

Community Association Response

Received 2024 May 8

On behalf of the Windsor Park Development Committee

By: Ken Young

I am representing the views of the Windsor Park Development Committee as it relates to the subject rezoning application.

Prior to this application, and within a relatively short period of time, Windsor Park has seen nine rowhouse development proposals:

- Two structures are built and now occupied.
- One recently reached completion and we have been informed that the units will be rented out through AirB&B.
- Two have seen the prior home demolished. One site has been an empty scar for over a year.
- One is commencing demolition.
- One is approved and waiting commencement
- One application was rejected last year on a technicality and we expect the application to be resubmitted after the 6-month period, and
- One more is in DP review

LOC2023-0796 will be the ninth rowhouse development within a 250 meter radius inside our community.

Many more lots in Windsor Park have characteristics that make them very attractive for developers and we expect to see continued rapid unabated redevelopment if the City continues to rubber stamp approvals.

The concern of Windsor Park is that this community already carries a density of people per hectare that is well over double the Calgary average and among the highest among Calgary communities (source: community profiles). A flood of these rezoning applications are being approved without adequate consideration of longer term cumulative effect or of concerns of neighbours. In prior reviews we have been told by council that the intensity of development in Windsor Park is not appropriate:

- “Is this a free for all?”
- “This is too much for this community”
- “Not the right time or place for this application”
- This amounts to “Spot zoning”
- “So the answer is we’re never going to say no to these, we’ll just try to fix the problems that are created by them”

Last week at the Public Hearings on the blanket rezoning we heard many stories of very negative redevelopment projects in communities. Councillors expressed great sympathy

for the property owner next to a rowhouse development in Bowness making the following comments:

"a worst case possible scenario"

"Sorry that you're in the situation that you are in"

"I'm horrified by what you have gone through"

"Thank you for coming here and telling us your story. It really does matter"

Yet the circumstances are created repeatedly with the developments we are experiencing.

Yet, nothing changes in the process. Even City planners tell us that if the proposed development complies with the basic bylaw requirements then there is nothing the planner can do.

We notice that this redesignation has been requested without any view to what is proposed to be built on the lot. As a starting point we would ask that the developer provide plans for what they intend to build.

Thank you for your consideration.

Ken Young
Windsor Park Development Committee
[REDACTED]

