

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Windsor Park at the northeast corner of 52 Avenue SW and 6 Street SW. The site is approximately 0.08 hectares (0.21 acres) in area, has dimensions of approximately 37 metres deep by 23 metres wide and is serviced by a rear lane. The site is immediately north of Windsor Park. It is 170 metres east of Elbow Drive SW and 150 metres south of 50 Avenue SW. These streets each form part of Calgary's Primary Transit Network. This portion of 50 Avenue SW is also designated as a Neighbourhood Main Street. There is currently a single detached building on the site.

Community Peak Population Table

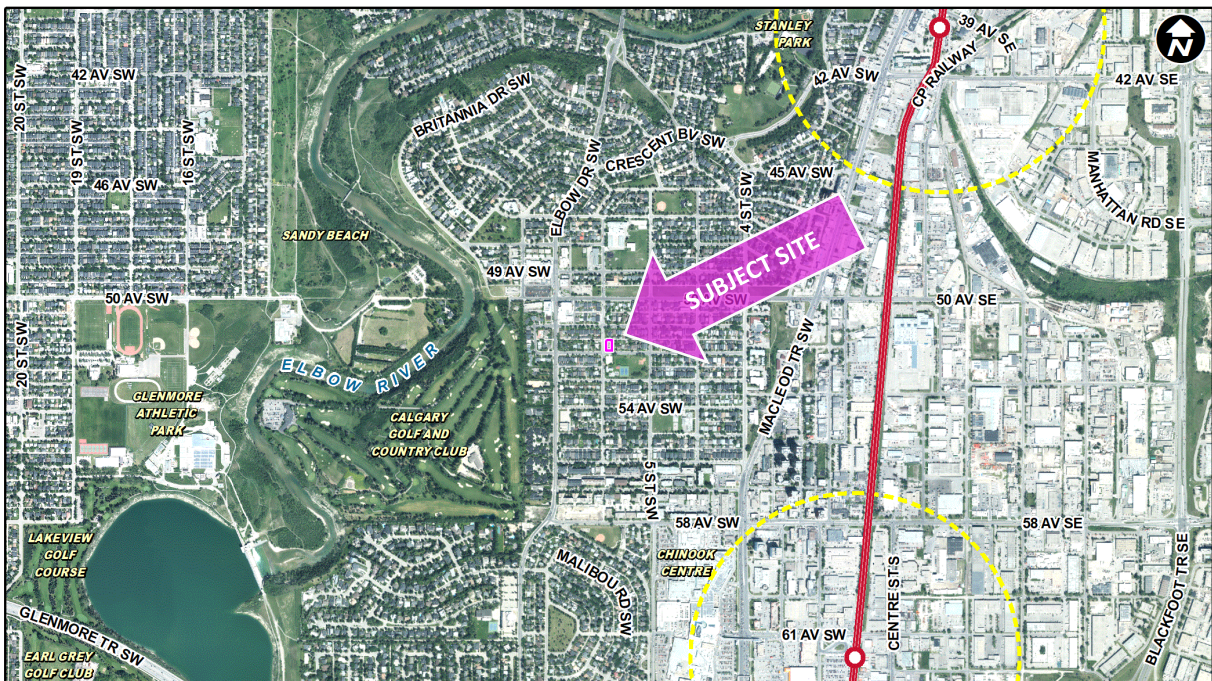
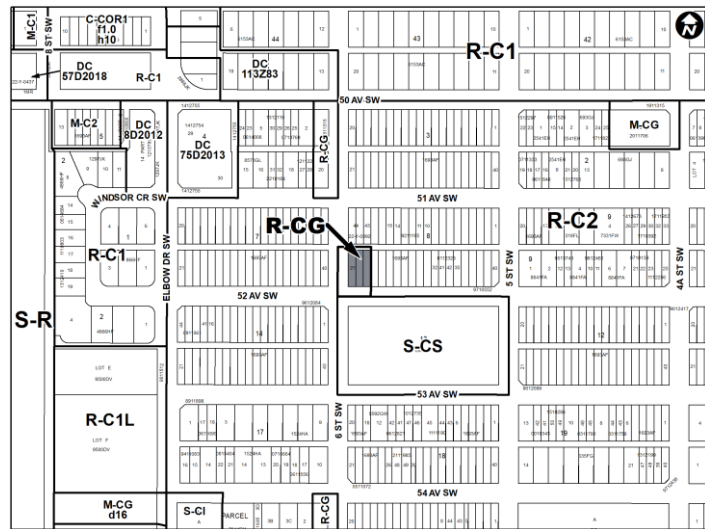
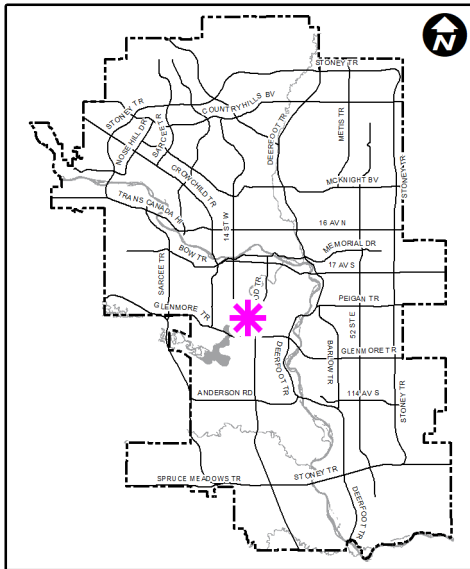
As identified below, the community of Windsor Park reached its peak population in 2019.

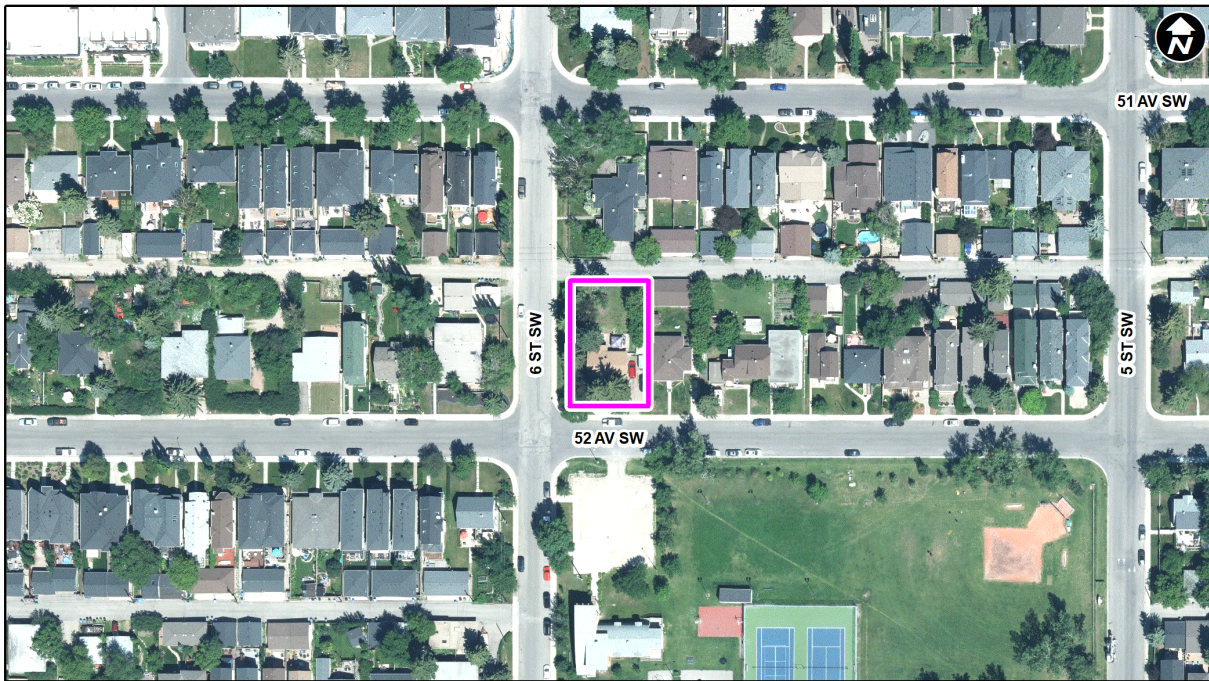
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

The existing Residential – Contextual One / Two Dwelling (R-C2) District 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. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for the additional low-density housing form of rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to six dwelling units on the subject site.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

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

- ensuring an engaging built interface along 52 Avenue SW and 6 Street SW; and
- mitigating shadowing, overlook, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 52 Avenue SW and 6 Street SW. An on-street bike route is located on 5 Street SW and provides a connection to the broader cycling network.

The area is well-served by Calgary Transit. Bus stops for Route 3 (Sandstone/Elbow Drive SW) are located 220 metres west of the site along Elbow Drive SW.

Direct vehicular access to the proposed development will be required to come from the rear lane. The parcel is located within Residential Parking Permit (RPP) Zone BEW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

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 site is located within the Developed Residential – Established area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest redevelopment of the Established area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application supports actions identified in the Net Zero Homes and Buildings, Zero Carbon Energy Transition and Zero Carbon Neighbourhoods sections (Programs A, F and K) of the [Calgary Climate Strategy – Pathways to 2050](#). Commitments described in the applicant's Climate Resilience Inventory Form (LEED certification, EV charging, solar panel usage, tree retention and permeable landscaping) would be implemented at the DP stage.

Chinook Communities Local Area Planning Project

There is no existing local area policy for this site. Administration is currently working on the [Chinook Communities local area planning project](#) which includes Windsor Park and surrounding communities. Planning applications are being accepted for processing during the local area planning process.