

**Land Use Amendment in Windsor Park (Ward 11) at 702 – 54 Avenue SW,
 LOC2023-0156**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 702 – 54 Avenue SW (Plan 1524HA, Block 17, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 JANUARY 11:**

That Council give three readings to the **Proposed Bylaw 67D2024** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 702 – 54 Avenue SW (Plan 1524HA, Block 17, Lot 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 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 use 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 it 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 it 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 for a five-unit rowhouse development with four secondary suites has been submitted and is under review.
- 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 Designhaus Studio on behalf of the landowners, Preetpal Singh Grewal, Vikramjit Singh Sekhon, Jasmeet Chahal, and Gurmeet Singh Vishram, on 2023 June 13.

The approximately 0.07 hectare (0.17 acre) corner lot is located at the northwest corner of 54 Avenue SW and 6 Street SW. It is currently developed with a semi-detached dwelling and a detached garage. Vehicle access is provided from the rear lane.

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As indicated in the Applicant Submission (Attachment 2), the applicant intends to construct a multi-unit building. A development permit (DP2023-07626) for a five-unit rowhouse development with four secondary suites was submitted on 2023 October 27 and is under review.

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 reached out to the Windsor Park Community Association, the Ward Councillor's Office and nearby neighbours to discuss the application in person. 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 four letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise and air pollution;
- reduced privacy and safety for neighbouring lots;
- reduced access to sunlight for neighbouring lots;
- negative effect on the value of the existing neighbouring homes;
- negative impact on housing affordability;
- over densification and rowhouses not fitting the character of the community; and
- public infrastructure and amenities such as schools, roads, parks etc. may not be able to accommodate an increase in users.

The Windsor Park Community Association provided a letter in opposition on 2023 December 15 (Attachment 4) identifying the following concerns:

- inadequate garage design leading to increase in demand for street parking;
- limited storage space may result in garages being used for storage;
- insufficient garbage/recycling storage;
- safety concerns related to increased traffic; and
- over-densification in Windsor Park.

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

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to other low-density districts and accommodate a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units and on-site parking will be reviewed and determined during the development permit process.

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 application would allow for additional housing types including rowhouses and townhouses, and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

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 proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing in the community.

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 67D2024**
6. **CPC Member Comments**
7. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2024 January 11**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform