

Land Use Amendment in Windsor Park (Ward 11) at 640 – 52 Avenue SW, LOC2023-0083

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 640 – 52 Avenue SW (Plan 1693AF, Block 8, Lots 21 to 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 102D2023** for the redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 640 – 52 Avenue SW (Plan 1693AF, Block 8, Lots 21 to 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted on 2023 April 03 by Horizon Land Surveys on behalf of the landowners, Beverley Ann Clarke and Clifford Heward Clarke.

The approximately 0.08 hectare site is situated at the northeast corner of 52 Avenue SW and 6 Street SW. The site is located across the street (immediately north) of Windsor Park and 350 metres south of Elboya School. The site is 170 metres east of Elbow Drive SW and 150 metres south of 50 Avenue SW. These streets each form part of Calgary's Primary Transit Network. 50 Avenue SW is also designated as a Neighbourhood Main Street. The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential land uses. Up to 6 dwelling units can be accommodated on the site. Secondary suites are a permitted use in the R-CG District.

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A detailed planning evaluation of the application including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to homes within a 90-metre radius and discussed the application in person with residents. The applicant also contacted the Windsor Park Community Association and the Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received seven letters of opposition and no letters of support from the public. The letters of opposition cited the following concerns:

- removal of established trees;
- inadequately sized garages;
- increased noise;
- increased number of waste bins;
- increased traffic and safety issues;
- increased privacy and overlook issues;
- no capacity for public utilities and internet; and
- community has already accepted a disproportionate population increase.

A letter of opposition from the Windsor Park Community Association (Attachment 4) was received on 2023 April 12 citing concerns around increased density, increased demand on public infrastructure and internet, decreased tree canopy, inadequate size of rowhouse garages and increased noise.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

Environmental

The applicant has indicated that they plan to pursue LEED GOLD Certification, including green infrastructure, EV charging and roof top solar panels as part of a future development permit. This is in alignment with the *Calgary Climate Strategy – Pathways to 2050* (Programs A, F and K). Further opportunities to align future development on this site with applicable climate strategies will continue to be encouraged at the development permit stage.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services and provide more housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 102D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform