

Community Association Response

WINDSOR PARK DEVELOPMENT COMMITTEE

December 15, 2023

To: Planning and Development

City of Calgary

Attn: Benson Liu, Planner 2

Re: LOC 2023-0156

Dear Sir:

Thank you for your reminder email of December 11th, 2023. The Windsor Park Development Committee submits the following comments respecting the subject application.

Specific to this application, we have heightened concerns relating to congestion, inconvenience, nuisance and adverse effect attributed to:

1. **Parking:** our observed experience in Windsor Park is that the parking design in structures like the one proposed in this application do not work as designed. Because of the narrow doors and limited turning space in the lane it is difficult for all but the smallest vehicle to enter and exit these parking units. This becomes a deterrent to using the garage for its intended purpose and parking will end up on the street. As stated at the beginning of this point, this is not a hypothetical scenario; we witness it with other similar developments.

Furthermore, since these units are being designed to have suites, this lessens the personal storage space available to owners. The likely outcome is that the garage will be used for storage rather than parking, increasing the probability of street parking.

Practically speaking there is room for a maximum of seven vehicles parked on the street along the entire frontage of this building. With the potential for nine households (includes suites) there is a high probability that there will be more vehicles looking to park without sufficient space. This problem is compounded with households with more than one vehicle, guests and

deliveries. The problem becomes the neighbours problem as parking spills over in front of neighbouring homes.

2. Garbage/recycling storage and disposal: In the plan it appears that there is storage specifically designated for garbage/recycling for the suites. But this doesn't seem to provide for the primary units. It is difficult to see where fifteen large garbage/recycling/compost bins will be stored without them overflowing into and cluttering the laneway or the edge of the street. This has an adverse effect on the owners of these units and also on the neighbours. Again, we have witnessed this in other similar developments in our community. One developer, Avi Homes, is incorporating common shared storage for the units in a similar multiunit development close by. We would like to see consideration for that sort of configuration to deal with this problem.

Beyond the specific concerns raised above, Windsor Park has general concerns with a proliferation of multiunit developments in our community, most evident over five blocks along 6th Street. Between 55th Avenue and 50th Avenue there are eight multiunit rowhouse developments either recently built, currently under construction or planned.

We remind the city planners that 6 Street heading south ends at 56 Ave, while going North this street is heavily used by young children walking to Elboya school (k-9), St Anthony school (K-12) and the WP community playground, all located further north along 6 Street.

Windsor Park already has a very high average density, among the highest of residential communities in Calgary. We are concerned that the proliferation of rowhouse development is happening without consideration for the cumulative effect that such an increase in housing density will have. This is a product of only considering the merits of each individual application on a standalone basis.

We urge the city planners to reject this application and to consider the cumulative effect of these developments on 6 Street before the problems created by these developments become too large to manage and permanently alter the character of Windsor Park community.

Thank you,

Best regards,

Ken Young

On behalf of the Windsor Park Development Committee