

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Windsor Park, at the southeast corner of 51 Avenue SW and 6 Street SW. The parcel is approximately 0.08 hectares (0.21 acres) and is approximately 23 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling with a rear attached garage accessed from the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings, as well as two R-CG District parcels immediately to the northwest. The R-CG parcel at 701 – 50 Avenue SW has been developed with a four-unit rowhouse and detached garage, and the R-CG parcel at 5115 – 6 Street SW currently contains a four-unit rowhouse and detached garage under construction.

The site is approximately 175 metres (two-minute walk) east of Elbow Drive SW which includes a mixture of commercial, office, and multi-residential development. Elbow Drive SW is part of the Primary Transit Network and contains frequent bus service Route 3-Sandstone/Elbow Dr SW. The site is also less than one block north of the Windsor Park Community Association which features community amenities such as a playground, tennis courts, and a ball diamond.

Community Peak Population Table

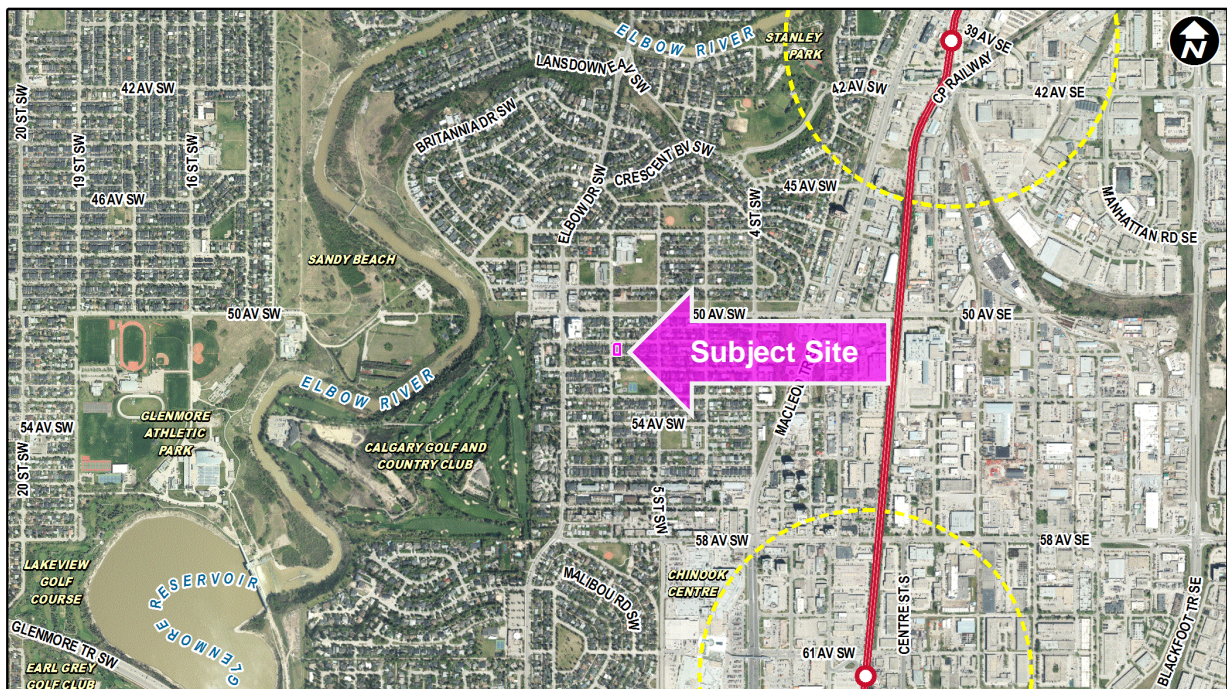
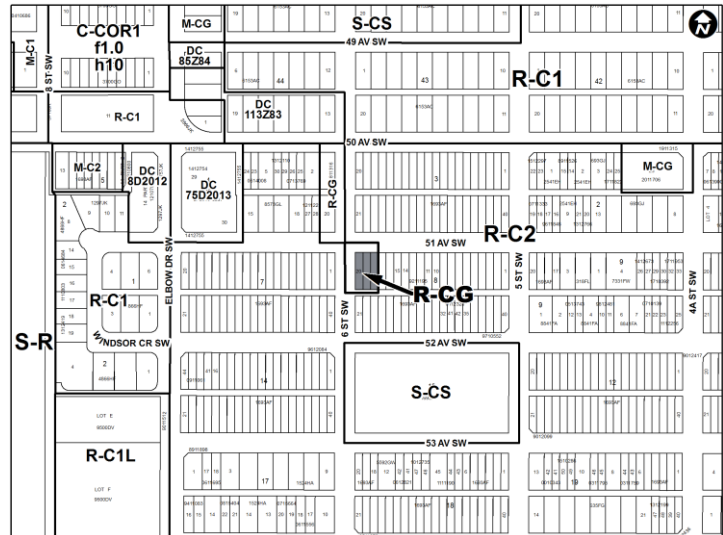
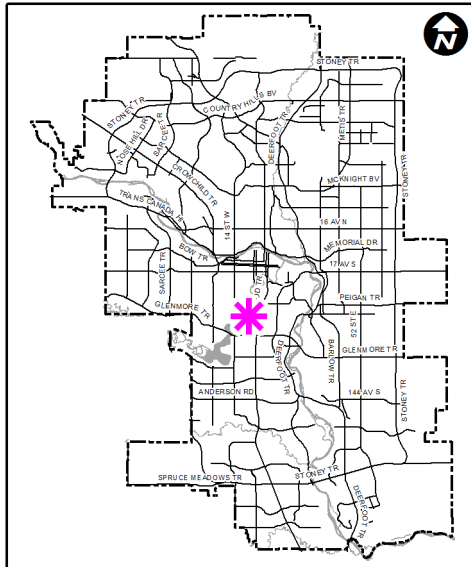
As identified below, the community of Windsor Park reached its peak population in 2019.

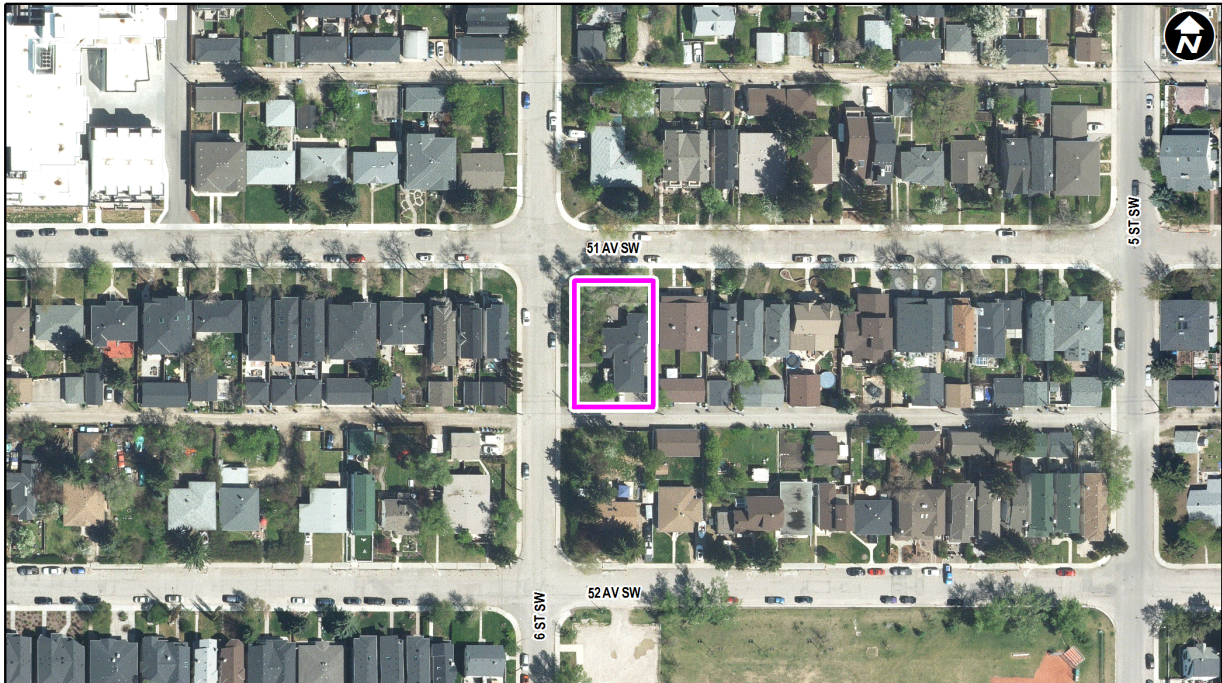
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 low-density district used in developed areas, and is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. 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 of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of six dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner lot site, additional items that would be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 6 Street SW and the 51 Avenue SW frontages including ensuring access to the principal dwellings meets grade-oriented design definitions;
- further evaluation of secondary suite designs; and
- mitigation of shadowing, overlooking and privacy concerns to the adjacent property.

Transportation

Pedestrian and vehicular access to the site is available from 51 Avenue SW, 6 Street SW and the rear lane. The area is served by Calgary Transit Route 3-Sandstone/Elbow Dr SW with a bus stop approximately 200 metres west (two-minute walk) from the site on Elbow Drive SW. Route 3 provides transit service every 12 minutes during the peak hours. On-street parking adjacent to the site on 51 Avenue SW and 6 Street SW is restricted to residential parking permit holders only. The site is within 100 metres of future bike lanes on 50 Avenue SW as per the [Calgary Pathways and Bike Ways Implementation Plan](#).

Environmental Site Considerations

At this time, there are no environmental concerns associated with the site.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available within the adjacent public rights-of-way. Servicing requirements will be determined at the time of 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 promoting efficient use of land and 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 Map1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city 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 is sensitive to existing residential development in terms of height, scale, and massing.

There is no local policy plan for the subject area.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet the objectives of this plan; however, opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at the development review stage.