

Windsor Park Community Association Letter

Windsor Park Community Association

5403 – 6th Street SW, Calgary, Alberta T2V 1E2

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Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
Calgary, Alberta

Re: LOC 2017- 0367

Attention: Mr. Chris Wolfe

As president of the Windsor Park Community Association I wish to express the collective concerns of many of the residents of Windsor Park regarding the subject Land Use Amendment and to inform you that this particular land use amendment is **not an acceptable development**.

In 1999/2000, the City of Calgary and the then residents of Windsor Park worked collaboratively over an extended period to develop the Windsor Park Transition Zone policy. We draw your attention to the supplement report of the of the Jun 2000 56 Ave Transition Area Review CPC report where the Community's proposal which clearly states a preference that the **"rest of Windsor Park will remain securely R-2 far into the future."** (copy attached). We also draw your attention to the December 04, 2000 Council Meeting Minutes where in the "Revised Windsor Park Transition Area Policy Statement" Purpose where it is clearly stated **"to establish the area north of the Transition Area to 50th Avenue as an R-2 conservation area discouraging redesignations which could allow multi-unit development in the community."** Copy attached). Clearly the wishes of the residents of Windsor Park, even prior to this policy in 2000 for the area north of the Transition Zone, was to remain R-2 which was acceptable to City Council and the Administration then and a community character has developed from that position. If the City Administration were to conduct a survey of homeowners today, it would find that this character has taken hold and the residents do not want multi-unit developments. The community has been evolving in keeping the referenced statements with the understanding that these multi-unit developments would be discouraged.

There are a number of issues that a development of this magnitude raises.

1. Height

At 16 metres, this standalone building will be almost 50% higher than all adjacent buildings including the church. Most new home construction in Windsor Park is between 10 and 11 metres. There are a number of near 5 storey existing apartments in Windsor Park but they are all less than 16 metres in height. This building if approved would be the tallest structure in the community beyond the two new buildings at 50th Ave and Elbow Drive.

2. Parking

The proposed development at 40 units would require a minimum of 46 spaces at 1.15 spaces per dwelling. A simple drive down 56th and 57th avenues, where apartments already exist and the minimum requirements at the time were 1.25 stalls per dwelling, would quickly show that 46 stalls would be insufficient and would put additional strain on a community that already has serious parking issues.

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3. Traffic

The current plan calls for rear access where these 40 plus vehicles would all be accessing and egressing through a single lane alley. This will inevitably result in significant congestion during the morning and evening rush hours.

Access into or exiting from Windsor Park, where crossing Elbow Drive is required, will result in significant issues during rush hours. Also it should be noted that 55th Ave. is the primary access for emergency vehicles to access Elbow Drive. If these vehicles are delayed due to access being blocked, lives and property would be at risk

4. Building Mass

The conceptual building layout is somewhat misleading. It provides a floor line for the second floor but with the 3rd floor being even larger; it implies that the floor line will extend beyond the 2nd floor. This development will result in a significant shadow on adjacent lots to the north and the east for 6 months a year

Windsor Park and its residents have been supportive of rental units and multi-family developments based on Calgary's demographic surveys. The neighborhood has been and is supportive of increased densification via existing RC-2 zoning and the 50th Avenue SW ARP.

The community is aware of City's desire for increased densification and as a result has worked with the City, Elboya and Britannia to develop the 50th Avenue ARP to ensure there was appropriate development that increased development in the buffer areas of 50th Avenue. This is already occurring with a 115 apartment/townhouse complex, 19 unit townhouse complex and a 4 unit townhouse along 50th Avenue as planned. The Community is not supportive of this extra densification working further into areas that are still single family, including infills and likely to remain so.

The Developer has made no attempts to discuss its proposed development with some the immediate neighbours and has not reached out to the community association. Poor engagement by both the developer and Administration with Windsor Park, a community that Administration should know cares deeply about their community and participates actively in development issues might be considered disrespectful by both parties. Windsor Park has worked collaboratively with both developers at the corner of Elbow Drive and 50th Ave. These collaborations were started very early in the process and the community is pleased with the outcomes.

This development is also precedent setting in that one success will inevitably lead to more applications for rezoning, secure in the knowledge that the wishes and concerns of the homeowners and residents of Windsor Park will be over ridden and ignored. This will result in chopping up of the neighbourhood affecting its evolving character supporting families living in detached and semi-detached infills.

I sincerely hope that during your review of this application you will take into consideration the fact that this Land Use Amendment 20176-0367 has no significant, if any, support within the community of Windsor Park and should be reject it in its entirety.

Yours truly

Windsor Park Community Association

Philip Polutnik – President Windsor Park Community Association