

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Windsor Park, at the intersection of 58 Avenue SW and Elbow Drive SW. The site is approximately 0.51 hectares (1.26 acres) in size, with dimensions of approximately 70 metres in width and a depth ranging from 64 metres at the south property line to 97 metres at the north property line. The two original single detached dwellings have been removed and the site currently sits vacant.

Surrounding development consists of a mix of single detached dwellings designated as Residential – Contextual One Dwelling Large (R-C1L) District and multi-residential dwellings designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Medium Profile (M-C2) District. In addition, the site borders a large Special Purpose – Recreation (S-R) District, home to the Calgary Golf and Country Club on the west side of the subject site.

Meadowview Park is less than 100 metres (a two-minute walk) to the east of the subject parcel. Windsor Park School is approximately 850 metres (an 11-minute walk) from the subject site. Chinook Centre is approximately 500 metres (a six-minute walk) to the east of the subject parcel and provides the region with a variety of retail, entertainment and restaurant services. Additionally, the subject site is approximately 800 metres (a 10-minute walk) south of 50 Avenue SW, an identified Neighbourhood Main Street, which provides a variety of local retail, grocery and retail services.

Community Peak Population Table

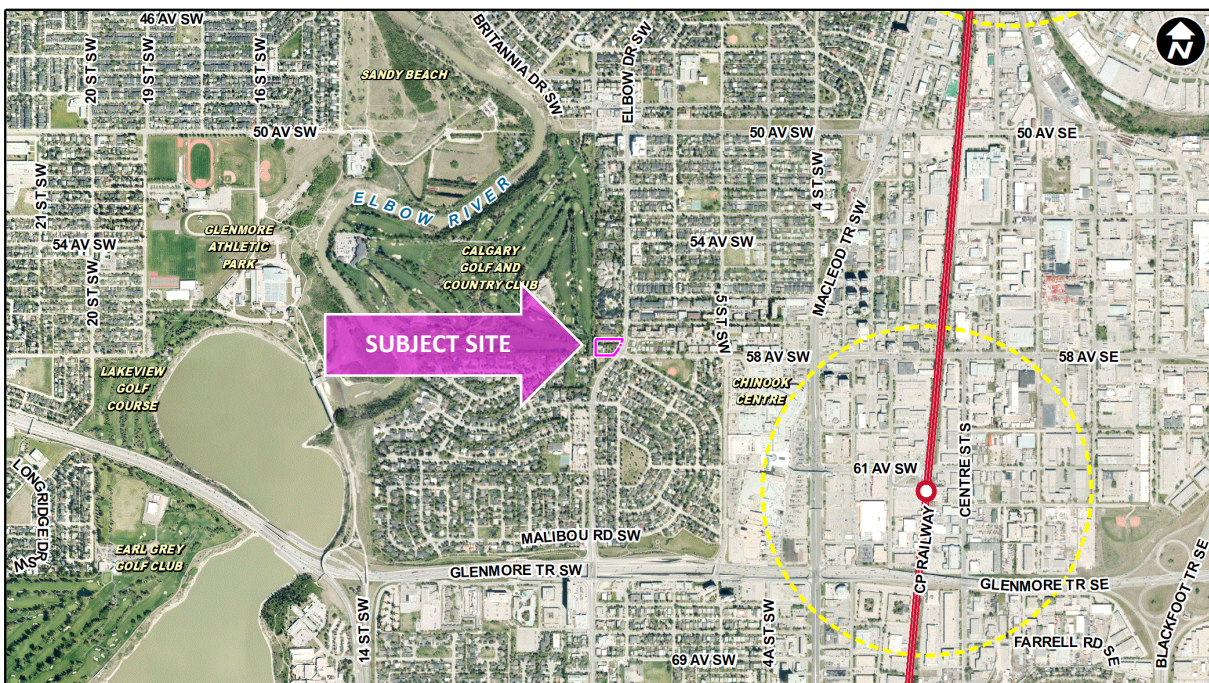
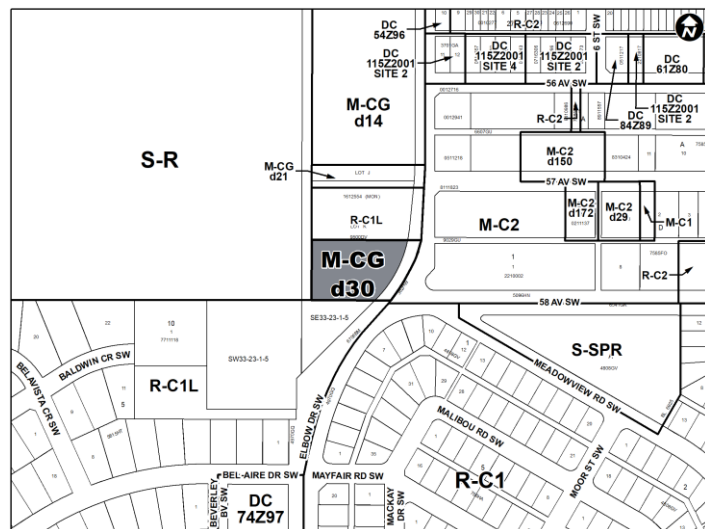
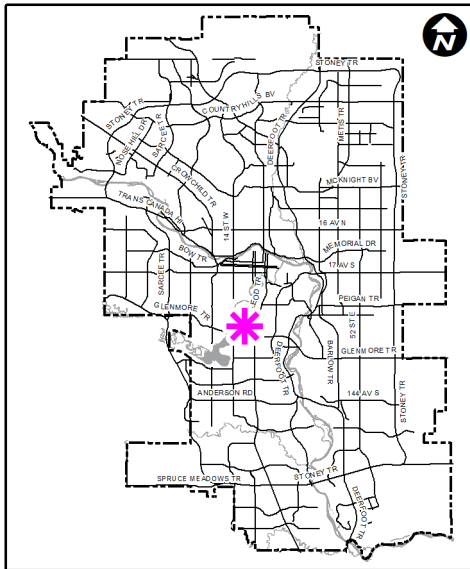
As identified below, the community of Windsor Park reached its peak population in 2019.

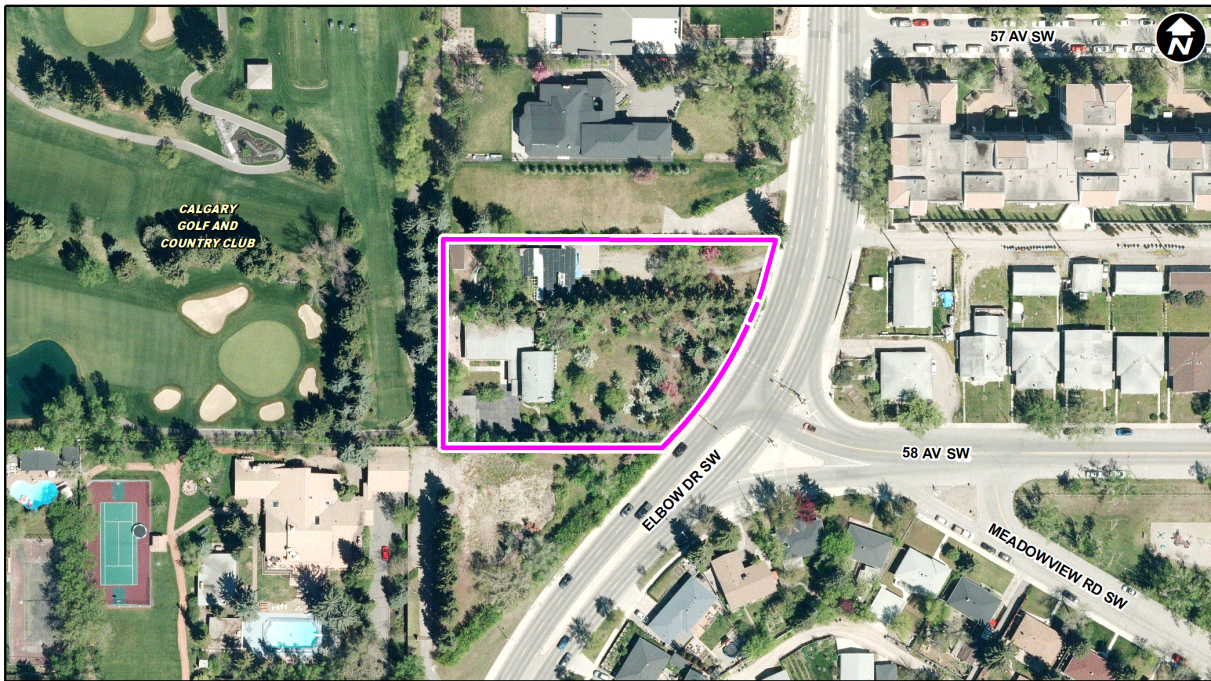
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2017 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 subject site is currently split into two parcels with distinct land use designations. The existing R-C1L District on the northern parcel is a low-density residential designation in developed areas that is primarily for single detached dwellings which may include a secondary suite. The R-C1L District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit and one secondary suite. The existing Direct Control (DC) District on the southern parcel is a low-density district intended for the development of single detached and semi-detached dwellings. The DC District is based on the R-1 Residential Single-Detached District in Bylaw 2P80. This District allows for a maximum height of 11 metres and the DC District allows for a maximum of four dwelling units on the site.

The proposed Multi-Residential – Contextual (M-CGd30) District is a multi-residential designation that allows for multi-residential development of low height and density, in addition to single detached, semi-detached and duplex dwellings. With the density modifier, the M-CG District allows for a maximum density of 30 dwelling units per hectare. Based on the parcel area, this would allow up to a maximum of 15 dwellings units on the site. Low-density development in this District must comply with the rules of the Residential – Grade Oriented Infill (R-CG) District.

Development and Site Design

The M-CG District was chosen for the site to allow for greater height, lot coverage and reduced setbacks to allow for a more compact development form on a smaller site. Similar forms of development have been achieved on comparable parcels north of the subject parcel.

If approved by Council, the rules of the M-CG District will provide guidance for the future site development including appropriate uses, building masses, height, landscaping and parking. Vehicular access to the site will be from Elbow Drive SW. Additional items that will be considered through the development permit process will include, but are not limited to:

- ensuring a well-articulated built interface along the Elbow Drive SW frontage;
- height, massing, parcel coverage and privacy in relation to adjacent properties and low-density development on the rest of the block;
- encourage the use of sustainable building design and practices;
- the rehabilitation of the sidewalk to improve pedestrian safety and mobility; and
- ensuring high-quality landscaping and amenity space provision for residents.

Transportation

Pedestrian access to the site is available from Elbow Drive SW. The site is located approximately 180 metres (a two-minute walk) from a bus stop served by Route 3 (Sandstone/Elbow Dr. SW). There is no on-street parking adjacent to the site. A Transportation Impact Assessment was not required as part of this application. As part of any future development permit application, upgrades will be required for the intersection of 58 Avenue SW and Elbow Drive SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Stormwater management for the subject site will be reviewed at the development permit stage.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment of established area communities that incorporates

appropriate densities with a mix of land uses. This modest increase in density should also enhance the primary transit network.

The proposal is in keeping with relevant MDP policies as the rules of the M-CG District provide for a modest increase in density and a built form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align the development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.