

**Land Use Amendment in Windsor Park (Ward 11) at 504 – 51 Avenue SW,
LOC2023-0396**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 504 – 51 Avenue SW (Plan 693GJ, Block 2, Lot 8) 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 parcel 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 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 Marcel Design Studio on behalf of the landowners Roman Canadian Properties Ltd., on 2023 December 15. No development permit application 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 approximately 0.06 hectare (0.14 acre) corner parcel in Windsor Park is located on the southeast corner of 51 Avenue SW and 4A Street SW. The site is currently developed with a single-detached dwelling and a detached garage with access to 4A Street SW. The site is well served by public transit and is approximately 400 metres (six-minute walk) to local parks and Windsor Park School.

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 encourage 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 sent letters to the neighbours on the block. 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.

Four letters of objections were received from the public, with concerns regarding:

- increased parking, congestion and traffic issues;
- excessive height;
- loss of light;
- loss of privacy;
- lack of green space in the area; and
- zoning would result in excessive development.

The Windsor Park Community Association (CA) did not reply to Administrations' standard circulation, however upon Administration's follow-up, they did provide a response. The CA indicated the following areas of concerns; amount of rezoning applications within the community and the lack of concurrent development permits (Attachment 4).

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. The building and site design, 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 application accommodates more housing choices in the community of Windsor Park. The moderate increase in housing density could result in more efficient use of

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infrastructure and a variety of dwelling types to 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*.

Economic

The proposed land use amendment would allow for a modest increase in housing density for the community and represents more efficient use of existing infrastructure and services.

Service and Financial Implications

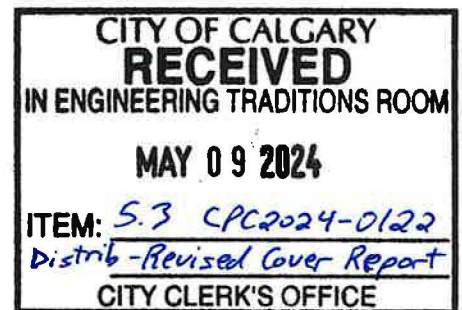
No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Community Association Response**



Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform