

Background and Planning Evaluation

Background and Site Context

The subject sites are located in the southwest community of Windsor Park, at the southeastern and northwestern corners of the junction of 53 Avenue SW and 6 Street SW. The parcels are each approximately 0.08 hectares ± (0.21 acres ±) and approximately 23 metres wide by 36 metres deep. The sites are currently both developed with a single detached dwelling with a detached garage accessed from the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings, as well as two Residential – Grade-Oriented Infill (R-CG) District parcels located at 5115 – 6 Street SW to the north and 5509 - 6 Street SW to the south, which have each been developed with a four-unit rowhouse and detached garage.

The sites are approximately 180 metres (a three-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 Drive SW. The sites also lie adjacent to the Windsor Park Community Association, which features community amenities such as a playground, tennis courts, and a ball diamond.

Community Peak Population Table

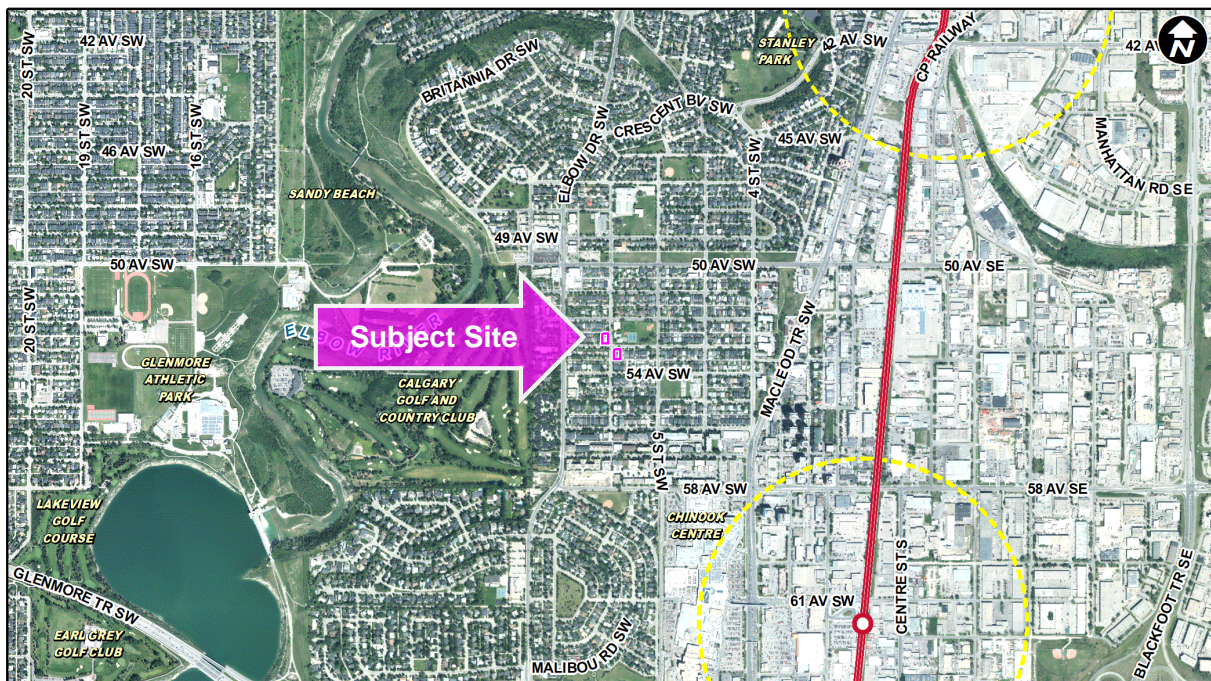
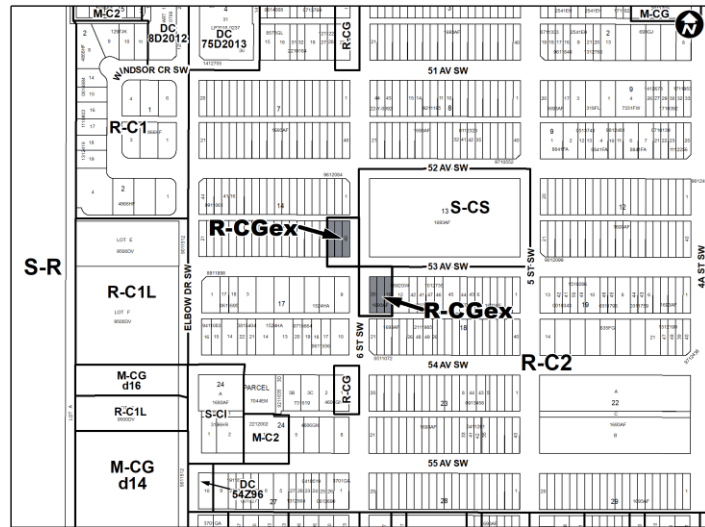
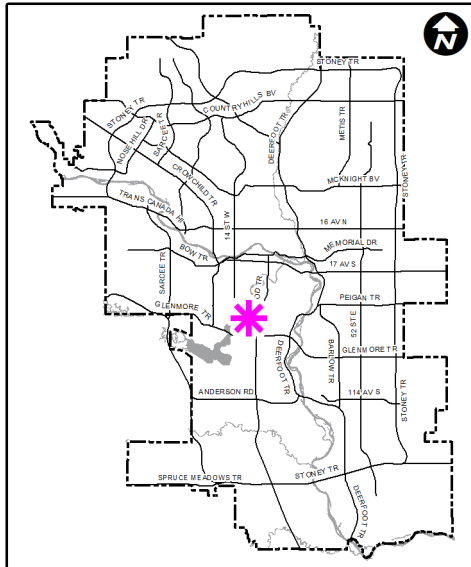
As identified below, the community of Windsor Park reached its peak population in 2019.

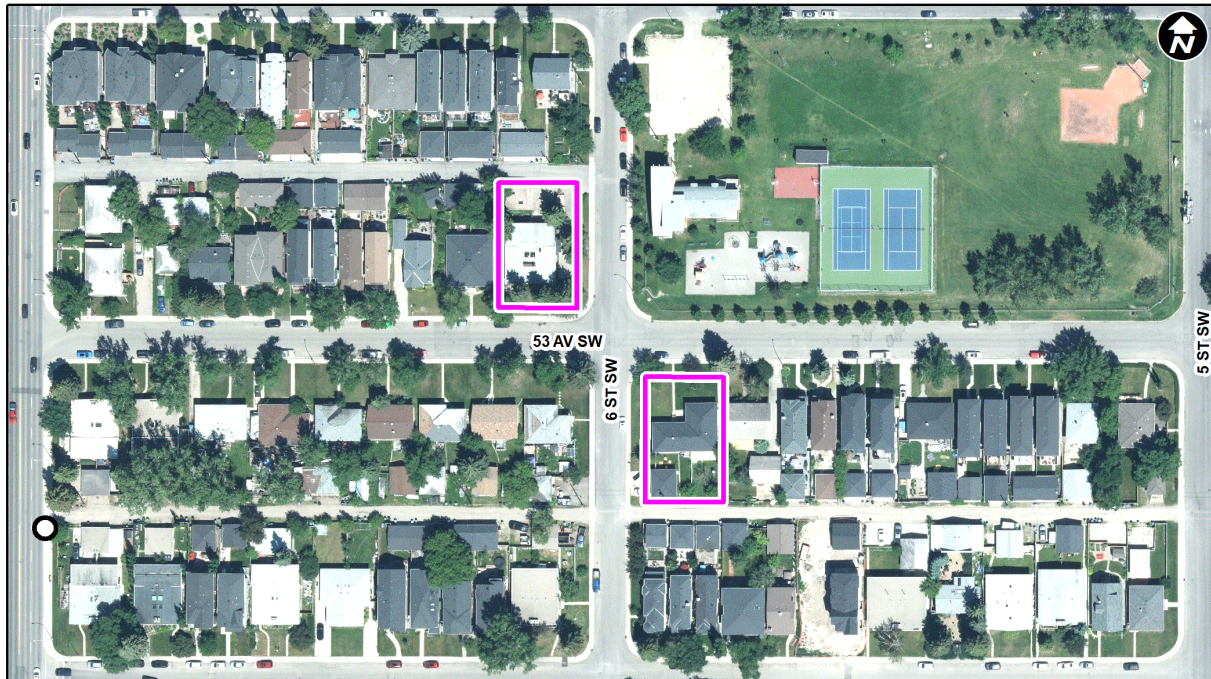
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

The proposed Residential – Grade-Oriented Infill (R-CGex) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses, except that it does not accommodate Secondary Suites or Backyard Suites. The R-CGex District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on each of the parcel areas, this would allow up to six dwelling units on each subject parcel. The parcels would also require 0.5 parking stalls per dwelling unit.

Development and Site Design

The rules of the proposed R-CGex District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Development permits (DP2023-03418 and DP2023-03434) for a 4-unit rowhouse and a semi-detached dwelling on each parcel were submitted on 2023 May 26 and are under review. Given

the specific context of these corner sites, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 53 Avenue SW and 6 Street SW frontages;
- ensuring the provision of satisfactory waste/recycling and organic enclosures, and
- mitigation of shadowing, overlooking, and privacy concerns to the adjacent properties.

Transportation

Vehicular access for the parcels will only be permitted to and from the adjacent residential lanes in order to protect pedestrians. There are currently no parking restrictions in the locality. A Transportation Impact Assessment and a Parking Study were not required for this application.

Calgary Transit bus stops are located 240 metres away (a 4-minute walk) for Route 3 along Elbow Drive SW. A future 5A (Always Available for All Ages and Abilities) on-street bikeway is planned along 54 Avenue SW, while a future 5A pathway is planned along Elbow Drive SW.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 sites are located within the Developed Residential – Established area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities, and transit and delivers small and incremental benefits to climate resilience. 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.

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 development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Chinook Communities Local Area Planning Project

There is no existing local area policy for these sites. 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.