Windsor Park

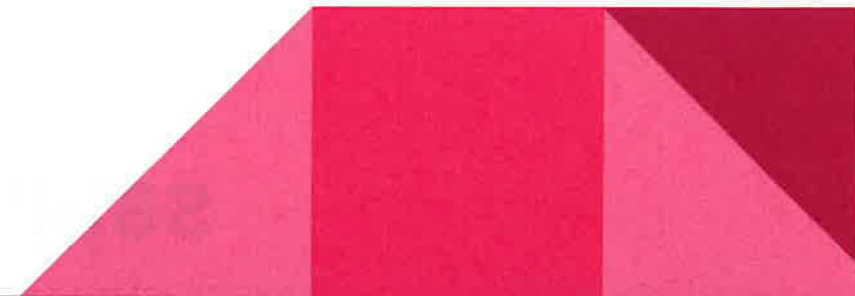An Amazing and Inclusive Community

Agenda

- Community Profile
- Surrounding Communities - A Comparison
- Precedence
- Concerns
  - Ecology
  - Utilities
  - Streetscape
  - Safety
  - Parking
- MDP Alignment
- Meaningful Alternatives
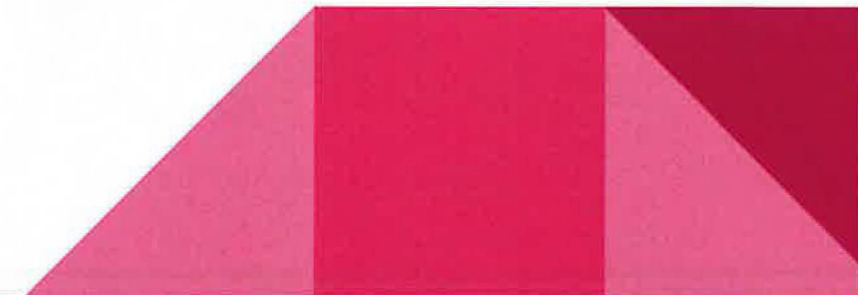
Windsor Park - A "missing middle" Community

Windsor Park		
	Number	Per cent
Occupied private dwellings	**2,310**	**100%**
Single-detached house	**285**	**12%**
Semi-detached house or duplex	**385**	**17%**
Semi-detached	*205*	*9%*
Duplex	*180*	*8%*
Row house	**95**	**4%**
Apartment	**1,530**	**66%**
Less than 5 storeys	*1,280*	*55%*
5 storeys or more	*250*	*11%*
Other dwelling	**0**	**0%**

The Missing Middle

Detached Home • Heritage Conserving Infill • Duplex, Triplex, Fourplex, etc. • Townhouse • Small Apartment Building • Low to Mid-Rise Apartments
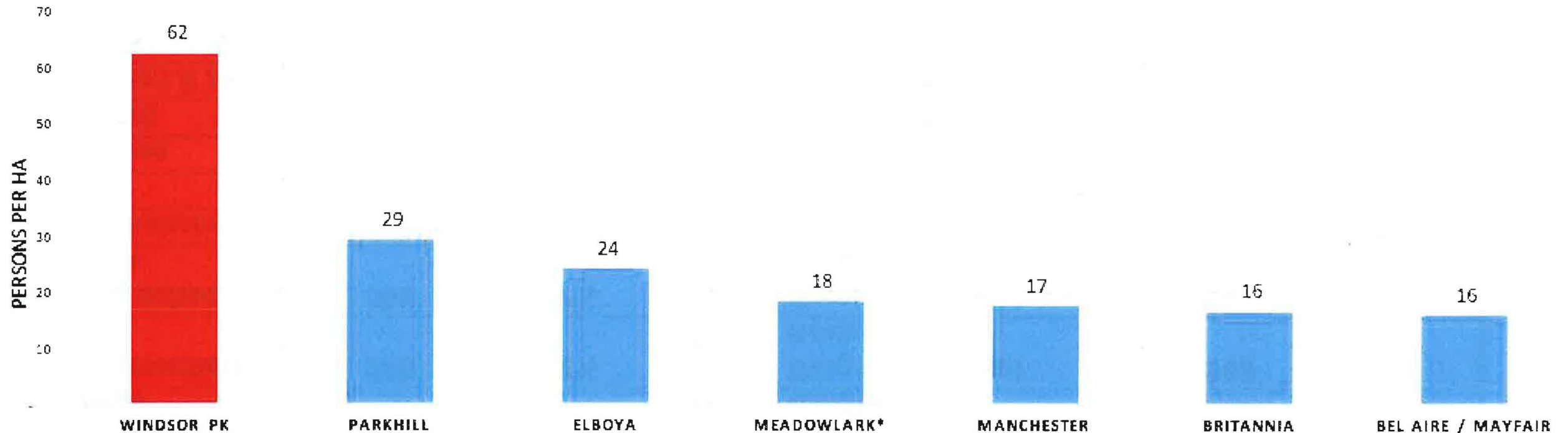
WP - Comparison to adjacent communities

Community Population Change 1968-2019

WP - Comparison to adjacent communities

CHINOOK COMMUNITIES LAP
PERSONS PER HECTARE

- Not only does WP have a much higher population per hectare but WP has 46% of households in the LAP communities, packed into 19% of the LAP area
- WP Density is more than double the City 60 year density target of 27 people/hectare

WP - Comparison to adjacent communities

Windsor Park

	Number	Per cent
Occupied private dwellings	2,310	100%
Single-detached house	285	12%
Semi-detached house or duplex	385	17%
Semi-detached	*205*	*9%*
Duplex	*180*	*8%*
Row house	95	4%
Apartment	1,530	66%
Less than 5 storeys	*1,280*	*55%*
5 storeys or more	*250*	*11%*
Other dwelling	0	0%

Calgary

	Number	Per cent
Occupied private dwellings	466,725	100%
Single-detached house	262,965	56%
Semi-detached house or duplex	50,880	11%
Semi-detached	*29,295*	*6%*
Duplex	*21,585*	*5%*
Row house	44,705	10%
Apartment	105,890	23%
Less than 5 storeys	*72,880*	*16%*
5 storeys or more	*33,010*	*7%*
Other dwelling	2,295	0%

Single-Detached House Comparison : Mayfair 97%, Meadowlark Park 96%, Chinook Park 85%, Britannia 80%, Elboya 59%, Parkhill 40%, Bel-Aire 100%

WP - Comparison to adjacent communities

Windsor Park	Number	Per cent
Private households	2,310	100%
Owner households	915	40%
Renter households	1,395	60%

Calgary	Number	Per cent
Private households	466,730	100%
Owner households	333,455	71%
Renter households	133,275	29%

Rental Rate Comparison

- Elboya = 45%
- Britannia = 20%
- Meadowlark = 15%
- Mayfaire = 7%
- Bel-aire = 7%
- Parkhill = 43%

WP - Comparison to adjacent communities

Bel-Aire

Median total household income (before tax) in 2015:

$401,839

$$$

$97,329

WINDSOR PARK

Median total household income (before tax) in 2015:

$64,022

$$$

$97,329

Meadowlark Park

Median total household income (before tax) in 2015:

$121,624

$$$

$97,329

Mayfair

Median total household income (before tax) in 2015:

$307,108

$$$

$97,329

Britannia

Median total household income (before tax) in 2015:

$268,603

$$$

$97,329

Elboya

Median total household income (before tax) in 2015:

$106,887

$$$

$97,329

Precedence

Windsor Park has always welcomed density on the main feeder roads. However whenever land use changes to R-CG have come into the interior of the community we have opposed it with some wins and some losses.

- Landuse change request at 505 51 avenue SW - Denied in 2016
- Landuse change request at 637 51 AV SW - Denied in 2022 yet up for another land use change request a year later (LOC2022-0201) ?
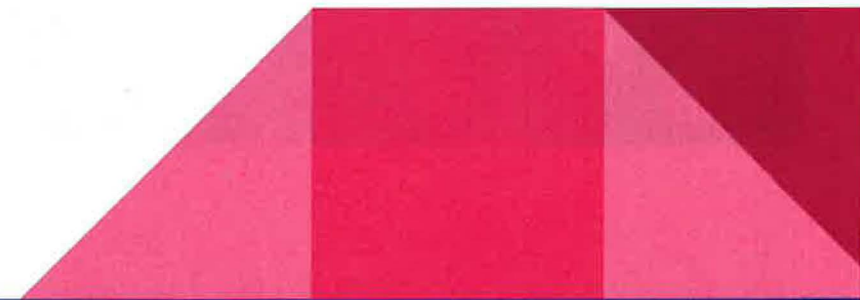
Concerns - Ecology, trees

LOC2023-0083
640 52 AV SW
9 mature spruce, 1 mature pine,
numerous other deciduous trees

LOC2022-0201
637 51 AV SW
All trees bull dozed except one poplar

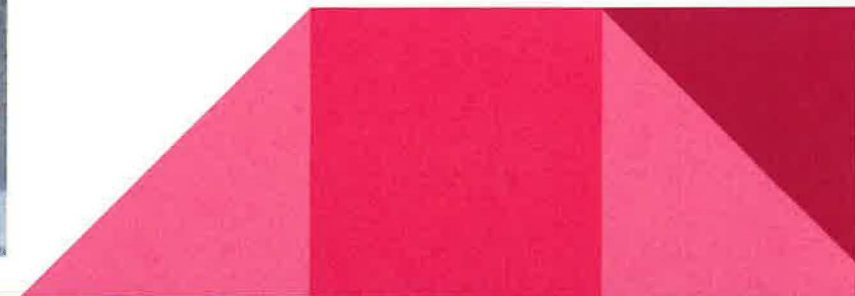# Concerns - Canopy Targets

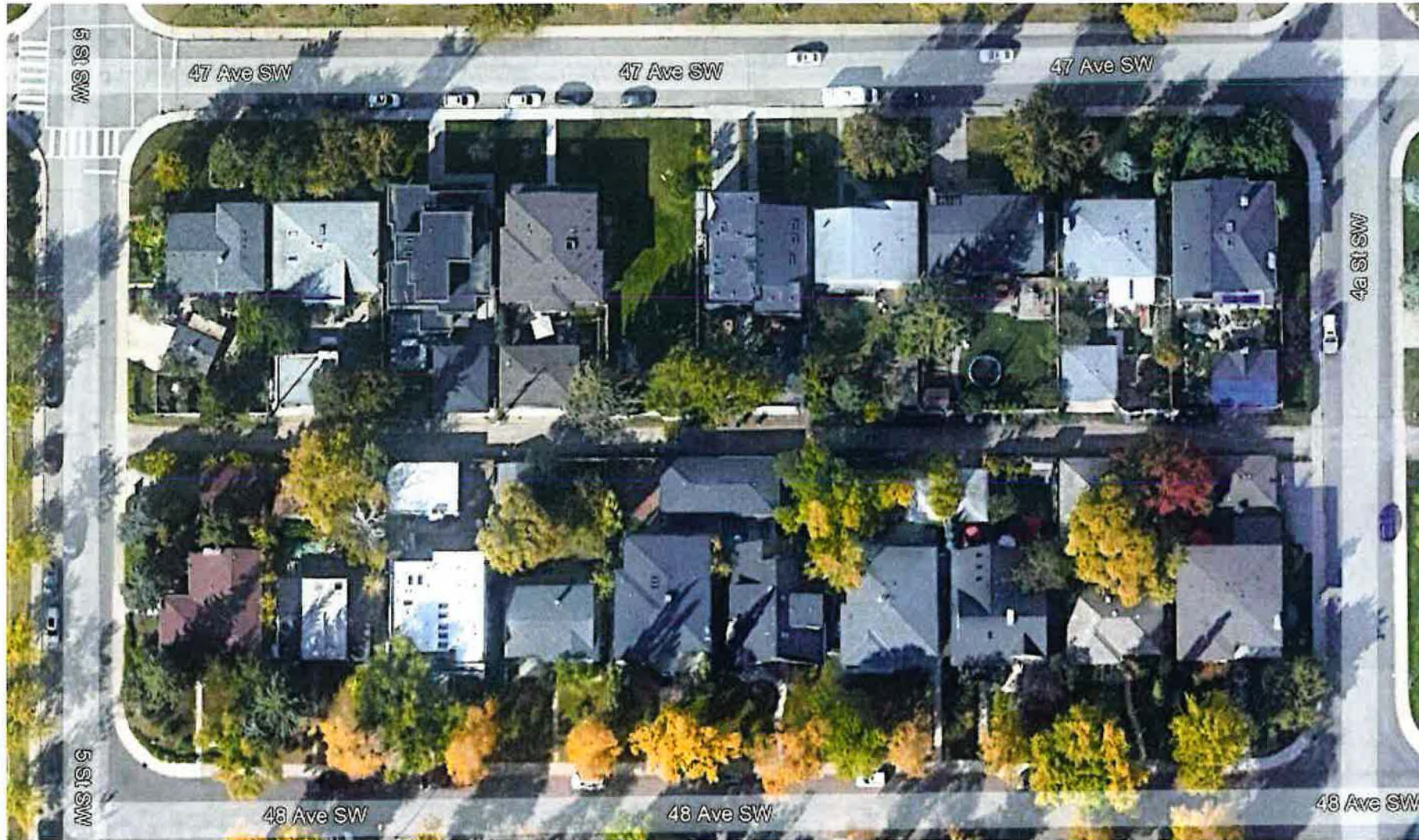## WINDSOR PARK

Urban Forest (% of tree canopy) Target

- 1998 – 8%
- 2018 – 8.25%
- 60-yr target 14-20%

The City LAP team will not provide % tree canopy targets per community?

Concerns - Canopy Targets

ELBOYA

Urban Forest (% of tree canopy) Target

- 1998 – 8%
- 2018 – 8.25%
- 60-yr target 14-20%

Why such a difference?

Concerns - Usable Green/Park Space

- Windsor Parks only green/park space provides 2-4% green space for the community.
- City Target per community 10%!

Concerns - Utilities

Location of Storm Drains - Normal Day

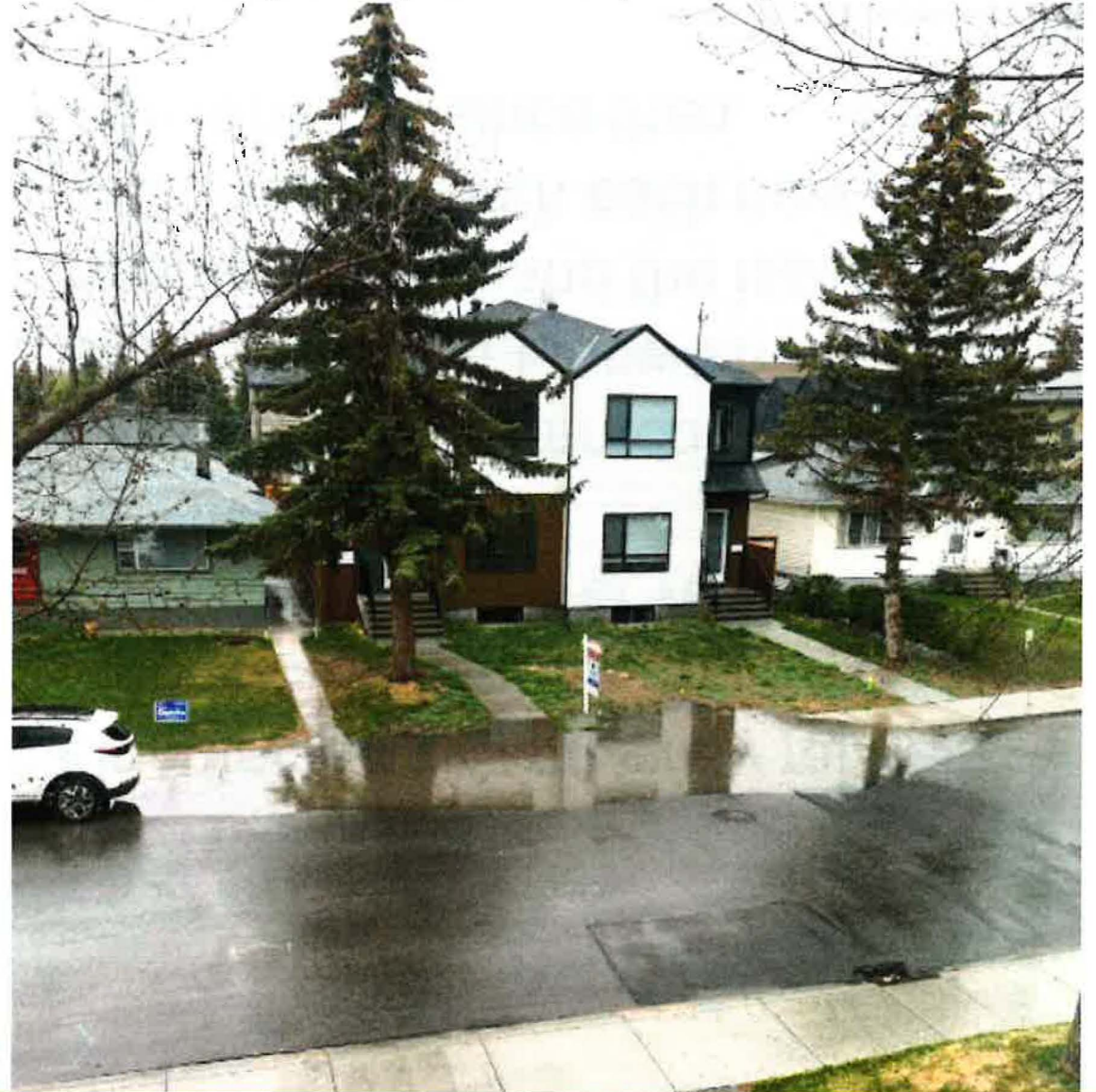Both storm drains on 51 AVE not able to manage rainfall event - July 3, 2021

Concerns - Utilities

Storm drain on North side of 51AVE not able to manage rainfall event - July 7, 2022.
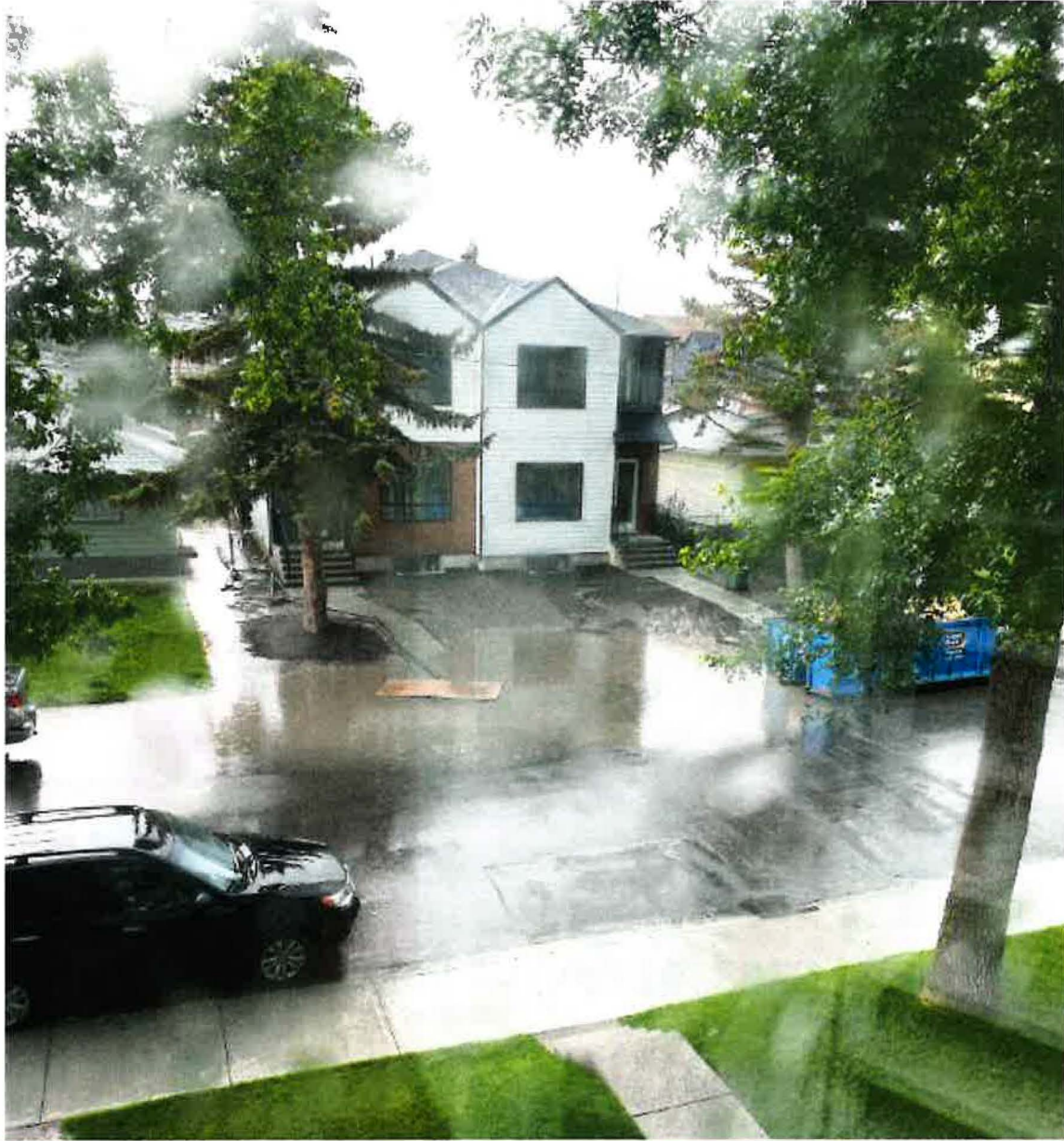
More flooding on May 8, 2023 only after light drizzle

Concerns - Utilities

Significant Flooding on July 16, 2023 after hail storm

- Flooding occurs on every rainfall, regardless the amount of rain
- Consistent year over year, these are not one off events.
- Started in 2021 immediately after development at Elbow and 51 AVE was completed and the issue has compounded with each new development since then.
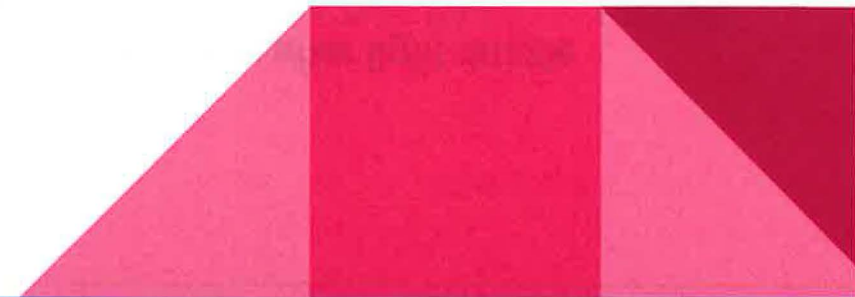
Concerns Streetscape - Promised Versus Delivered

Streetscape - Garbage

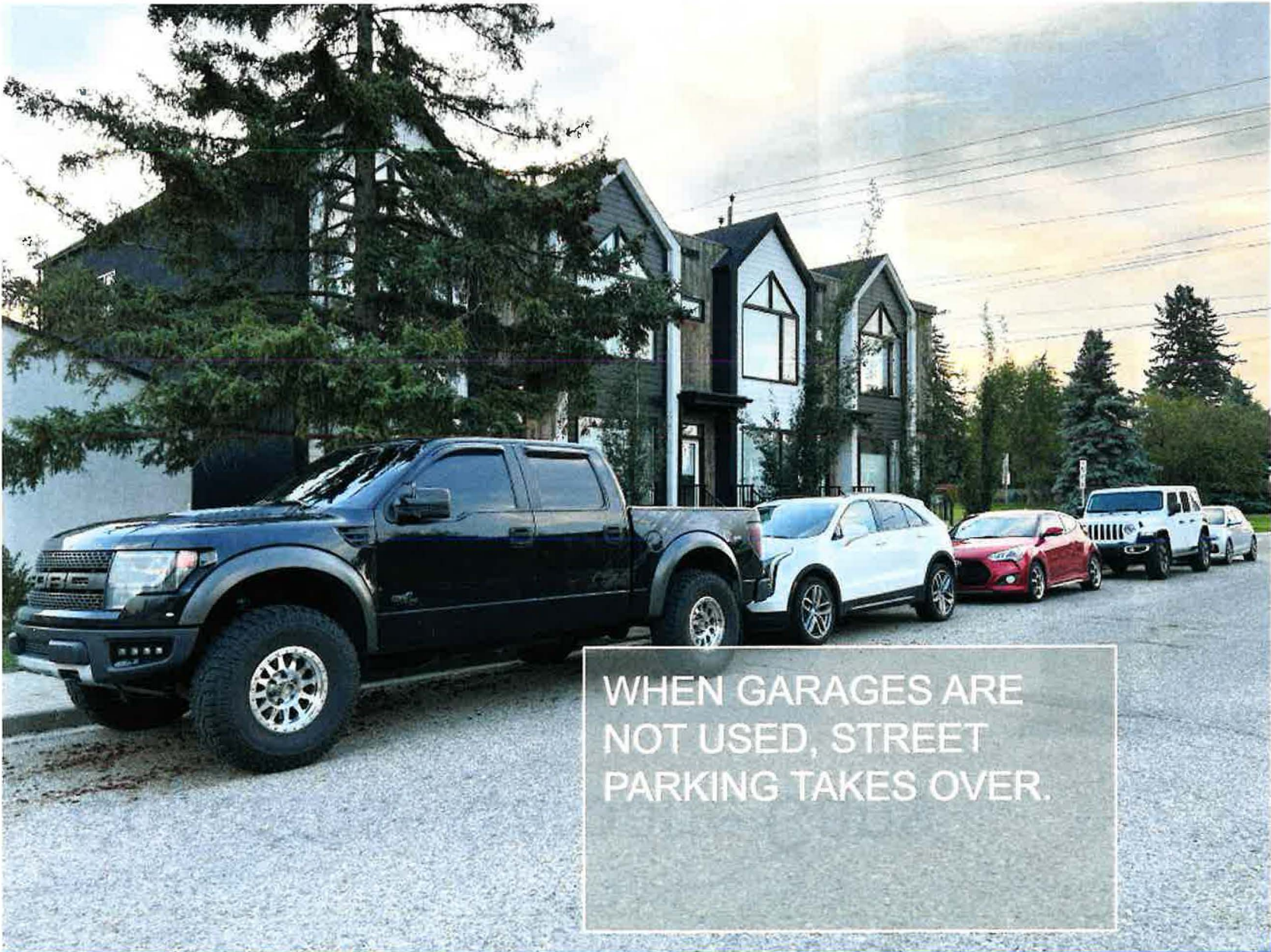FEW MEANINGFUL TREES ON ROW HOUSE LOTS
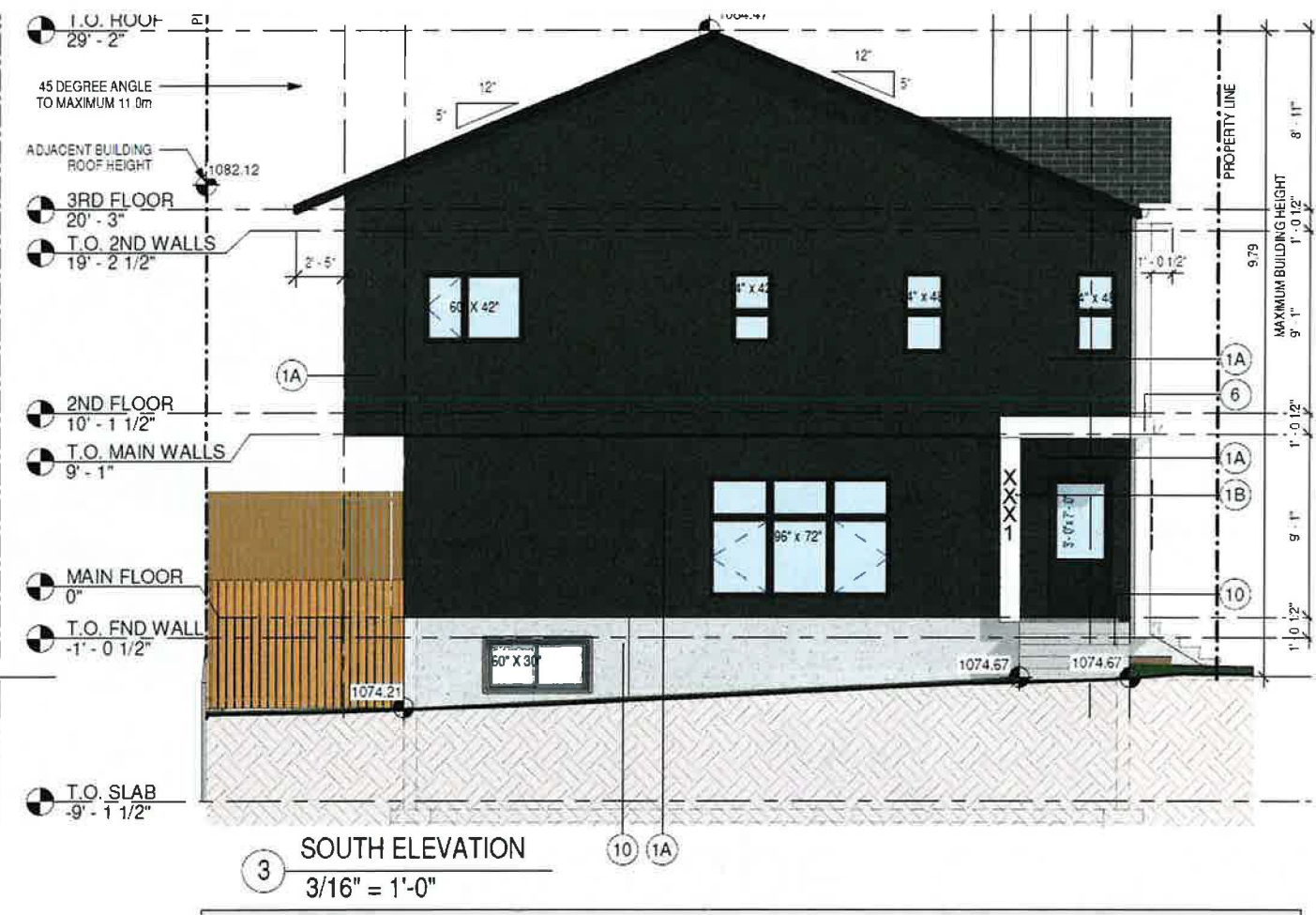
Concerns - Garbage Cans

EITHER NO ONE USES THE GARAGES TO PARK AS THEY ARE BLOCKED BY BINS, OR...
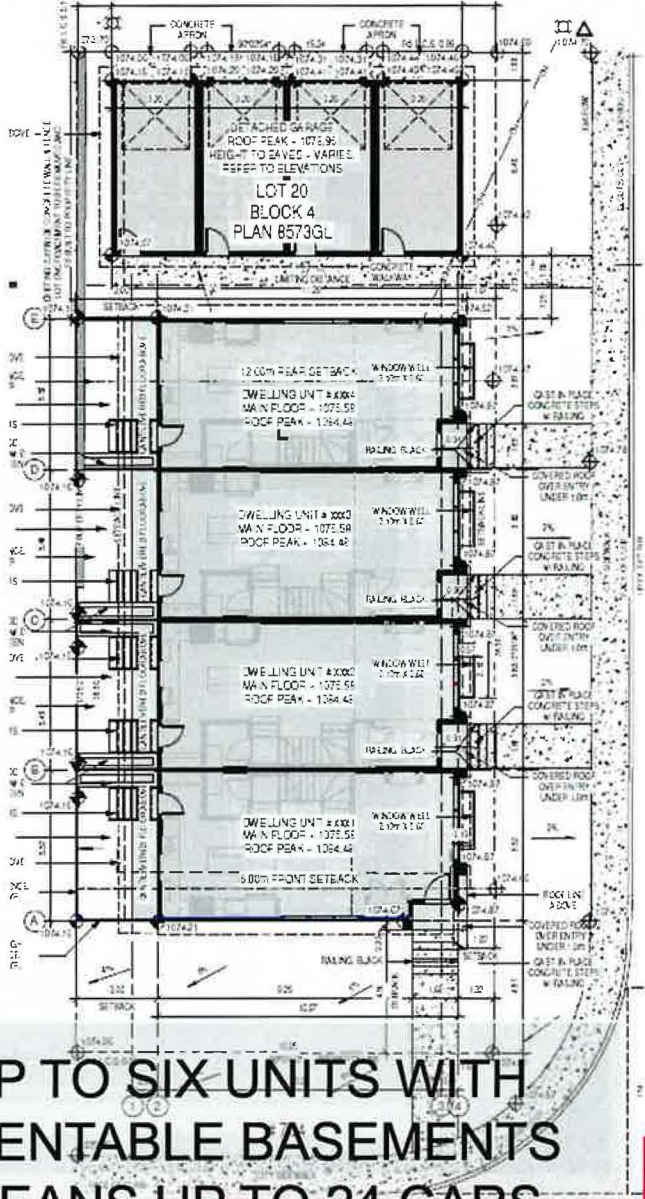
THEY ONLY USE THEIR BLACK BIN AND THROW EVERYTHING IN IT
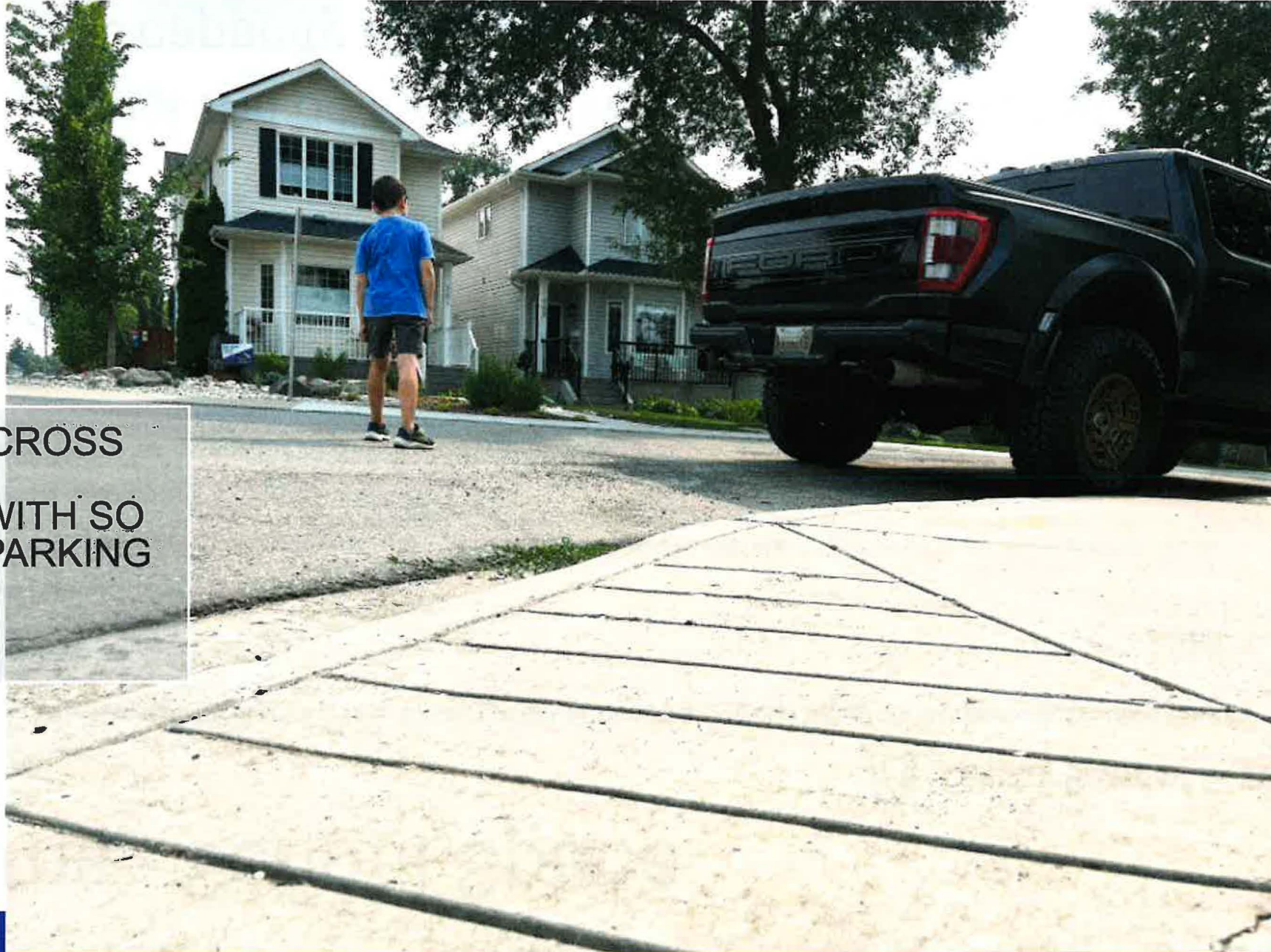
Concerns - Parking

WHEN GARAGES ARE NOT USED, STREET PARKING TAKES OVER.
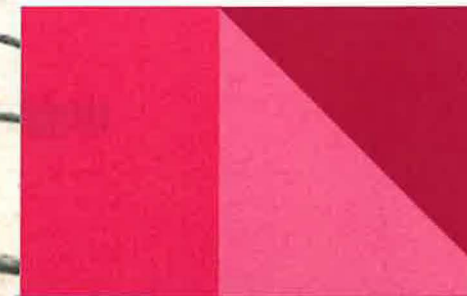

UP TO SIX UNITS WITH RENTABLE BASEMENTS MEANS UP TO 24 CARS PARKED ON THE STREET!

Concerns Safety - Pedestrian Sightlines

SIGHTLINES AT CROSS WALKS ARE CHALLENGING WITH SO MUCH STREET PARKING EDGING TO THE CORNERS

Concerns - School Space

 Calgary Board of Education

Notice Regarding Overflow Designation for Kindergarten to Grade 9 Regular Program Students Attending Elboya School

Dear Students and Parents/Guardians,

This letter is to inform you that Elboya School is projected to be over capacity for the 2023-24 school year. The school will not be able to accommodate all students who live within the school boundary. Immediate short-term adjustments are needed to ensure that the Calgary Board of Education (CBE) can continue to offer strong learning opportunities to all students.

The regular program is seeing high enrolment for the 2023-24 school year. Consequently, we must designate overflow schools for all **new** regular program registrations for elementary and junior high grades at Elboya School for the 2023-24 school year.

Effective immediately, new registrations that cannot be accommodated in the regular program at Elboya School for the 2023-24 school year will be overflowed to:

- Chinook Park School for kindergarten to Grade 6 - located at 1312 75 Ave SW
- Woodman School for Grades 7 to 9 - located at 8706 Elbow Dr. SW

Regular program students who are overflowed to Chinook Park School and Woodman School will be placed on a call-back list and if space becomes available, they will be given an opportunity to transfer back to Elboya School.

- ## Elboya School will be sending Windsor Park kids out of their school zone due to capacity issues!

Concerns - Affordability/Functionality

- R-CG's Units are not providing the desired "missing middle"
- Rental units are $4000+/month and row houses for sale are $650,000+ (not much cheaper then a duplex)
- A duplex with rentable basements would provide a better variation in affordable housing options
- The numerous stairs make these types of units challenging for our Elders and the lack of space make them not ideal for families with young children.

Meaningful Alternative 1 - Stick with Duplexes/Infills

- Developers have stated that their desire for R-CG are purely profit driven
- Developers have stated that The City helps direct where they look for R-CG properties by precedence resulting in a negative feedback loop
- Duplex developments or infills are still highly profitable as can be seen by the numerous duplex and infills currently under construction in WP.
- Allowing R-CG provides maximum profits to developers at the expense of the community

Meaningful Alternative 2
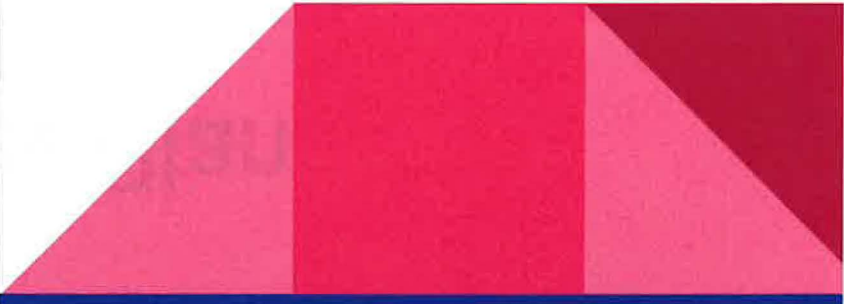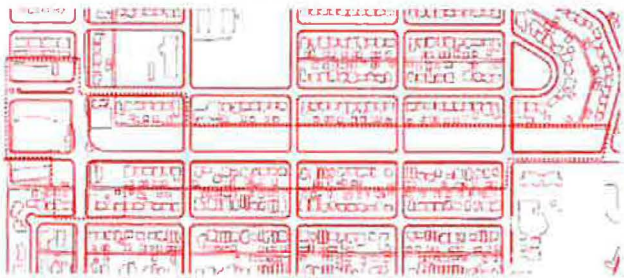
Meaningful Alternative 2 - 50 Ave Redev Plan

Total Plan Area (10.9 ha)	Gross Floor Area (m²)	Dwelling Units	Population	Jobs	Population & Jobs per Hectare
Currently	17,800	67	126	190 (estimated)	28
Planned Capacity	93,300	560	1000	500	139

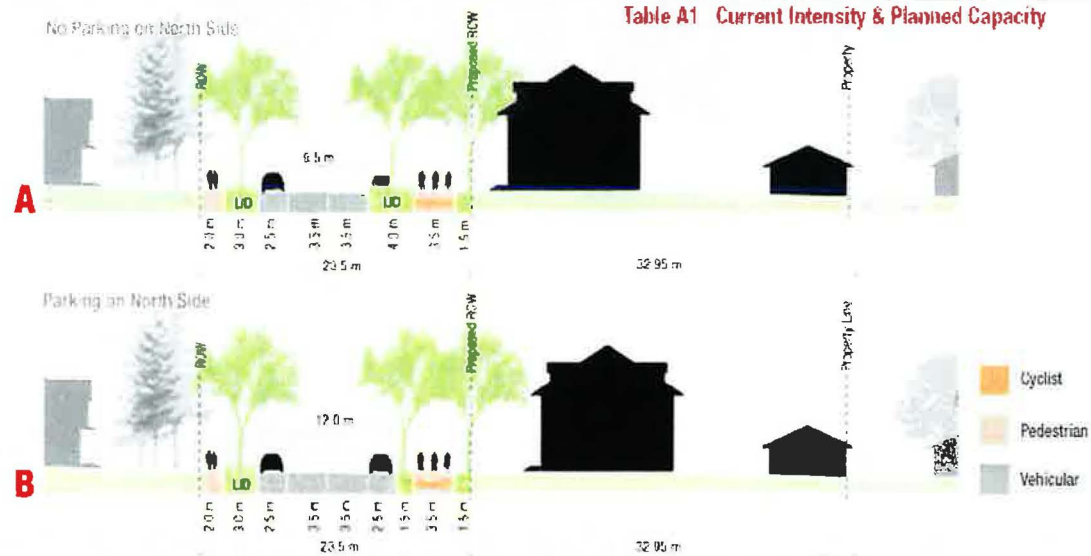Table A1 Current Intensity & Planned Capacity

No Parking on North Side

Parking on North Side

- Cyclist
- Pedestrian
- Vehicular

LID **1**

Multi-use Regional Pathway **2**

Intermittent parallel parking bays **3**

Seating Areas **4**

Figure 14. Proposed 50 Avenue SW Complete Street Concept
Bike facility details (pathway vs bike lane) subject to detailed street design..

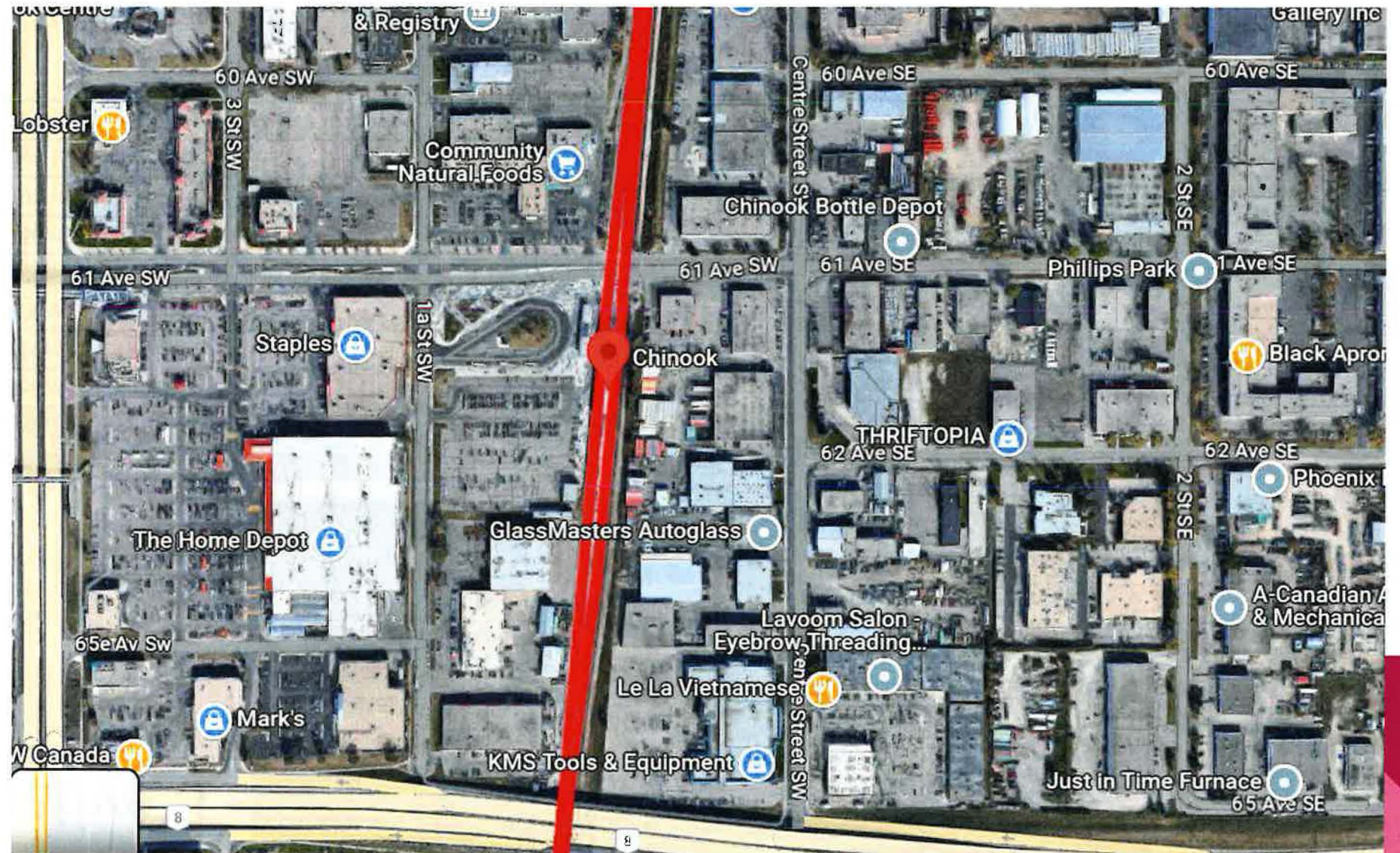# Meaningful Alternative 3 - Density Around C-Train Stations
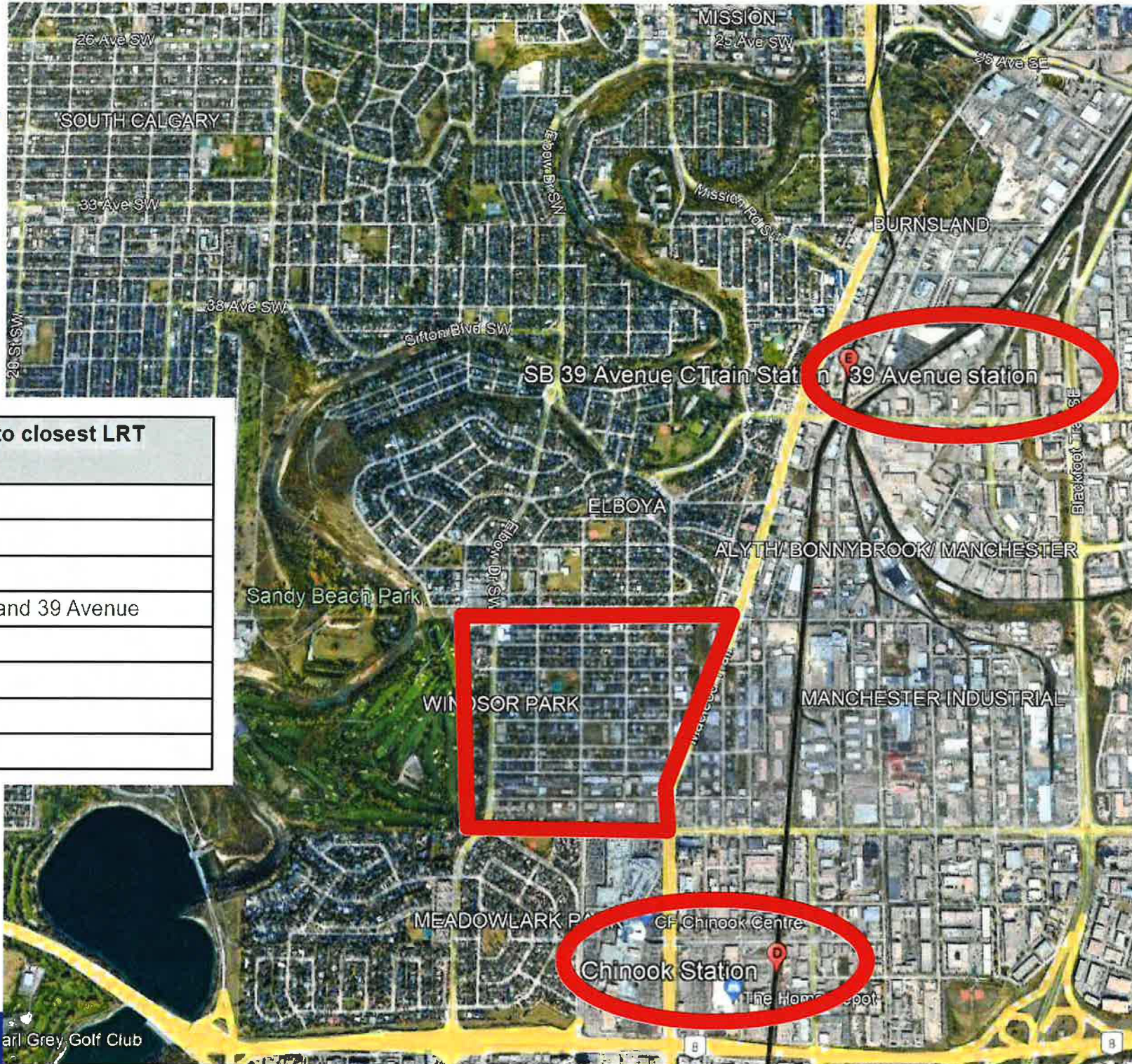
Community Name	2019 Population	Approximate Distance to closest LRT Station
Bel-Aire	390	1,650m to Chinook
Britannia	690	1,600m to 39 Avenue
Elboya	1,754	1,200m to 39 Avenue
Manchester	1,025	1,100m to both Chinook and 39 Avenue
Mayfair	432	1,650m to Chinook
Meadowlark Park	644	950m to Chinook
Parkhill	1,691	300m to 39 Avenue
Windsor Park	4,584	1,200m to Chinook

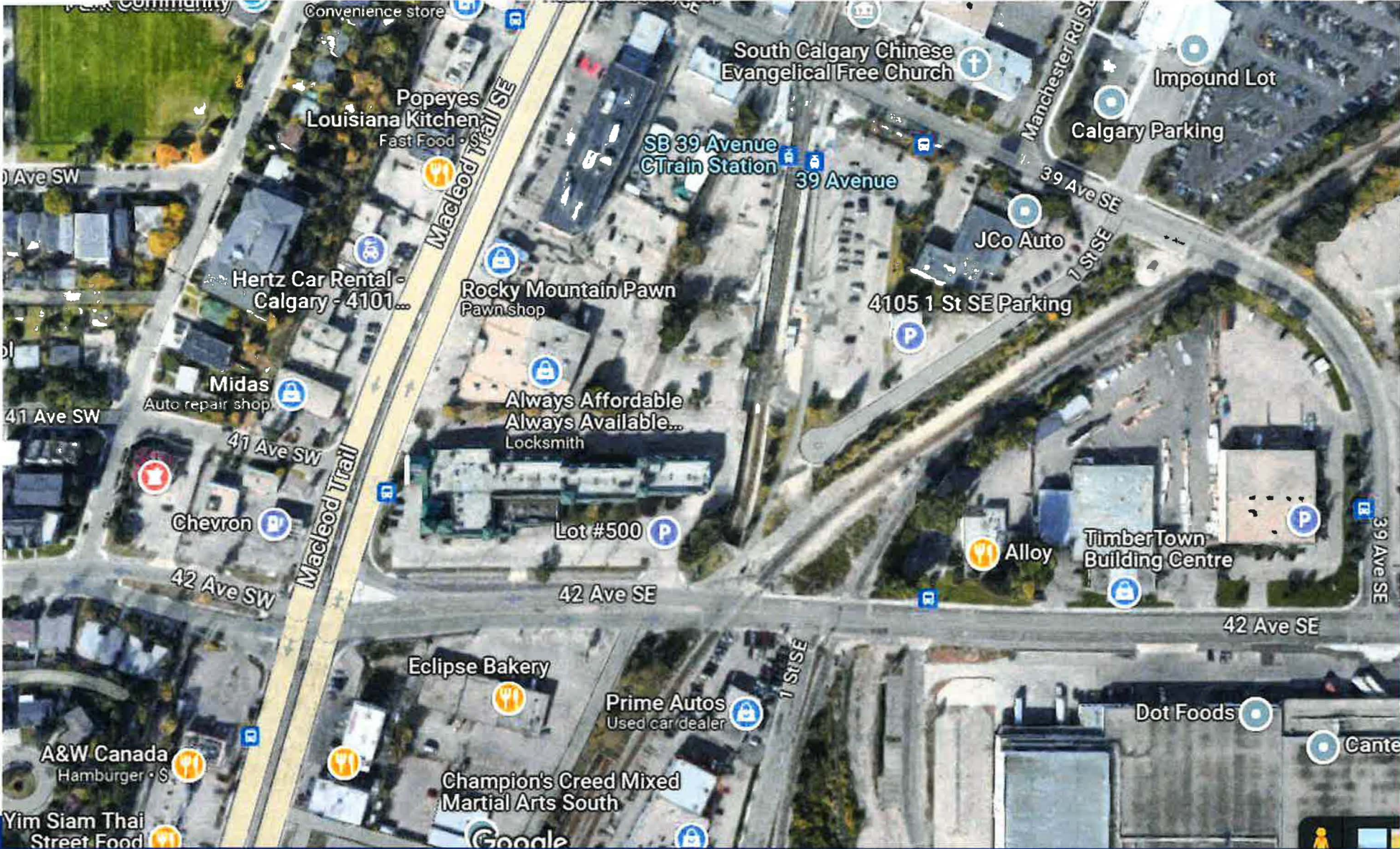# Meaningful Alternative3 - Density Around C-Train Stations

Chinook Station

There are more parking lots then buildings around Chinook Station

Meaningful Alternatives - Density Around C-Train Stations

39th Ave Station

Why are there empty warehouses around a C-Train Station?

Meaningful Alternative 4 - STOP PUNCHING DOWN! Bring Adjacent Communities up to City Targets!

CHINOOK COMMUNITIES LAP
PERSONS PER HECTARE

Community	Persons per HA
WINDSOR PK	62
PARKHILL	29
ELBOYA	24
MEADOWLARK*	18
MANCHESTER	17
BRITANNIA	16
BEL AIRE / MAYFAIR	16