

**Land Use Amendment in Windsor Park (Ward 11) at 635 – 50 Avenue SW,
 LOC2023-0251**

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 635 – 50 Avenue SW (Plan 1693AF, Block 3, Lots 17 and 18) 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 21:**

That Council give three readings to **Proposed Bylaw 44D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 635 – 50 Avenue SW (Plan 1693AF, Block 3, Lots 17 and 18) 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 dwelling and secondary suites).
- The proposal represents an appropriate use of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *50 Avenue SW Area Redevelopment Plan* (ARP).
- 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 regarding this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Windsor Park, was submitted on 2023 August 29 by CivicWorks on behalf of Arlux Construction Ltd. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates the applicant intends on developing four units and four secondary suites on the site. The site is approximately 0.06 hectares \pm (0.14 acres \pm) in size, is a midblock site, and is located on the south side of 50 Avenue SW between 5 Street SW and 6 Street SW. The site is currently developed with a single detached dwelling with vehicle access provided from the rear lane.

A detailed planning evaluation, 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 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 posted additional signage on the property notifying neighbours of the proposed land use change, hand-delivered mailers to residents within 200 metres of the site, consulted the Windsor Park Community Association (CA) and Ward 11 Councillor's Office, and created a project voicemail and dedicated email address to serve as a direct line to the project team. 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 two letters of opposition. The letters of opposition cited concerns with increased density and traffic, loss of neighbourhood character, and privacy concerns.

The Windsor Park Community Association (CA) provided a letter on 2023 November 13 supporting intensification in Windsor Park along 50 Avenue SW. The letter, however, expressed concerns about insufficient space for storage of waste and recycling bins on the parcel.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, parking, safety and access considerations, and waste and recycling 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, the Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this

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site with applicable strategies will be explored and encouraged at the subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services while providing more housing choices 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 44D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform