

Land Use Amendment in Windsor Park (Ward 11) at 637 – 51 Avenue SW, LOC2022-0201

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 637 – 51 Avenue SW (Plan 1693AF, Block 8, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MAY 18:

That Council give three readings to **Proposed Bylaw 93D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 637 – 51 Avenue SW (Plan 1693AF, Block 8, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the 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 the site, allows for development that is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for increased housing options within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted by Ground Cubed on behalf of the current landowners, Christopher Jones and Nicole Westman-Jones, on 2022 November 08. The property's title is currently in the process of being transferred to 1381034 Alberta Ltd. (Malliot Homes). While no development permit has been submitted at this time, it is noted in the Applicant Submission (Attachment 2) that the applicant intends to pursue development of a four-unit rowhouse building with four secondary suites.

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

Planning and Development Services Report to
Calgary Planning Commission
2023 May 18

ISC: UNRESTRICTED
CPC2023-0335
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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 public stakeholders and the community association was appropriate. The applicant indicated the following community outreach activities were conducted:

- Applicant contacted the Ward 11 Councillors office,
- Applicant met with the Windsor Park Community Association twice,
- Notification letters were distributed to residents within 100 metres of the site,
- Applicant produced a project webpage,
- An online open house was held.

Further details can be found in Attachment 3, Applicant Outreach Summary.

City-Led Outreach

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

Administration received two letters and one telephone call citing concerns with increased density, inadequate parking capacity, loss of privacy, shadowing, and flooding potential.

The Windsor Park Community Association (CA) also provided a formal letter of objection to the File Manager (Attachment 4) on 2023 April 03 citing concerns similar to those raised by the residents. In addition, the CA requested the applicant amend the application to the Residential – Grade-Oriented Infill (R-CGex) District to remove the option for development of secondary suites.

Through correspondence with the File Manager, the applicant indicated the R-CGex District was not a viable alternative to pursue.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking will be reviewed and determined at the development permit stage, with consideration given to appropriate building design, shadowing, and privacy of the adjacent property.

Following Calgary Planning Commission, notification for Public Hearing of Council for the land use amendment will be posted on-site and mailed out 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 proposed land use would allow for a wider range of housing types than the existing R-C2 District which may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encourage at subsequent development approval stages.

Economic

The ability to develop a four-unit rowhouse with four secondary suites would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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 93D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform