

**Land Use Amendment in Windsor Park (Ward 11) at 619 – 50 Avenue SW,
 LOC2023-0252**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 619 – 50 Avenue SW (Plan 1693AF, Block 3, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for rowhouses and townhouses, 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 a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the application policies of the *Municipal Development Plan (MDP)* and the *50 Avenue SW Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted and is under review. The development permit is for two semi-detached dwellings with secondary suites and accessory residential building.
- There is no previous Council direction related to this proposal.

DISCUSSION

The land use amendment application, in the southwest community of Windsor Park, was submitted by CivicWorks on behalf of the landowners Amandeep and Harpreet Pandher, on 2023 September 4. The approximately 0.06 hectare (0.14 acre) mid-block site in Windsor Park is located on the south side of 50 Avenue SW between 5 Street SW and 6 Street SW.

The site is currently developed with a single detached dwelling and has rear lane access. A development permit application (DP2023-07474) has been submitted to build two semi-detached dwellings with secondary suites and a garage block, which is indicated in the Applicant Submission (Attachment 2).

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

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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 the public/interested parties and respective community association was appropriate. In response, the applicant conducted a postcard mail drop to neighbours within a 200 metres radius of the site, provided custom on-site signage and a webpage. The Applicant Outreach Summary is found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of opposition from the public. The letters of opposition include the following areas of concern:

- loss of privacy;
- destroys the quality of the community and neighbourhood;
- increase noise levels, anti-social behaviour and densification;
- strain on existing water and sewer systems; and
- increase parking pressure and degradation of unpaved lanes.

No comments from Windsor Park Community Association (CA) were received. Administration contacted CA to follow up and no response was received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it seeks a grade-oriented low-density residential district in an amenity-rich established area that is compatible with the existing character of surrounding development. The building and site designs, parking and impacts of privacy and shadowing to adjacent development will be reviewed at the development permit.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed 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 application accommodates more housing choices. The moderate increase in housing density would result in more efficient use of infrastructure and a variety of dwelling types to accommodate the housing needs to different age groups, lifestyle 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 development on this site applicable climate strategies will be explored and encouraged at subsequent development approval.

Economic

A modest increase in housing density in this location represents more efficient use of existing infrastructure and services.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform