

WINDSOR PARK

637 51 Avenue

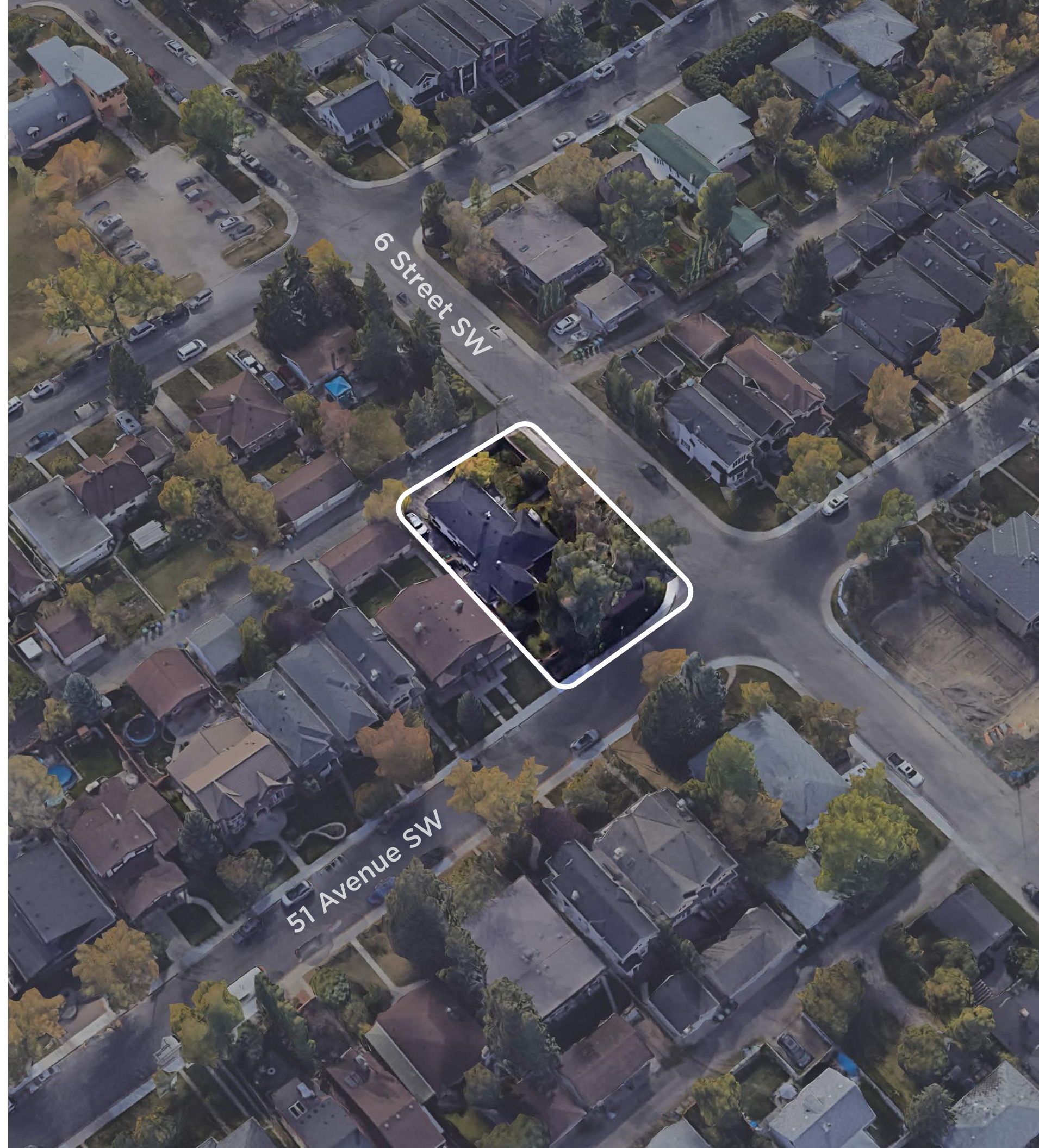
Land Use Redesignation

Online Open House

September 8, 2022



DEVELOPMENTS



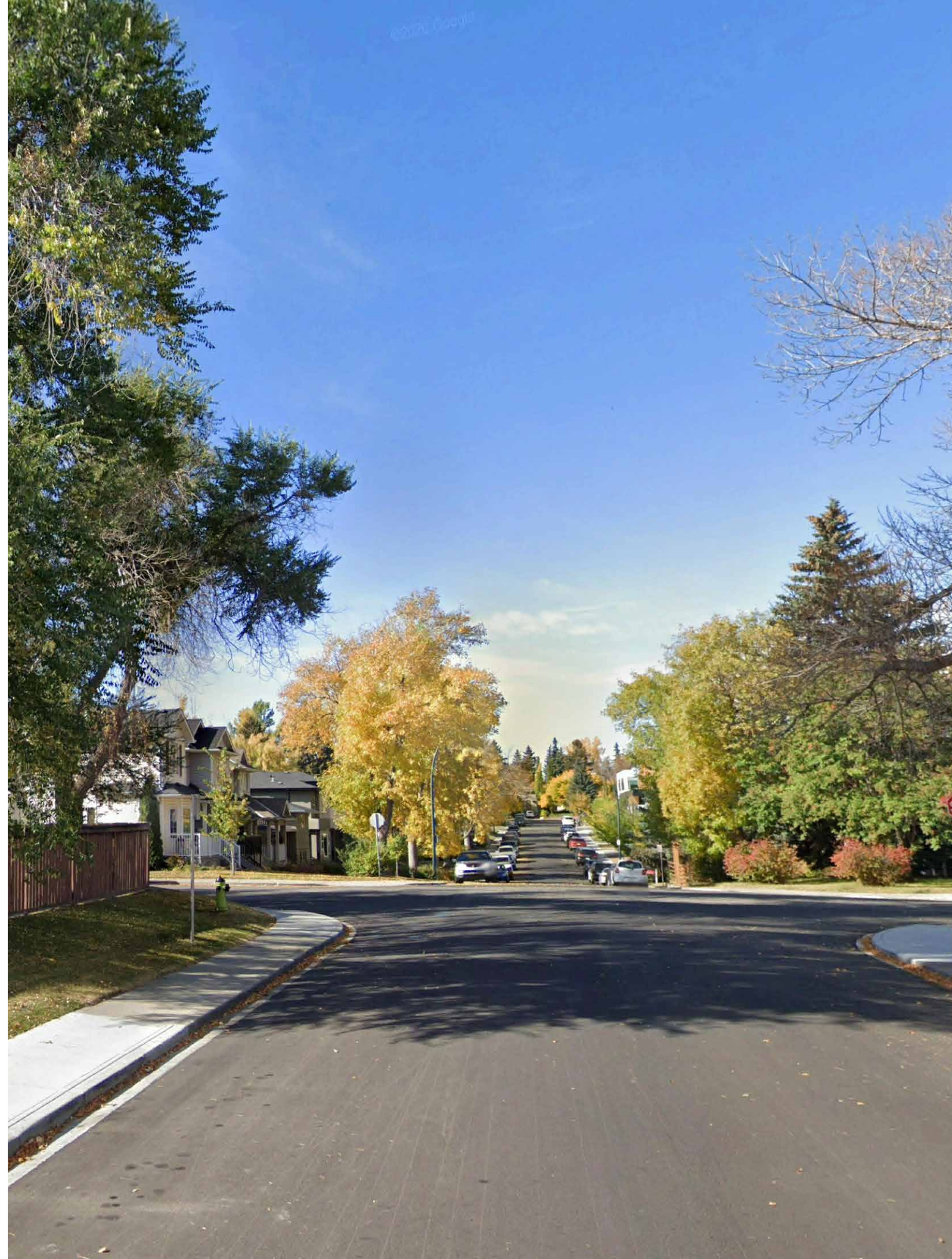
What is this Open House About?

At this session you can:

- » Learn more about the proposed changes, potential development concepts and why we are proposing to amend the land use district.
- » Learn about timelines and the land use amendment process.
- » Ask questions and comment on the proposed land use change.

At this session we will:

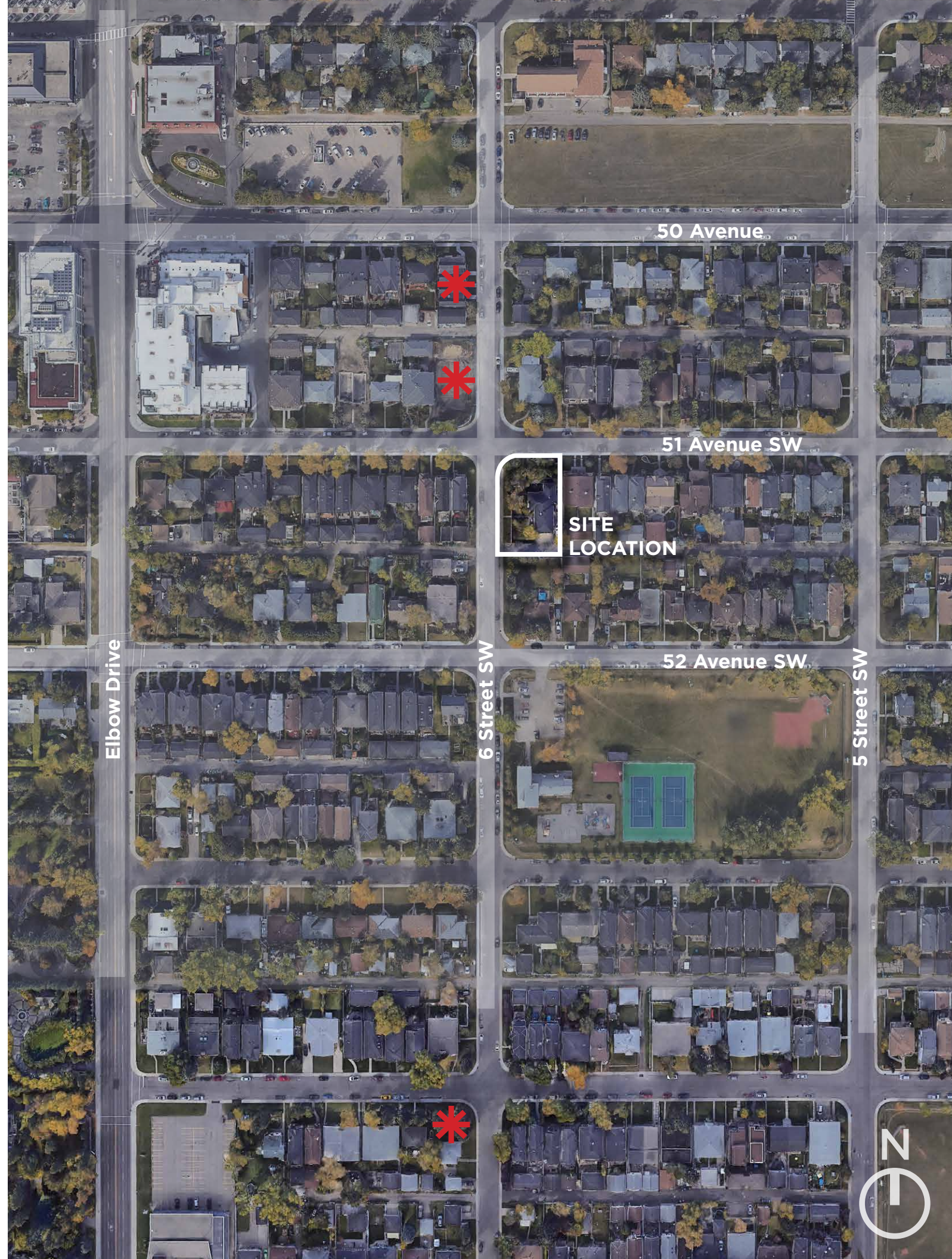
- » Gather your feedback on the preferred development concept.
- » Develop a better understanding of concerns.



Site Location + Context

The site is located at the intersection of 51 Avenue SW and 6 Street SW, approximately one block north of the Windsor Park Community Association building and one block east of Elbow Drive. It currently contains a single detached house with a detached garage on a 75' wide lot.

It is surrounded by primarily single and semi-detached housing, as well as two parcels with the R-CG (*) designation both containing a 4-unit rowhouse with detached garage on a 50' lot.



What We've Heard

- » Density is too high for the area. There are concerns about the potential for 12 units (6 primary units and 6 secondary suites). Other nearby R-CG parcels accommodate 4 units.
- » Insufficient parking, especially for 12 units when the garage can only accommodate 6 stalls.
- » Increase in traffic leading to safety issues, especially near the playground and community centre.
- » Higher density is encroaching into the core of Windsor Park.
- » Increased pressure on existing city services (e.g. stormwater).
- » Noise and privacy.
- » Loss of mature trees.
- » Densification has a negative impact on property values.



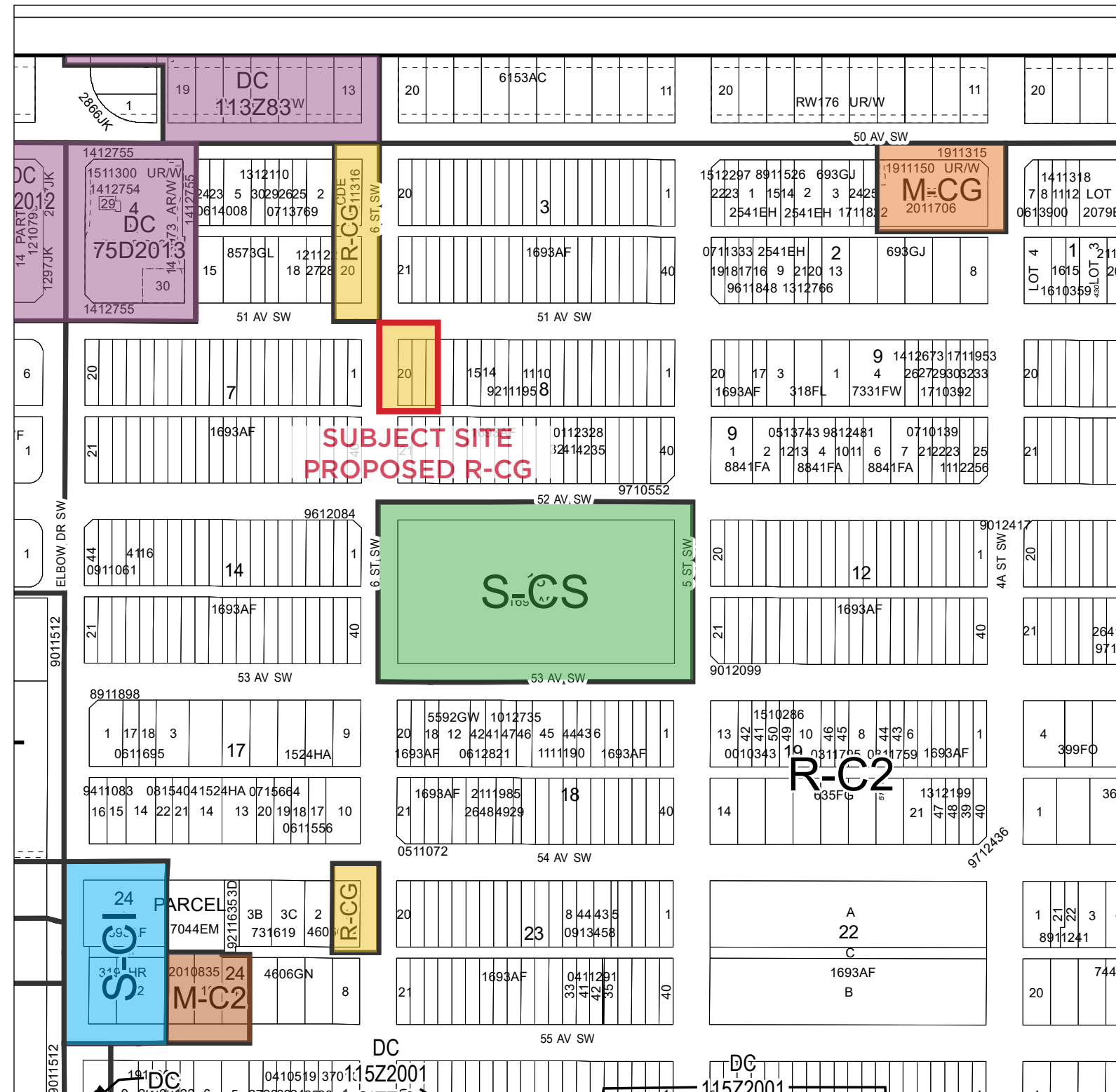
Current Land Use District

The site is currently zoned as **R-C2 (Contextual One/Two Dwelling District)**, which allows for low density residential development, including detached and semi-detached dwellings.

Proposed Land Use Change

We are proposing to change the land use to the **R-CG (Residential - Grade Oriented Infill)** district, which enables a variety of low density residential housing including rowhouses, single and semi-detached housing.

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. It also allows single and semi-detached homes, and buildings that are slightly larger than buildings in the R-C2 district. Maximum density on a 50' wide corner site with two street frontages is 4 units (excl. secondary suites).



Why the R-CG Land Use District?

- » R-CG is a low density residential district that allows for sensitive intensification with buildings that are slightly larger than the maximum building area in R-C2.
- » Supports the City of Calgary’s goal of providing “missing middle” housing in established communities. This type of housing is more affordable and appeals to people at every stage in life while having a similar size, look and feel to other existing homes in the neighbourhood.
- » This wide corner parcel is well suited for R-CG development.
- » The site is within walking distance to existing amenities, schools and transit (2 min. walk to Elbow Dr. which includes a mix of commercial, retail and multi-residential development as well as frequent bus service. The site is also less than a block from the community association which includes a playground, tennis court and ball diamond).
- » Providing more housing choice creates a more inclusive community.



Typical styles of R-CG rowhousing in Calgary

Our Development Concepts

We are exploring two development concepts for this 75' wide site:

Option A: Two Buildings

- » Subdivide the lot into a 25' wide lot and a 50' lot.
- » Build a single detached house on the inner 25' lot and a 4-unit rowhouse building on the 50' corner lot which has two street frontages.
- » Both lots will include detached garages to accommodate the bylaw required parking.

Option B: One Building

- » Build one rowhouse building with 6 units on the current 75' wide.
- » A detached garage will provide the bylaw required parking.

Note: These images are concepts only, and do not reflect the final architectural design. They demonstrate massing based on the rules in the land use bylaw.



Option A

4 Unit Rowhouse + Single Family Detached



View from 6 Street



View from 51 Avenue



Backyard View



Option A - Bird's Eye View

Option B

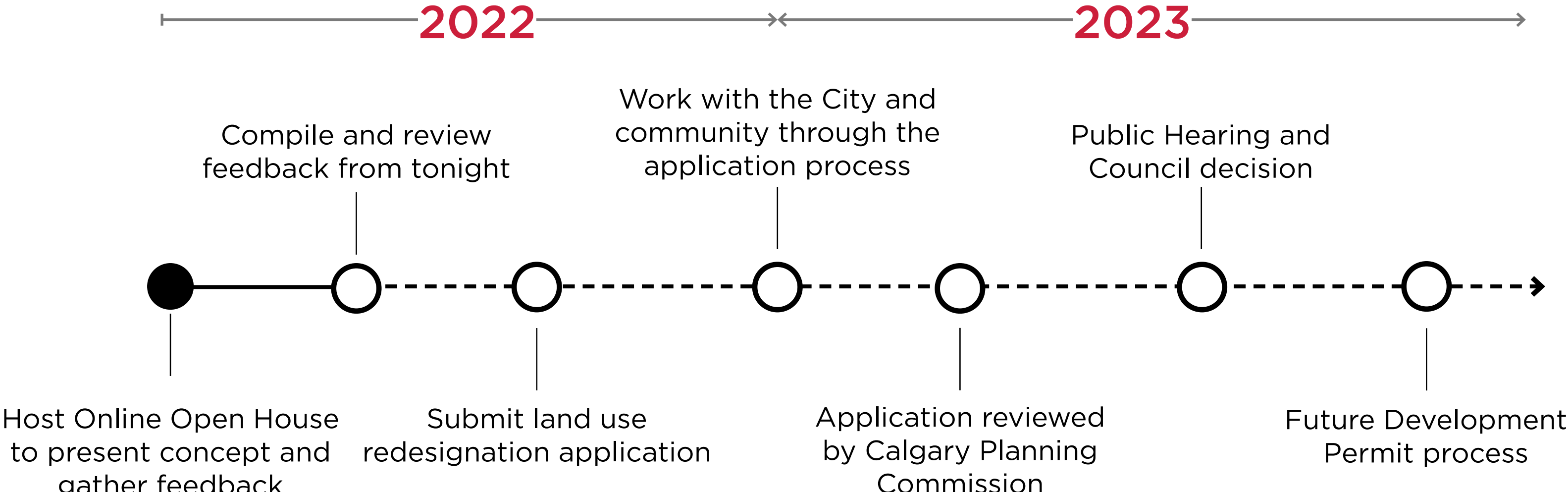
6 Unit Rowhouse





Option B - Bird's Eye View

Application Process & Next Steps



THANK YOU

Questions, Comments and Discussion

If you have any additional questions
or comments, please don't hesitate to
reach us at:

planning@groundcubed.com

