignation Approvals:

Section 3.5.3. of MDP states that for ESTABLISHED AREAS the Land Use Policies “Encourage modest redevelopment”. We are facing 7, likely 8, lots rezoned on one street over a distance of 5 ½ blocks (figure 3 attached). This rezoning will convert the number of residential units on each block from the one or two pre-existing households into 4 to 6 new units, with potential of approved suites doubling that. So over the stretch of 6th Street from 50th Ave to 56th Ave the number could increase from perhaps 12 households to something like 38, and with secondary suites increasing this to 64 dwellings.

	Corner	Status	Zoning Change	Units	Total Dwelling
SW	50th & 6th	Complete	R-CG	4	8
NW	51st & 6th	Complete	R-CG	4	8
SE	51st & 6th	Council Hearing*	R-CG	4	8
NE	52rd & 6th	Council Hearing*	R-CG	6	12
NW	53th & 6th	Review	R-CGex	6	6
SE	53th & 6th	Review	R-CGex	6	6
SW	54th & 6th	Construction	R-CG	4	8
SW	55th & 6th	Parcel sold	?	4	8
Total				38	64

*July 25, 2023 hearing

On one street. Over 5 ½ blocks.

This amounts to almost a 10% increase over and above the existing 690 “Lower Density” (single, semi-detached and duplex) households in Windsor Park (based on Community Profile data)

This is not modest development

Beyond the recent activity on 6th St there is the potential for builders to race to scoop up R-C2 lots with similar characteristics. From an informal survey, consisting of walking around the neighbourhood and making an assessment of every corner lot, I estimate there could be another 33 parcels that meet the criteria for near term redevelopment (figure 4 attached).

If these 33 parcels were zoned to R-CG, and averaged 5 units per development, each with additional secondary suites, this would amount to 330 dwellings (33 parcels X 5 units X 2 residences per unit). Adding this to the 64 recent and active above, the increased total is 394 new dwellings.

This amounts to an increase of more than 50% over and above the current 690 “Lower Density” households in Windsor Park.

This is not modest development

Knowing what has recently occurred in redesignation applications in Windsor Park, and what we are looking at on the horizon, to consider this as a one off decision can't be the right approach. It is material in scale and occurring over a relatively short period of time and needs to be seen in the context of cumulative effect, which is significant.

If all these redesignations were to be tabled at one Council meeting, does Council believe that this proposition would constitute a “modest” development?

Additional density will likely apply at Activity Centres and along Main Streets, which we have on each boundary of Windsor Park. Perhaps there are situations where these row house building forms are appropriate. But that should be something that is informed by the work of a Local Area Plan, not an opportunistic land rush. In fact, in the City's own LAP brochure it states, and I quote: “Local area plans provide direction to help inform decisions about development if/ when proposals to rezone are brought forward by property/ landowners in the area”.

CUMMULATIVE EFFECT – PARKING:

On a random Friday morning (7:00am on July 14) from 50th Ave to 55th Ave down 6th St. we counted vehicles parked on the curb. On the first block from 50th Ave to 51st Ave , where there are two 4-plex row houses built, there were 11 cars parked on the curb. For the next 4 blocks, where there are no row houses, there were 1 vehicle, 4 vehicles, 2 vehicles and 2 vehicles. The average where there are no row houses is 2.5 per block compared to 11 where there were two 4-plexes. (the next morning the numbers were similar with the ration being 3:12)

If we add 6 more row houses on 6th St, with more units per development than the existing two, then we are potentially adding 8 to 10 parked vehicles per development. This results in 40 vehicles over 4.5 blocks. With room for 8 vehicles on each side of the street, that will potentially be beyond the capacity of one side of 6th street for the entire distance from 51st to 56th. And more developments to come? Has anyone considered the cumulative effect of this scale of development?

This is not modest development

URBAN FOREST/TREE CANOPY

Based on what we have witnessed in Windsor Park, there is little to suggest that row house development makes a concerted effort of preserve mature trees. Attached (figure 5) are photos illustrating before and after of row house developments. Row house development will have a negative impact of City tree canopy targets.

CLOSING:

Considering these two specific proposal in the context of the potential CUMULATIVE EFFECT of multiple redestignations as is described in this letter should lead to a conclusion that they should not be approved. A much better approach would be to allow time for a thoughtful redevelopment roadmap to be developed for Windsor Park, as is currently underway, before opening the floodgates on redesignation of the R-C2 area of the community.

FIGURE 5: URBAN FOREST/TREE CANOPY

Corner of 51ST Ave and 6th St - LOC2022-201

BEFORE



AFTER



Corner of 54th Ave and 6th St (approved 2022)

BEFORE



AFTER



LOC2023-0139
Corner of 53rd Ave and 6th St (under Review)



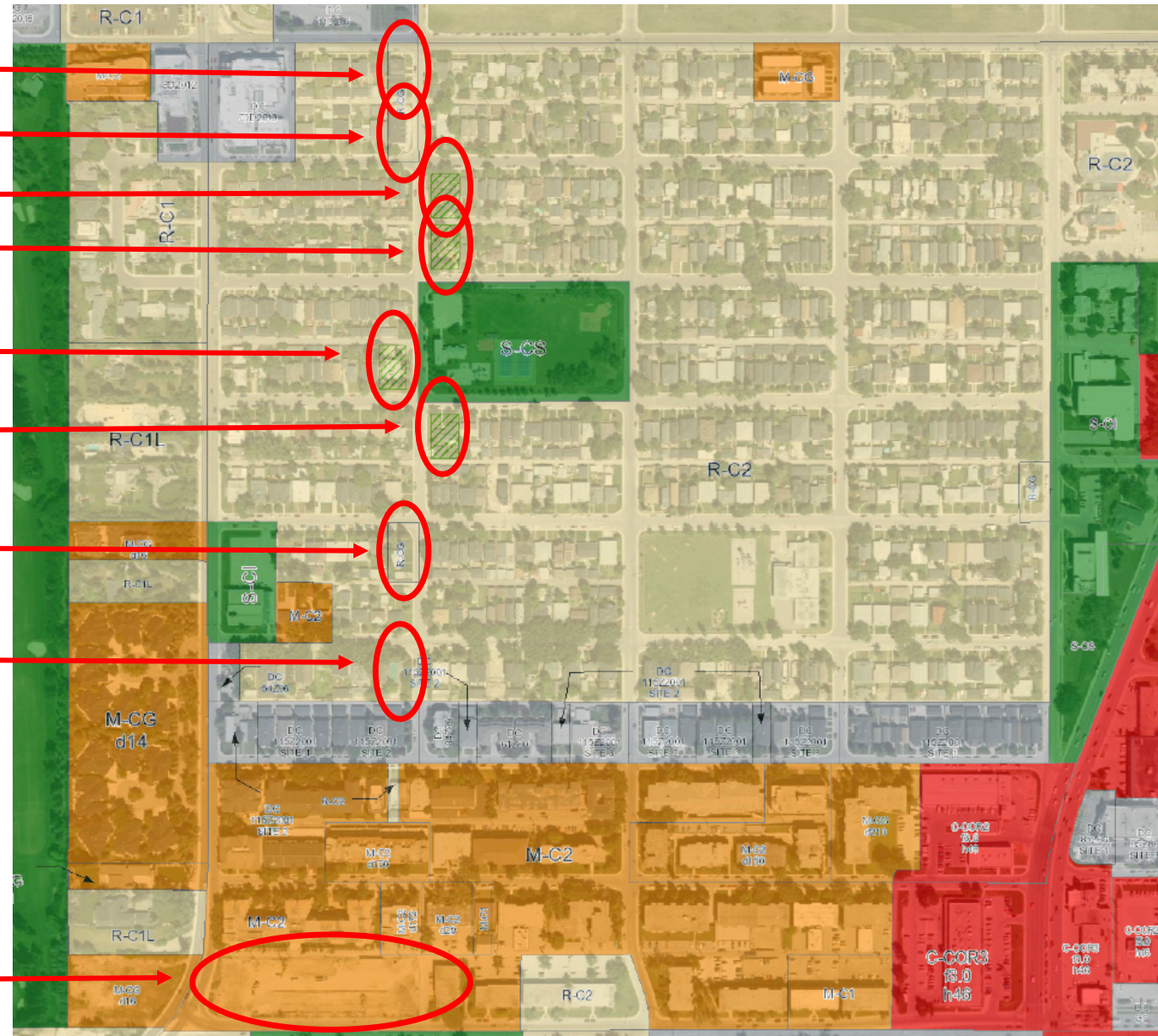
LOC2023-0083
CORNER OF 52ND AVE AND 6TH ST. (under review)



DENSIFICATION & REDESIGNATION IN CORE WINDSOR PARK

RECENT AND ACTIVE DENSIFICATION ACTIVITY IN CORE (R-C2) WINDSOR PARK

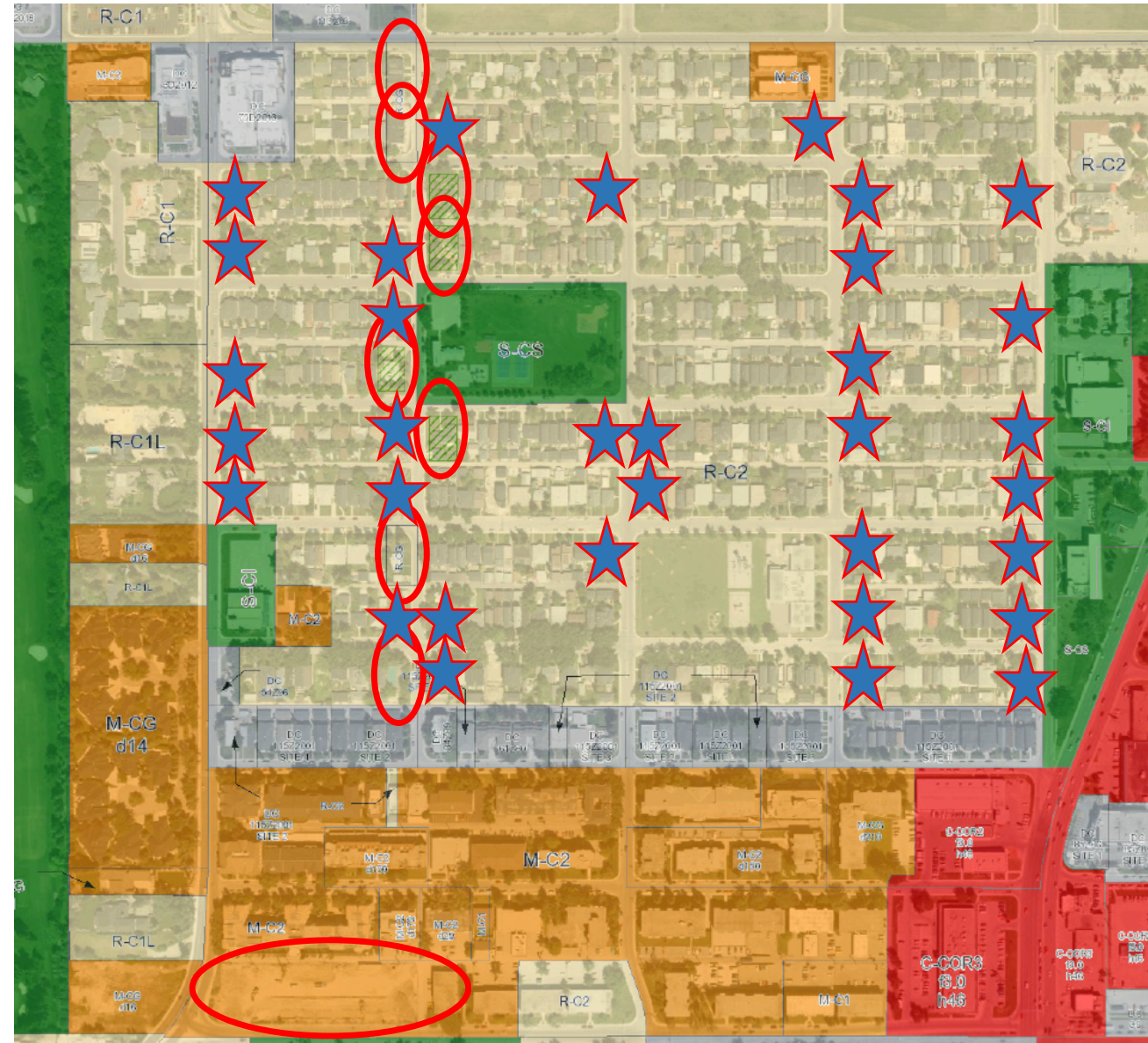
- 20?? 4-plex approved (built)
- 2021 4-plex approved (built)
- 2023 4-plex proposed (hearing July 25)**
- 2023 6-plex proposed (hearing July 25)**
- 2023 4-plex approved (under review)**
- 2023 4-plex approved (under review)**
- 2020 4-plex approved (under construction)
- 2023 50' lot sold (potential re-zone)
- FOR INFORMATION: 2023 Elbow 5 Eight (255 residential units)



POTENTIAL NEAR TERM (<5 YEARS) ADDITIONAL DENSIFICATION ACTIVITY IN CORE (ZONED R-C2) WINDSOR PARK



Additional end lots with potential for near term re-development pressure (33)



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I have read and understand the above statement.

First name (required) Jason

Last name (required) Kulsky

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

ouncil meeting - Public hearing Tuesday, July 25, 2023, 9:30 a.m. LOC2022-0

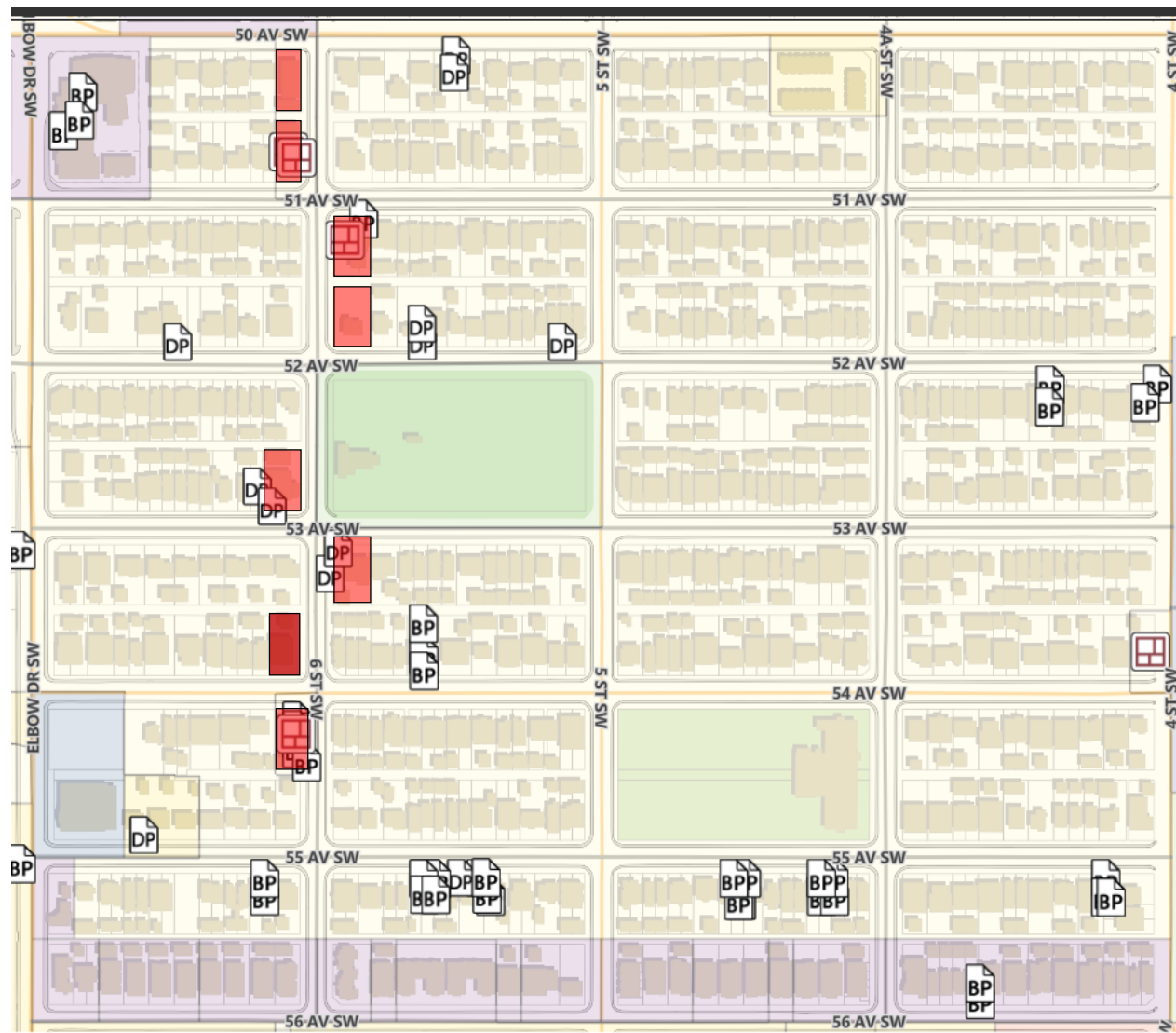
Are you in favour or opposition of the issue? (required)

In opposition

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

New RC-G Developments in Windsor Park



- Rezoned &/or active rezoning (7)
- Expected rezoning application (1)

Re: LOC2022-0201 (637 51 AV S.W.)

Dear City Planner & City Council,

Please accept this letter as my strenuous objection to the above noted LOC and re-zoning of this property to R-CG within the core of Windsor Park. While I am generally supportive of such re-zoning on the perimeter of the community along 50th Ave, Elbow Drive and in the higher density zone from 56th Avenue through 58th Avenue, I object to the continuing rezoning of properties to R-CG along the 6th S.W. corridor in Windsor Park.

1. This redevelopment is excessive in relation to the current overdensification that is already occurring on 6th Street in Windsor Park. As per the attached community map, there are a total of 7 properties that were single family dwellings that have either been approved or are in the approval process for rezoning to R-CG. This level of development is uncontrolled and I feel that as a member of the community, I must object to this ongoing development as the City has shown no interest in restricting this overdevelopment.
2. The single garages typically seen accompanying the row houses built in Windsor Park are highly impractical for parking and not being used as such, requiring the use of street parking instead while the garages are used for other purposes. The garages are too small for most cars and access to them is largely blocked by garbage, recycling and compost bins as there is no location for residents to store such bins. Alternatively, the bins are stored at the side of the garage facing the street, which makes for a less than appealing streetscape. The combined impact of 7 row houses in a 4 block radius with at least 4 units per row house has the potential to require 28, and possibly more, street parking spaces.
3. I have concerns with infrastructure and services in relation to these row house developments. Most of the community was originally designed for single family homes on 50' (or similar) lots. I 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 in a 4 block radius. It has not been shown that the increased density is not putting existing homes at risk in relation to drainage, sewer and other services.
4. Further, I have concerns with existing internet infrastructure. Currently much of the community is still receiving internet via copper telephone lines and further densification will slow internet speeds. This may seem trivial but many people require high speeds to work and this could impact their ability to provide for their families. The trend of work from home that emerged from COVID needs to be considered in relation to community telecommunications infrastructure.
5. The existing RC-G units that have been built have been a significant nuisance due to noise and garbage. One adjacent neighbor has recently sold their home due to the disruption in enjoyment of their property. The aggressive and unequal policies regarding densification in Windsor Park versus the other communities in the Chinook area are favourable to developers and perhaps the City's property tax revenues but not to existing single family home owners. The City appears to be ignoring this fact.

6. As 6th Street is a playground zone and will have many additional vehicles parked on it due to the ongoing R-CG re-zoning, safety of community residents crossing the road is of concern. The only public green space in the community lies immediate adjacent to 6th Street and children and families are heavy users of the public space surrounding the Windsor Park Community Centre (note: the Windsor Park Elementary School is not a public green space). I have lived in the community for over 15 years and have never seen Police Services enforcing the speed limit in any of the multiple playground zones within Windsor Park. As such, and due the connectivity of the community between high traffic corridors such as McLeod Trail and Elbow Drive, Windsor Park sees far more traffic than just local community traffic. The City has not put in traffic calming measures such as traffic circles and speed bumps in the community to help enforce the speed limits. The additional traffic from the row houses in combination with the heavy traffic use in the community needs to be considered in light of any re-zoning activities.
7. The community 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. Compared to other communities in the wider Chinook area, Windsor Park is far more diverse and done far more than its fair share of adding diverse, higher density developments. I have to ask “When will enough be enough???”. Based on data from the ongoing LAP for the Chinook zone, Windsor Park is one of two communities that have increased their densities over the past 50 years – Windsor Park is much further ahead in its density increase as its almost doubled over that period (other than Manchester, all of other Chinook communities have seen their densities drop, some by as much as 40%).
8. Further densification of Windsor Park is not in line with the City's stated Green Space and Urban Tree Canopy Goals. We are already underserved in regard to green space and a land use change here would impact numerous mature trees which are important to the community. We have seen this already in the fully and partially completed row houses that have been built in the City's R-CG push in our community.

I implore the City to reject this re-zoning application in light of my arguments above. The City needs to understand that the ongoing rubberstamping of R-CG re-zoning applications in Windsor Park and the failure to have any sort of interim plan for guiding such activity is creating significant friction in the neighbourhood in regards to overdensification. We have not seen Councillor Penner show much interest in supporting the community's position on this serious issue to date and we are getting pushed into a corner by the City and Planning's actions. I am all for property development of the right type – what the City and Planning are doing is just plain wrong.

Sincerely,

(signed)

Jason S. Kulsky
710 54 Ave. S.W.

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I have read and understand the above statement.

First name (required) Catherine

Last name (required) Gouthro

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Loc2023-008 loc2022-0201

Are you in favour or opposition of the issue? (required)

In opposition

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

To the City of Calgary Clerk and Council ,
July 18/2023
I'm writing today about the application for land use amendment LOC2023-0083
Location, 640-52Avenue Southwest, and LOC2022-0201 637-51 Avenue Southwest .

The Chinook Communities
Local Area Planning will be a well thought out plan taking over 30 years. The plan talks about the future and how important planning and development is.

I've been a resident of Windsor Park for the past 33 years and 33 years ago we were told that most of the densification would happen on the outer parts of Windsor Park, and that the interior will be left as a R-C2 development.
Promises, promises.

I believe the development especially in Windsor is going way to fast and more planing and thought is needed.
Every time I turn around I'm getting a letter about redevelopment,development and land use amendments. Just standing on my corner I can see in every direction a proposed change. (No kidding)
We need to think about schools , parking, waste and recycling, loss of biodiversity, flood concerns, noise and privacy,property values, equity and development, green space,traffic, and utility infrastructure.
Back in the day, one building would come down and a bigger single family dwelling or

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



characters)

a couple of infills were put up. (I'm okay with that). Now they want to put in multiple units- three stories high.

These developments will have garages but I've seen other big developments in Windsor Park where the garage has become a glorified storage unit. They are small units, almost too small for cars. Waste and recycling bins are stored in front of garage doors making access very difficult. Therefore, people park on the street. The CCLAP needs more research to address the future of electric cars. Will our electric utilities be able to support all the extra. Where will all these vehicles plug in. By 2035, every passenger vehicle sold in Canada will need to be electric.

Also , Underground parking could be considered.

With more cars brings traffic pressure on an area covered by a grid of playground and school zones.

Elboya school is the only school in the area and beyond capacity. Further development would means kids being bussed out of the community.

Also, with multiple units, the count of waste and recycling bins is beyond reasonable and it just seems unconscionable.

What toll will all this development take on sewer electrical , and water systems. Will these new developments be considered climate ready.

Municipal Deve