

Windsor Park Needs a Break

City of Calgary Public Hearing November 14, 2023

LOC 2023-0139

Submission by Daria Crisan

Fairness and Respect



5 days ago

Meeting and agenda publicly announced (November 9)



7 days ago

Deadline for public comments to reach your package (November 7)



No consultation

or curtesy notification from

- >Administration
- >Elected representative



July 25 Public Hearing

Massive interest from Windsor Park residents on 2 similar projects only 2 blocks North of this project

- >2-day meeting
- >dozens of comments and speakers

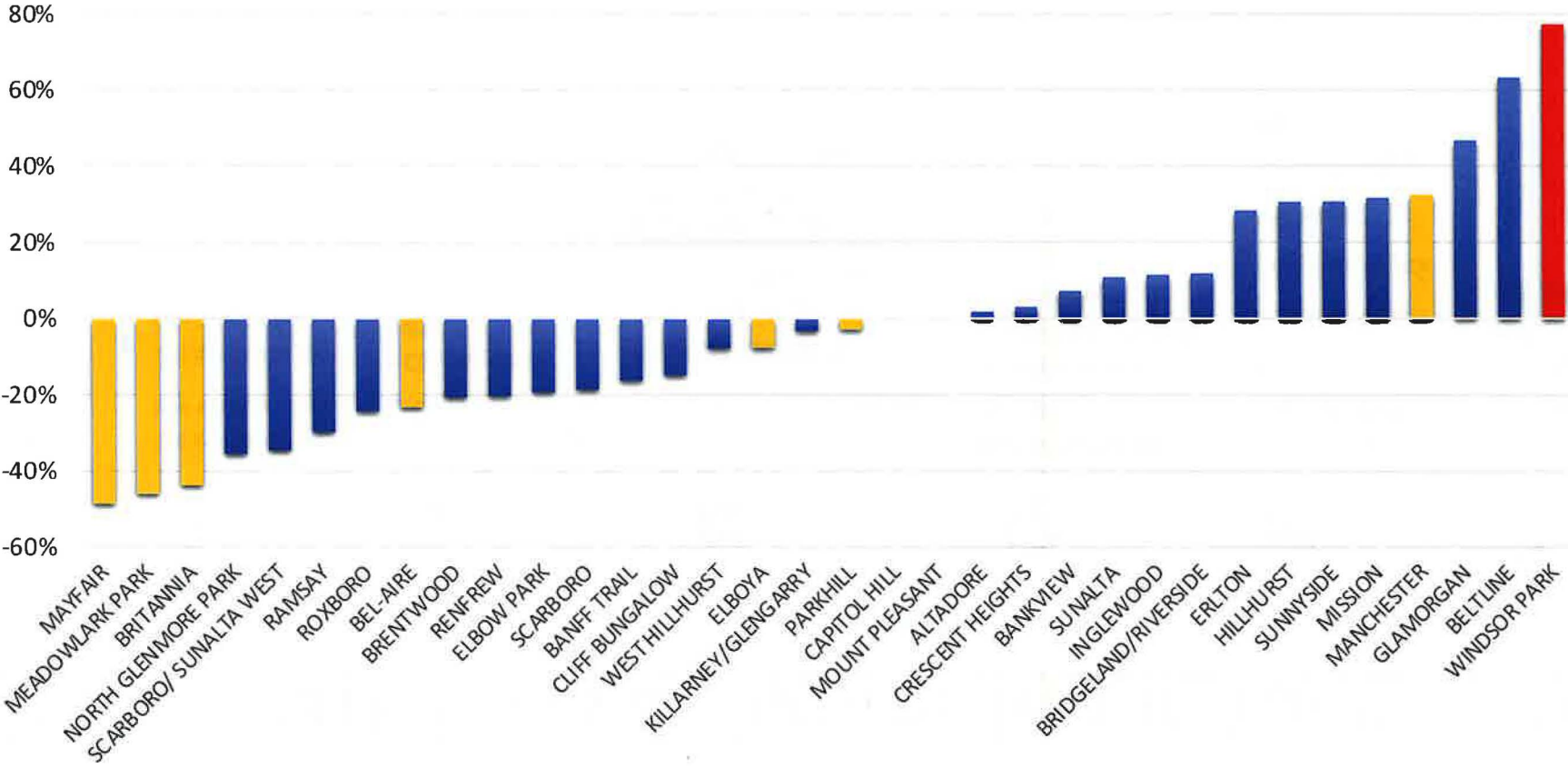


Respect and Fairness

Shouldn't WP residents be informed in time and allowed sufficient time to react?

Windsor Park Population Growth

1968-2017 Population Growth, Select Inner-City Communities
 Yellow = Other Chinook LAP Communities



Windsor Park Facts & Figures Not in Your Binder



3rd densest community in Calgary



3x as dense as the City average

2x as dense as the 2030 City target



2-4% remaining green space

>City target is 10%



Less than **25%** **SINGLE/DUPLEX** properties

>No missing middle

>WP needs to preserve existing family housing

>Statistics Canada 2021 Census – WP dwellings

13% single detached

9% semi-detached



Surrounded by rich RC-1 communities protected against density by **restricted covenants**



Over 1000 m to nearest C-train station

Further than

>Meadowlark

>Elboya

>Mayfair/Bel-Aire



Airbnb hot spot due to Chinook and Britannia proximity

Windsor Park is Still Growing

WP is a small community - only 5 x 8 blocks

2019 “peak” population count <5000 is an underestimate

- Dozens of Ukrainian families not counted
- Elboya School is not overflowing with Britannia, Bel-Aire, Elboya kids

300+ apartments (54 Ave, 58 Ave) pending/under construction

Population and density to increase by at least 10%

11 RC-2 to RC-G land use amendments

- 5 approved
- 6 under review
- Two corner lots currently for sale advertised for investors

How much is enough? Is anyone looking at the cumulative effect?

Most of Windsor Park is Not Unaffordable

17 properties listed today

- 10 apartments < \$250,000
- 3 apartments < \$200,000

New builds are expensive because land is expensive

Bidding wars on corner lots in Windsor Park due to the ease of RC-G rezoning

(random developer during the new housing strategy public hearing, Sept. 2023)

New townhouses as expensive as 15–20-year-old duplexes

New RC-Gs displacing affordable rental family housing

Why Are We Here?

#6 and #7 townhouse developments along 6 Street

- At least two more applications coming soon

Location in the heart of the community

- 12 units (24 cars?) right beside the community playground

\$700,000 townhouses on 3 levels are not

- Affordable
- Family-friendly
- Senior-friendly

\$700,000 townhouses are likely

- **Investor-friendly** (Statistics Canada 2021: >20% investors share in housing purchases)
- **Airbnb-friendly**

Short-term Rentals - Windsor Park vs Calgary



Entire housing units STRs

Windsor Park **21%** above Calgary

Calgary – **31** units per 10k people (4093)

Windsor Park – **38** units per 10k people (17)



Duplex/triplex/fourplex/townhouse STRs

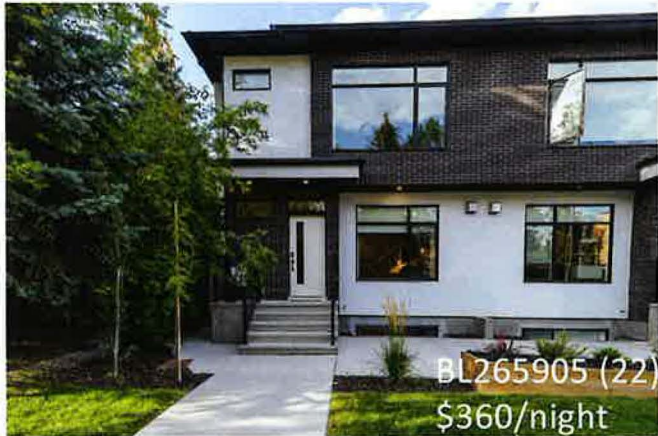
Windsor Park **44%** above Calgary

Calgary – **6** units per 10k people (812)

Windsor Park – **9** units per 10k people (4)

Note: I have researched thousands of Airbnb listings in Alberta major cities and authored/co-authored two studies on this topic in my professional capacity

Windsor Park Townhouses on Airbnb Today



Note: Number of reviews in brackets. Rate includes cleaning fee and taxes

“The Windsor” - 5112 ELBOW DR SW

25% of townhouses currently on Airbnb (2/8)

8% apartments currently on Airbnb (8/97)

2022-2023: 13% apartments on Airbnb (13/97)

All units professionally managed

Host - Matteo – 50 listings, 3245 reviews

Co-host - Reese – 49 listings, 2 reviews



Windsor Park Needs a Break Until Policy Catches Up with Reality

No strategy to prevent every corner lot turn into 4-6-unit rowhouses

No consideration of cumulative effect of all approved developments

Chinook Local Area Plan expected Winter 2025 (likely longer)

Short-term rental report expected December 2024 (likely longer)

Windsor Park doesn't have time to wait!

- **Only 22% single/duplex properties remaining**
- Already **3rd** densest community in Calgary
- Density to increase by at least 10% in the next 1-2 years with **300+** new apartments