

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Windsor Park at the southwest corner of 54 Avenue SW and 6 Street SW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 36 metres long. The parcel is currently developed with a single detached dwelling with parking accessible from the rear lane.

Surrounding development is characterized primarily by single detached dwellings; however, nearby parcels to the west are designated Multi-Residential - Medium Profile (M-C2) District. Near the subject site there are lands designated R-C2 District and R-CG District. The Windsor Park Community Centre is also located 130 metres northeast of the subject site.

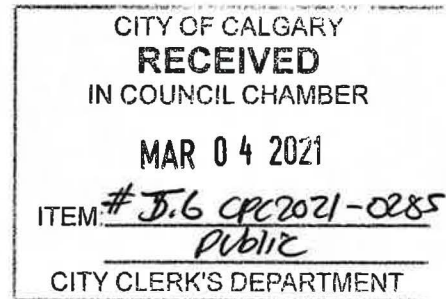
Community Peak Population Table

As identified below, the community of Windsor Park reached its peak population in 2019.

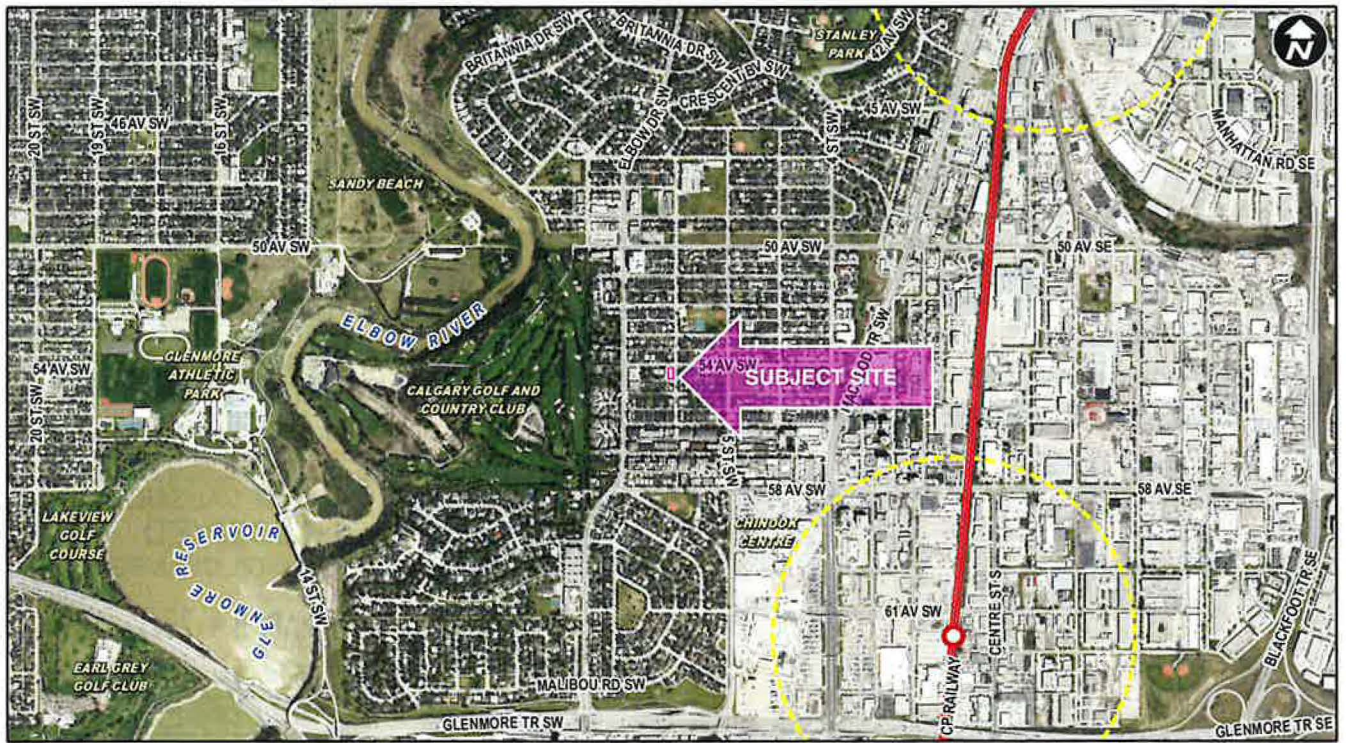
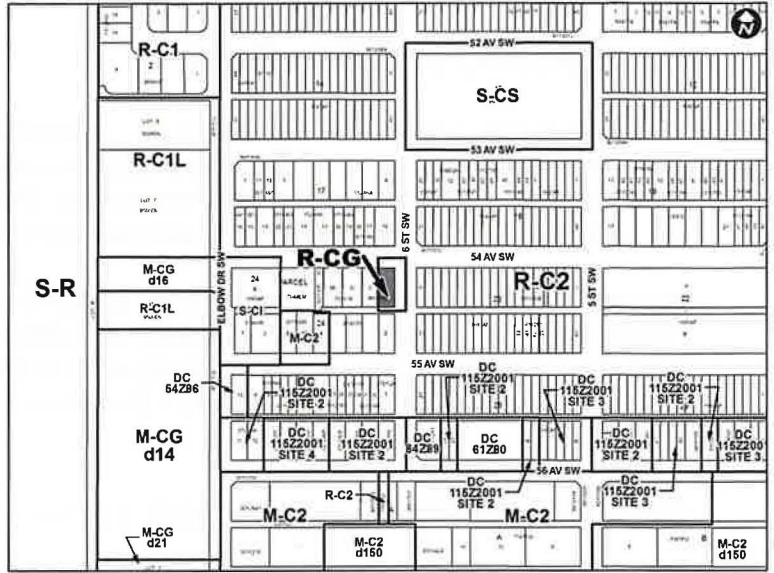
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

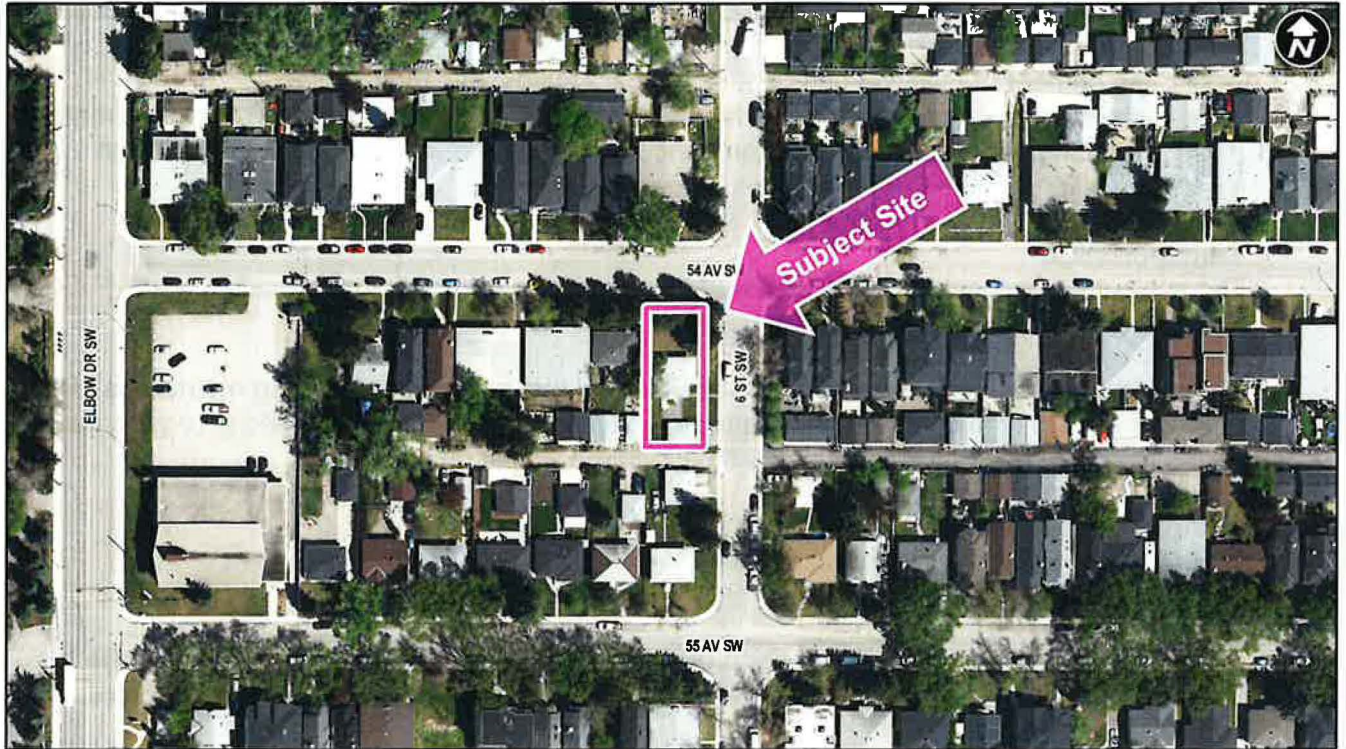
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Windsor Park community profile](#).



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single and semi-detached homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. The parcel area of the subject site that would allow for a maximum of four dwelling units with the potential for secondary suites.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District would provide guidance for future redevelopment of the site including the number of dwelling units, appropriate uses, building massing, height, landscaping and parking. Given the specific context of this

corner site, additional items that will be considered through the development permit process include, but are not limited to:

- the number of dwelling units and secondary suites; and
- ensuring an engaging built interface along the 54 Avenue SW and 6 Street SW frontage including ensuring access for the principal dwellings meets grade-oriented design definitions.

Transportation

The subject site is located approximately 150 metres away from a northbound Route 3 Sandstone/Elbow Drive SW bus stop.

The subject site is a corner lot with lane access and has no on-street parking restrictions. All vehicular access is to come from the lane at the time of redevelopment. Parking requirements will be reviewed and determined at the development permit stage.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water, **sanitary, and storm deep utilities exist immediately adjacent to the site.**

Development servicing requirements will be determined at the time of future development, to the satisfaction of Administration.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that can be sensitive to existing residential development in terms of height, scale and massing.

There is no local area plan for the subject area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.