

# Applicant Outreach Summary



## Applicant-Led Outreach Summary

637 53 AV SW  
702 53 AV SW

LOC2023-0139  
DP2023-03418  
DP2023-03434



Issued  
August 2023

## Summary

On behalf of Homes By Avi, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the properties at 637 53 AV SW and 702 53 AV SW from the existing (R-C2) District to the R-CGex (Residential - Grade-Oriented Infill) District to accommodate 6-unit rowhouse developments on each site, each with six associated parking stalls (one stall per unit) within 2.5 storey built forms. The proposed R-CGex land use district prohibits Secondary Suites or Backyard Suites. The development concept places four rowhouse units along 53 AV SW, and two units fronting 6 ST SW.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between May - August 2023 and are further detailed below. Interested parties including the Windsor Park Community Association (WPCA) and Ward 11 Office were offered digital meetings and invited to participate in our process which has focused on informative and fact-based engagement and communications.

### How We Engaged

#### May - July 2023 - Application Submission / Outreach Launch

- Activated and monitored a dedicated engagement email and phone line;
- Shared project overview letter and site plan with the WPCA and Ward 11 Councillor's Office, offering virtual meetings.
- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information;
- Displayed a sandwich board on the site, providing proposal details and contact information;
- On-going correspondence and direct responses provided to all interested parties including Ward 11 and the WPCA;

#### August 2023 - Outreach Closure

- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure notification and project updates;
- Updated on-site signage provide notice of outreach closure and shared Outreach Summary to interested parties;
- Shared Outreach Summary with City Administration, WPCA, and Ward 11 Office;
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

### Interested Party Feedback

Over the outreach timeline, the project team was contacted by 5 individual community members, however, only received direct feedback related to the application from two individual community members. The project team shared Land Use Redesignation information packages with the WPCA and the Ward 11 Office, offering meetings to discuss the application. The Ward 11 Office provided a thank you message for the information sharing. The WPCA provided a response directly to the project team related to our information package, which the applicant team responded to.

The project team also met in person with the next door neighbour of 702 53 AV SW to discuss the retaining wall and fence along the shared property line.

Project feedback has been categorized into 5 themes. Each theme begins with an outline of what the project team heard and then provides a project team response.

#### Feedback Themes

- On-Street Parking, Traffic + Pedestrian Safety
- Density, Tenure, Property Values
- Building Height/ Privacy
- Lack of Community Amenities & Park Space
- Landscaping & Lot Coverage

## What We Heard

### On-street Parking, Traffic + Pedestrian Safety

#### What We Heard

The most common feedback theme related to concerns of on-street parking congestion. Concerns with potential increased risk of danger for pedestrians, specifically children, were also shared with the project team.

#### Response

There are 6 parking stalls within a garage accessed via the rear lane proposed for each site. The amount of parking proposed meets and exceeds the Council approved Land Use Bylaw rules of the stock R-CGex District with a ratio of 1 vehicle parking stall per Dwelling Unit. Secondary Suites are not a listed use within the R-CGex District and are not proposed within either Development Permit application.

The subject sites are located ±150-170m from a Route 3 stop along the Primary Transit Network on Elbow DR SW, one of Calgary's most used and highest frequency transit routes, providing easy access to various destination in the north and south of the city.

There are multiple cycle routes connecting to regional pathways near the site along 5 ST SW, and 50 AV SW connecting cyclists safely to the greater cycling and pathway network.

The subject properties have a generous double frontage on 53 AV SW and 6 ST SW, allowing for approximately 8-9 on-street parking stalls for each site, helping to mitigate any potential on-street parking impacts on neighbors and ensures ample parking space for potential visitors.

While there are no on-street parking restrictions currently adjacent to either site, Windsor Park is within Residential Parking Zone BEW (RPZ). The Residential Parking Program (RPP) is a method that residents can request the City of Calgary implement to manage on-street parking impacts to ensure there is a reliable and predictable amount of available space on each block. As an RPZ is already established residents may request that a parking restriction sign be installed. New restrictions require a parking study. Parking studies are conducted to determine on-street occupancy in residential areas to address parking issues. The minimum study area is one block and will include both sides of the street. Study periods will be based on peak times of the nearby parking generator. If the parking study shows occupancy is 80% or higher, two-hour parking except by permit signs can be added. Further restrictions can be added based on parking occupancy.

The project team has consulted with transportation engineers Bunt & Associates through similarly scaled



03

projects within the inner-city where it was determined that proposals of this scale are not significant generators of traffic.

The project team heard that on-street parking creates a safety hazard for pedestrians along 53 AV and 6 ST SW as Windsor Park Community Association and park is located along both streets. As part of the concurrent application Detailed Team Review, the City of Calgary Mobility Engineering department has reviewed the developments in terms of pedestrian and vehicular safety. No comments related to safety risks were noted by the project team from The City. In practice, on-street parking tends to narrow road widths, which generally affects driver behavior by reducing vehicle speeds and creating a safer crossing environment for pedestrians. Although there is the potential that larger vehicles could be parked near intersections like 53 AV SW and 6 ST and can impact pedestrian and driver visibility this is unfortunately not a factor that can be regulated through land use. The sites are also within a designated playground zone that limits vehicle speeds to 30 km/h which provides additional traffic calming along the streets at this location.

## Density, Tenure, Property Values

### What We Heard

Another primary theme heard by the project team was that the number of units proposed for each site are excessive and do not fit within the single and semi-detached character of Windsor Park at these locations. The project team also heard feedback regarding the tenure of the rowhomes, with concerns about rental properties impacting property values.

### Response

The proposed R-CGex land use district is a low-density land use district with a maximum density of 75 units per hectare. A transition to the R-CGex district is the lowest density land use change possible from the existing R-C2 district. The project team deliberately selected this proposed district based on the valuable feedback provided by the Windsor Park Community Association and residents of Windsor Park regarding other R-CG applications in the community. In recognition of the community's feedback, developer-builder Homes by Avi proposes the developments as high-quality rowhouses intended for ownership rather than rental purposes. Secondary suites and backyard suites are not permitted within this district, which is an important distinction from other proposals within Windsor Park.

Within the R-C2 District, a semi-detached building could accommodate 2 Dwelling Units, with 2 Secondary Suites, or a total of 4 households (as Suites are not considered Dwelling Units) on each site. This proposal seeks a rowhouse style development with a total of 6 units, or a

net positive increase of 4 additional units (2 per site) from what is currently possible. The proposed development vision provides additional innovative housing options for Calgarians of all stages of life.

Based on feedback heard regarding other similar scale applications in Windsor Park, the project team specifically included messaging in all outreach channels providing information that the units will be sold for ownership, and not retained by Homes by Avi as rental units. Any potential impact on property values is not a land use consideration of the City of Calgary land use redesignation process. Council members and Administration are limited to reviewing land use applications based on the merits of the planning considerations only, and property value does not fall within that category. The project team stands by the proposal and development vision, emphasizing the quality of design, attractive and durable materials, and additional landscaping - all factors that are to be determined and refined through the Development Permit application review process.

## Height & Privacy

### What We Heard

One respondent provided feedback to the project team with concerns regarding building height and potential overlooking and privacy concerns.

### Response

The R-CGex District has a maximum building envelope height of 11.0m (equivalent to 2.5-3 storeys). The R-C2 district has a maximum height of 10.0m representing a difference of 1 meter (or 3 feet) between the permitted maximum heights of the R-CGex and R-C2 Districts. The R-CGex District is a low-density residential district that ensures a contextual fit and smooth transition with neighbouring forms.

Balconies are oriented towards the street rather than facing adjacent neighbouring properties. Windows on the second level or above that face adjacent properties serve bedrooms that typically have lower levels of activity during the day.

**On-Street Parking Adjacent 702 53 AV SW - 6 ST SW Looking North**



**On-Street Parking Adjacent 637 53 AV SW - 6 ST SW Looking South**



05

## Lack of Community Amenities & Park Space

### What We Heard

The project team heard the concern that the community of Windsor Park lacks the required amenities and park space to accommodate additional residents.

### Response

While the parcels are privately owned and not proposed as public green spaces, we acknowledge the demand for more public green areas in developed inner-city communities like Windsor Park.

In addition to the existing park space within the community, the subject sites are within a 10-minute walk to several outdoor spaces and natural park areas, including Britannia Slopes, Sandy Beach, Riverdale Park and Dog Park, Elboya Park and Playground. The sites are also within easy access to amenities such as Lina's Italian Market, Sunterra Market, and a number of daily needs within Britannia Plaza. These highly desirable amenities have broad appeal and provide ample opportunities for residents to enjoy the outdoors beyond local neighborhood parks.

### Windsor Park and Windsor Park Community Association - Looking Southeast



06

Sandy Beach - Looking North



Sunterra Market and Britannia Plaza - Looking West



07

## Landscaping & Lot Coverage

### What We Heard

Feedback was heard regarding the existing tree canopy and replacement landscaping. The project team also heard concerns regarding parcel lot coverage.

### Response

While efforts by the project team architects to maintain existing private trees and shrubs is a primary consideration, this is not always possible. The site design proposes to introduce new landscaping along 53 AV NW and 6 ST SW while also retaining private mature trees. The R-CGex District includes specific rules about landscaping and requires that a landscape plan must be submitted that includes a variety of species of trees and shrubs of a minimum size suitable to Calgary's hardiness zone. The proposed landscaping is subject to City review of the concurrent Development Permit applications (DP2023-03418 and DP2023-03434).

There is one City-owned tree located on the south of 702 53 AV SW and two City-Owned trees or shrubs located on the north side of 637 53 AV SW. All public trees adjacent to either project site will be retained. More information about the requirements for protecting public trees when building or developing a property can be found in the Tree Protection Plan on the City of Calgary website. The Tree Protection Plan rules are in place to protect the root beds and ensure the long-term health and survival of the trees.

The R-CGex District rules include a maximum lot coverage of 60 percent. The City of Calgary will determine compliance with the Land Use Bylaw through review of each development permit application submitted by the project team architects.

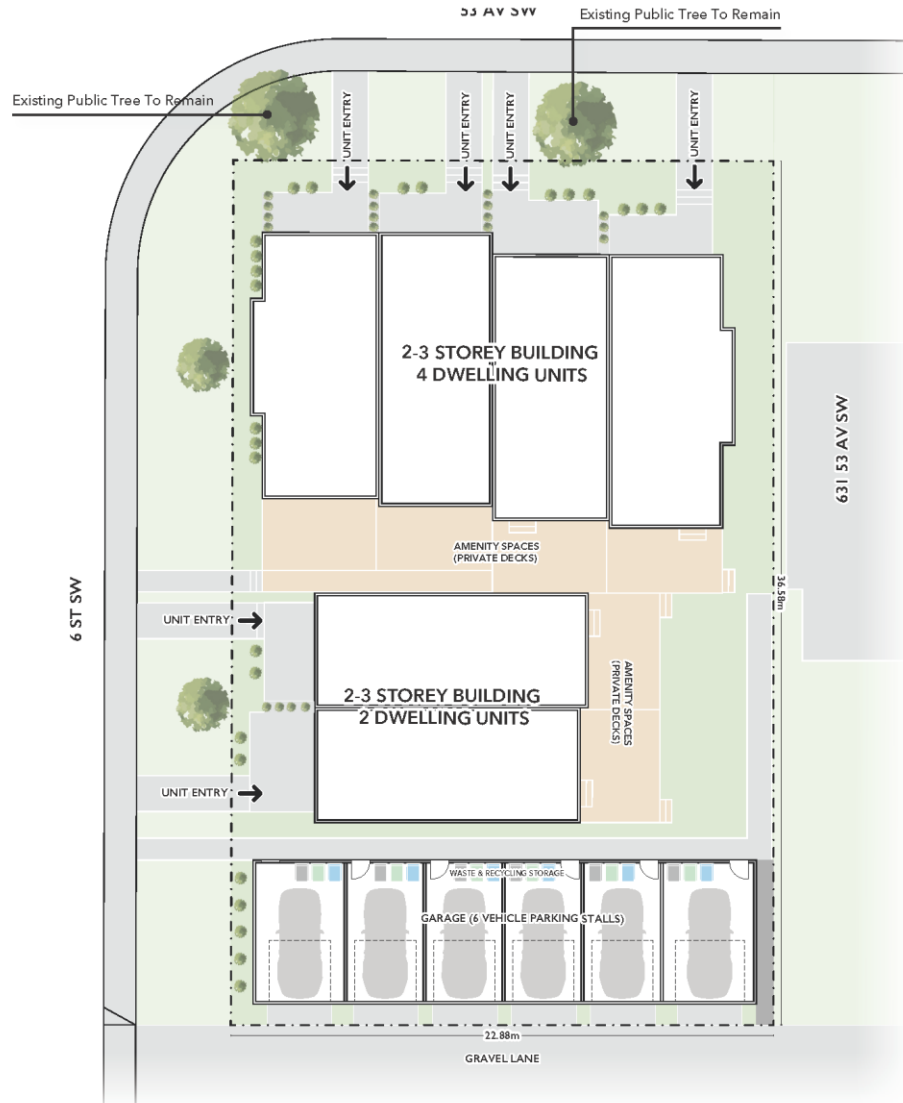


702 53 AV SW Conceptual Site Plan



Note: Conceptual in nature and subject to change through Development Permit (DP2023-03418) application review.

637 53 AV SW Conceptual Site Plan



*Note: Conceptual in nature and subject to change through Development Permit (DP2023-03434) application review.*


Outreach Strategy Materials

## Proposed Land Use Change

**637 53 AV SW**  
R-C2 to Residential - Grade-Oriented Infill (R-CGex) District

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We are proposing a concurrent land use redesignation and development permit application at 637 53 ST SW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CGex) District. The proposed change will enable a 6-unit rowhouse development, with six associated parking stalls (one stall per unit) within a three-storey built form. The proposed land use district does not accommodate Secondary Suites or Backyard Suites.



Conceptual rendering for illustrative purposes only. Change to be determined at Development Permit stage.

Find Out More

[enginfo@divisworks.ca](mailto:enginfo@divisworks.ca)  
587.747.0317  
References: 637 53 AV SW



City of Calgary Application Information Portal: [dmap.calgary.ca](http://dmap.calgary.ca)

On-site Signage

## Proposed Land Use Change

**702 53 AV SW**  
R-C2 to Residential - Grade-Oriented Infill (R-CGex) District

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We are proposing a concurrent land use redesignation and development permit application at 702 53 ST SW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CGex) District. The proposed change will enable a 6-unit rowhouse development, with six associated parking stalls (one stall per unit) within a three-storey built form. The proposed land use district does not accommodate Secondary Suites or Backyard Suites.



Conceptual rendering for illustrative purposes only. Change to be determined at Development Permit stage.

Find Out More

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References: 702 53 AV SW



City of Calgary Application Information Portal: [dmap.calgary.ca](http://dmap.calgary.ca)

On-site Signage

**Notes:**

This is a conceptual rendering of a proposed development. The actual design and construction of the development will be determined at the Development Permit stage.

The proposed change will enable a 6-unit rowhouse development, with six associated parking stalls (one stall per unit) within a three-storey built form. The proposed land use district does not accommodate Secondary Suites or Backyard Suites.

Conceptual rendering for illustrative purposes only. Change to be determined at Development Permit stage.

**Find Out More**

[enginfo@divisworks.ca](mailto:enginfo@divisworks.ca)  
587.747.0317  
References: 637 53 AV SW

**Consult Us**


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587.747.0317


**Track Progress & Share Feedback**

For more information on the development and to track progress, visit the City of Calgary's Application Information Portal at [dmap.calgary.ca](http://dmap.calgary.ca). You can also contact us at [enginfo@divisworks.ca](mailto:enginfo@divisworks.ca) or call us at 587.747.0317.

**Proposed Land Use Change**

R-C2 to R-CGex at 637 53 AV SW





Neighbour Mailer (Front and Back)

**Land Use Change**

We are proposing a concurrent land use redesignation and development permit application at 702 53 ST SW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CGex) District. The proposed change will enable a 6-unit rowhouse development, with six associated parking stalls (one stall per unit) within a three-storey built form. The proposed land use district does not accommodate Secondary Suites or Backyard Suites.

**Parking Alignment**

The proposed development will include six parking stalls, one per unit, located within the development. The stalls will be located on the east side of the development, adjacent to the street.

**Planning Reference**

The proposed development is located within the R-C2 District. The proposed change will transition the land use to the R-CGex District. The R-CGex District is a new district that allows for higher density residential development, including rowhouses, townhouses, and small multi-unit buildings. The R-CGex District is located in the central business district area of the city.

**Conceptual Site Plans**

637 53 AV SW

702 53 AV SW

