

## Public Hearing July 25, 2023

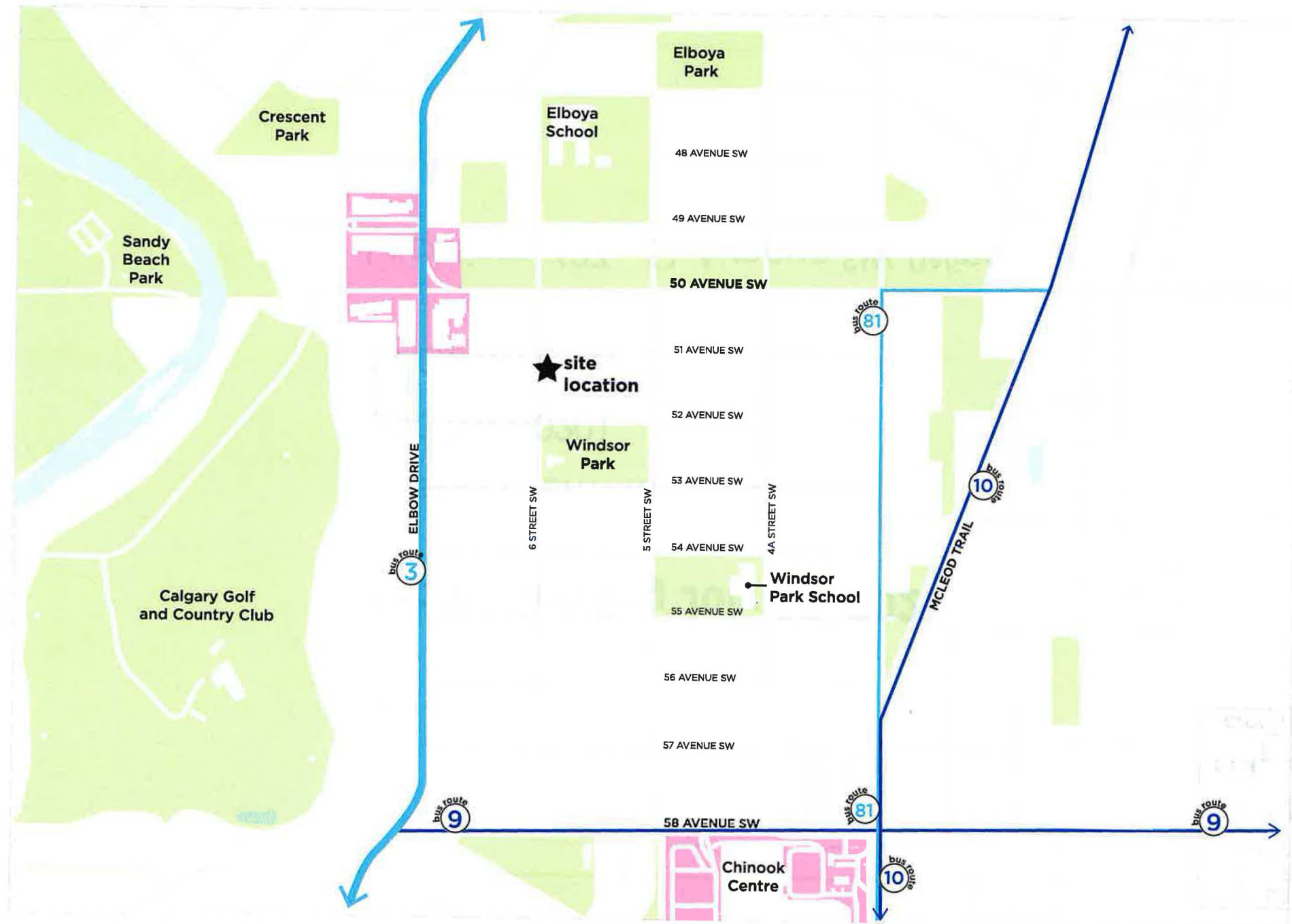
Agenda Item No. 7.2.29

LOC2022-0201

CPC2023-0335

Location: 637 - 51 Avenue SW (Windsor Park)

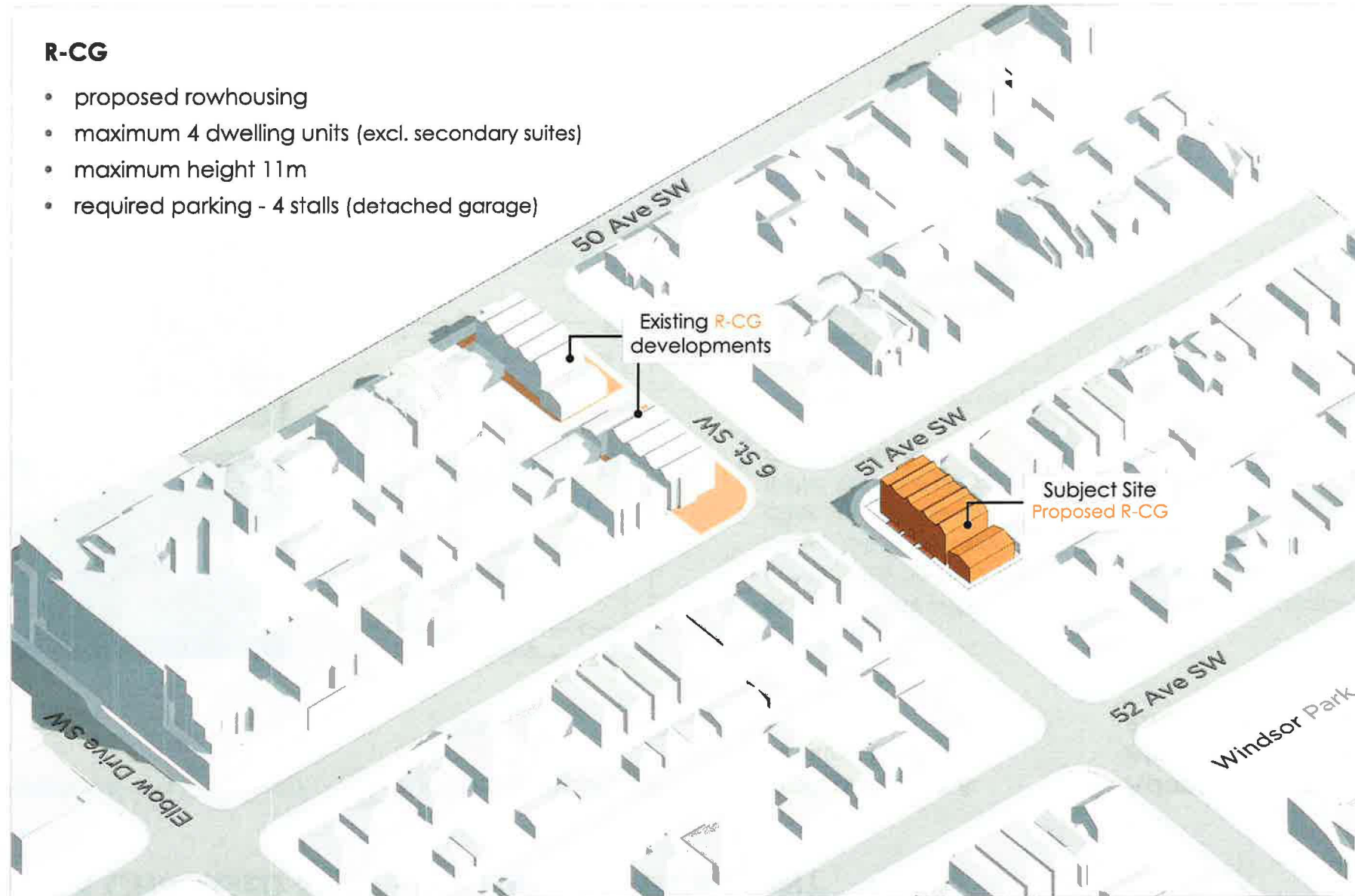
# LOCATION & CONTEXT



## PROPOSED R-CG DISTRICT

### R-CG

- proposed rowhousing
- maximum 4 dwelling units (excl. secondary suites)
- maximum height 11m
- required parking - 4 stalls (detached garage)



# WHAT'S CHANGED SINCE THE FIRST APPLICATION?

## 1. Applicant-led Outreach



**Online Open House**  
Thursday, September 8  
7:00pm - 8:00pm  
(via Zoom)

To register, please visit:  
[cultivateideas.ca/windsor-park](http://cultivateideas.ca/windsor-park)

You are invited to an online open house about an upcoming land use reapplication application for 637 51 Avenue SW. At this session we will share our development concepts, answer your questions, and gather feedback.

To register for the session, please visit:  
[cultivateideas.ca/windsor-park](http://cultivateideas.ca/windsor-park)

Don't hesitate to reach out if you have any questions or comments by sending us an email at [planning@groundcube.ca](mailto:planning@groundcube.ca).

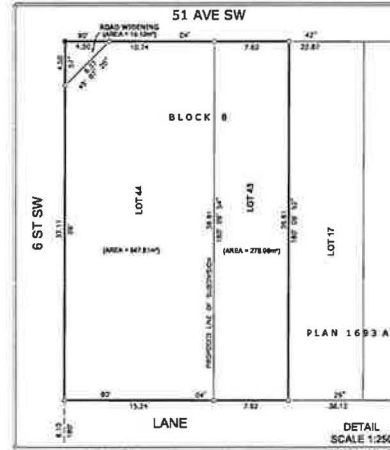


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### METHODS

- Postcards
- Project Website
- Virtual Public Open House

## 2. Subdivision Approval



- Created smaller lot resulting in less density and smaller building mass.

## 3. Transportation & Parking Review

### FINDINGS

- Road network will continue to operate well below City guidelines after the addition of traffic from the proposed development.
- Potential off-site parking impacts are minimized by large on-street site frontage and existing residential parking permit restrictions.

## 4. Adoption of Housing & Affordability Task Force Recommendations

### OUTCOME

- Increase and diversify the supply of housing.