

**Land Use Amendment in Windsor Park (Ward 11) at 540 – 54 Avenue SW,  
 LOC2023-0186**

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**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 540 – 54 Avenue SW (Plan 635FG, Block 19, Lot 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 23D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 540 – 54 Avenue SW (Plan 635FG, Block 19, Lot 14) 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 site 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 may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, in the southwest community of Windsor Park was submitted by Horizon Land Surveys on behalf of the landowner, 2362596 Alberta Ltd, (Ken Wang), on 2023 July 7. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development of up to four units at a later date.

The 0.06 hectare  $\pm$  (0.14 acre  $\pm$ ) corner lot is located at the northeast corner of 54 Avenue SW and 5 Street SW. The site is currently developed with a single detached dwelling and a detached garage with access to 5 Street SW. The site is well served by public transit and is close to local parks and Windsor Park School.

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

**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 met with the Development Committee of Windsor Park Community Association to discuss the application in person. Postcards were also delivered to neighbours within a 90 metres radius. The Applicant Outreach Summary can be 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 eight letters of opposition and no letters of support from the public. The letters of opposition included the following areas of concern:

- too much density is proposed;
- increased traffic and parking issues;
- rowhouses do not fit the character of the community;
- reduced sunlight and privacy for neighbouring lots;
- noise due to higher density;
- loss of tree canopy;
- public safety; and
- public infrastructure and amenities such as garbage and recycling pickup services may not be able to accommodate an increase in users.

The Windsor Park Community Association provided a letter in opposition on 2023 August 1 (Attachment 4) identifying the following concerns..

- semi-detached dwelling is preferred;
- increased traffic and parking issues;
- safety in school and playground zone due to increased traffic;
- gravel erosion issue due to more garage units access the alley; and
- garbage bin congestion concern in the alley.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides for a

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modest density increase while being sensitive to adjacent development. The building and site design, garbage bin locations, number of units and on-site parking will be reviewed and determined at the development permit stage.

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.

## **IMPLICATIONS**

### **Social**

The proposed R-CG District would allow for a wider range of housing types than the existing R-C2 District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, 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 future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

The ability to moderately increase density in this location would make for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

### **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
4. Community Association Response
5. **Proposed Bylaw 23D2024**
6. **CPC Member Comments**
7. **Public Submission**

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 December 07**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform