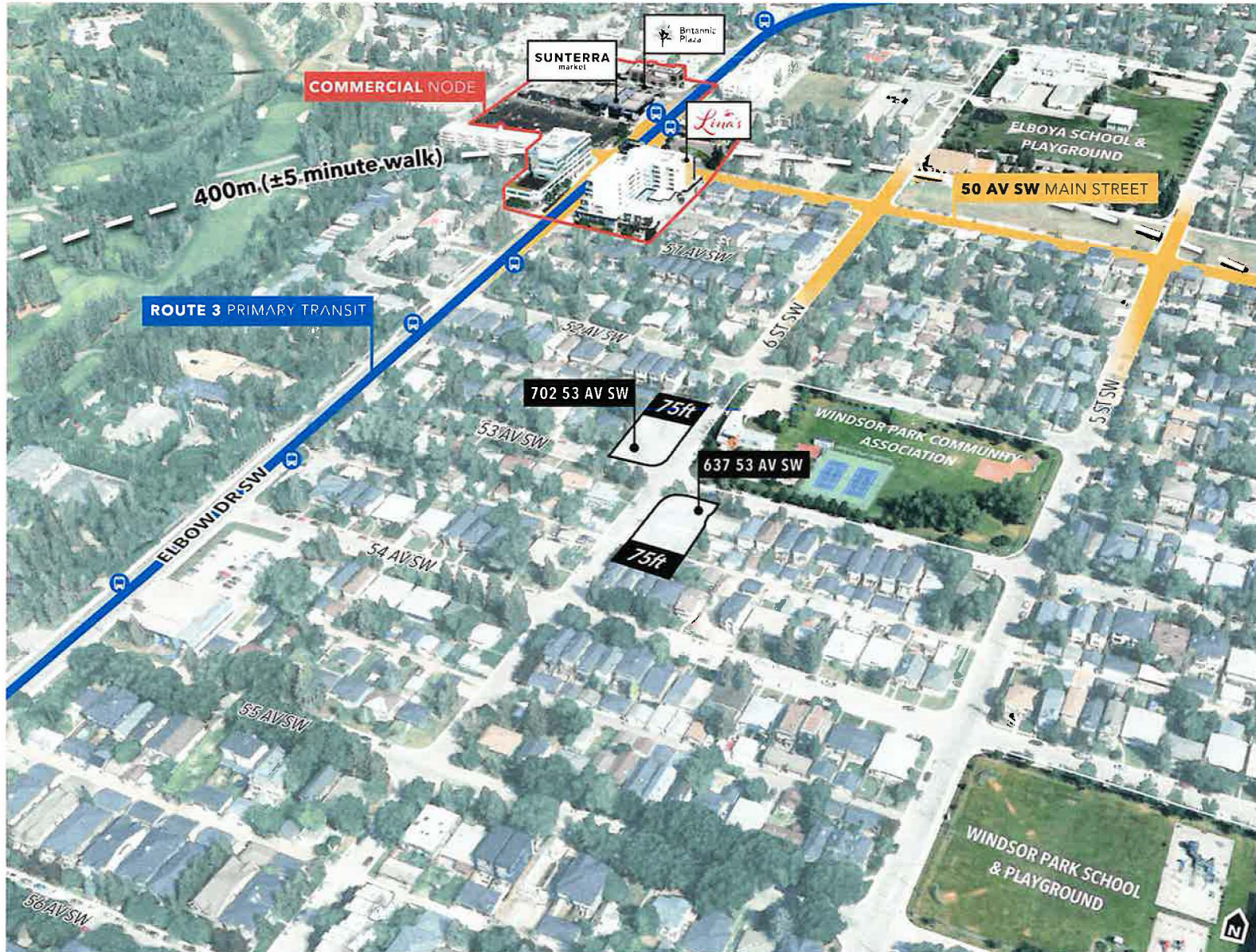


Windsor Park Rowhomes

R-C2 to R-CGex: 702 53 AV SW, 637 53 AV SW

Site Context



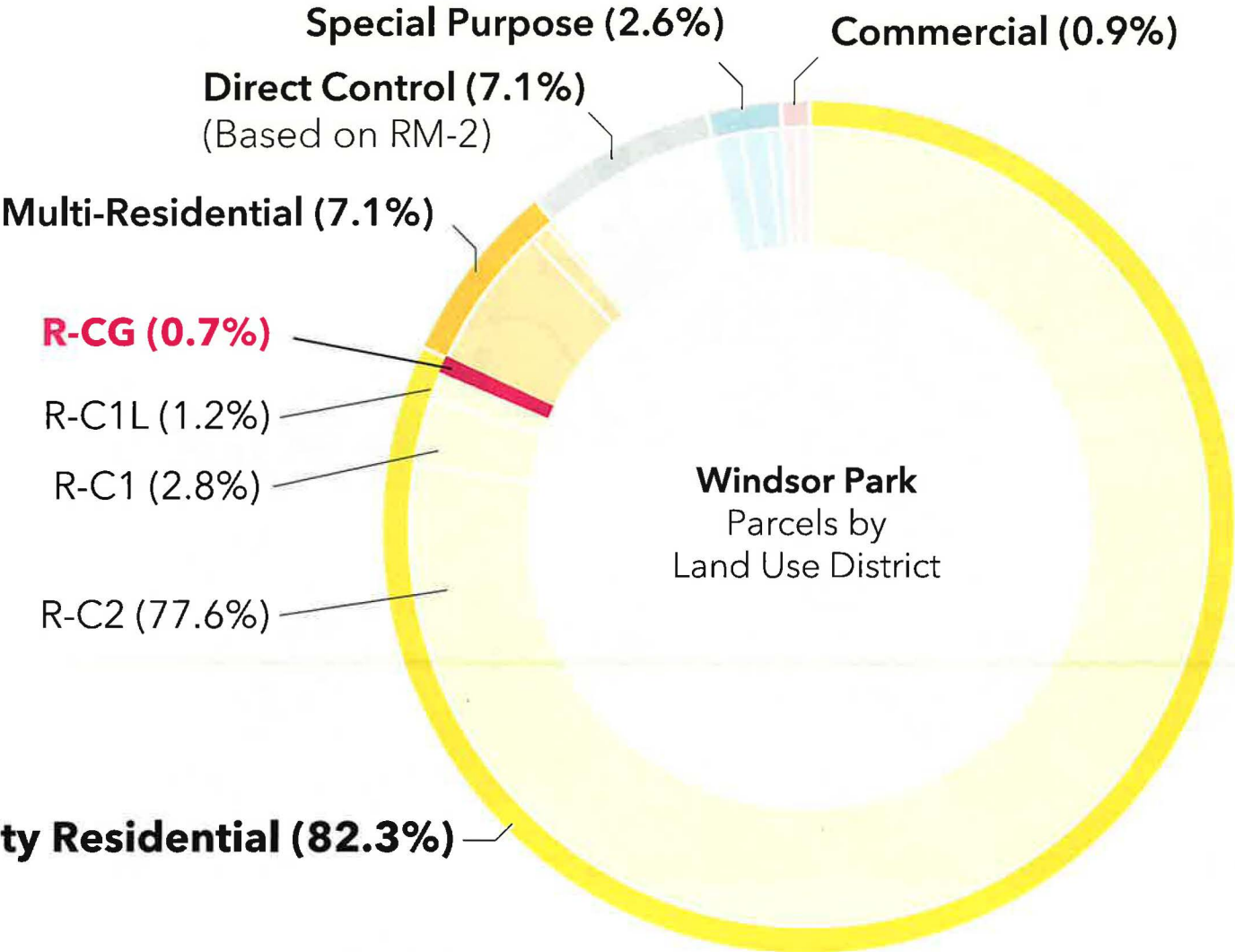
Planning Considerations

- **2 extra wide (75 ft) corner parcels**
- **~150m or 2min walk from Elbow Drive & Route 3** – one of Calgary's most used and highest frequency transit routes
- **~400m or 5min walk to community commercial node with 2 grocers and other locals businesses** for everyday needs
- **6/8 Multi-Residential Infill Criteria**

Community Land Use

Rowhomes: Local Gap In The Market

- Only 5 R-CG parcels in Windsor Park
- R-CG accounts for less than 1% of all Low-Density parcels the community



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 NOV 15 2023
 ITEM: 7.2.30 CPC2023-0905
 Distrib-Presentation 2
 CITY CLERK'S DEPARTMENT

Proposed R-CGex District

R-C2 to R-CGex

- 2 projects (for sale)
- 12 new homes (total)
- 6 rowhomes with 6 garages on each site
- R-CGex chosen based on:
 - need for **usable basements** for all units
 - **community feedback** heard through this and other similar applications
- **No Secondary Suites** are proposed
- **Concurrent DP** under review




Applicant-led Outreach

Launch May 2023

Closure August 2023

Hand Delivered Mailers

Proposed Land Use Change
R-C2 to R-CGex 637 53 AV SW



Find Out More

Homes by AVI is committed to being a good neighbour and working with the community where we build. We look forward to working with you to realise our vision.

Find out more about our projects and share your thoughts with us below.

Contact Us
Email: engage@civicworks.ca
Phone: 587.747.0317


Homes by AVI

Proposed Land Use Change
R-C2 to Residential - Grade-Oriented Infill (R-CGex) District

637 53 AV SW

We are proposing a concurrent land use redesignation and development permit application at 637 53 ST SW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CGex) District.

The proposed change will enable a 6-unit rowhouse development, with six associated parking stalls (one stall per unit) within a three-storey built form. The proposed land use district does not accommodate Secondary Suites or Backyard Suites.



Land Use Change

We are proposing a concurrent land use redesignation and development permit application at 637 53 ST SW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CGex) District.

The proposed land use will allow for the site, given its existing location, surrounding context, and lot characteristics. The R-CGex District use is specifically chosen based on the forward-looking best practices of the project, as well as key feedback heard from the Windsor Park community related to other local area R-CGex applications.

Policy Alignment

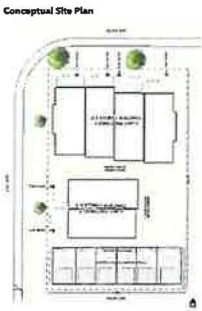
The project site does not fall within any existing area policy plans. However, the Official Community Plan is in the early stages of development with an expected completion in Winter 2025.

Planning Rationale

This site features a number of characteristics that make it well suited for the proposed land use change. The subject site is within 1150-175m (0.75-mile walk) from a stop for Route 3 along the Primary Transit Network at Elbow SW, one of Calgary's main cores and highest frequency transit routes, providing easy access to transit destinations in the north and south of the city. The site is also directly across from the Windsor Park Community Association Park and playground and within easy walking distance to a number of community amenities including Inland Mall, Sunnyside Mall, and one a future market providing access to daily needs.

Track Progress & Share Feedback

If you would like to follow the Land Use Redesignation application progress or submit your own input to the City of Calgary, you can do so by meeting the City of Calgary's Development Map or design subject and entering the site address (637 53 AV SW) on the project number (R-CGEX033 0117) in the search bar.



Find Out More

engage@civicworks.ca
587.747.0317
Reference: 637 53 AV SW

Homes by AVI

City of Calgary Application Information Portal: dmap.calgary.ca



Hand Delivered Mailers



Dedicated Email Inbox



Project Phone Line & Voicemail



Custom On-Site Signage



Ward 11 Office & Windsor Park Community Association Correspondence



Applicant-Led Outreach Summary

Homes by **AVI**

2023 BILD Alberta

- Large Volume Builder Pinnacle Award
- Community Service Award

2022 BILD Alberta

- Innovative Product or Service Award

Supplementary Information

Development Vision

702 53 AV SW



637 53 AV SW



Illustrated Site Plans

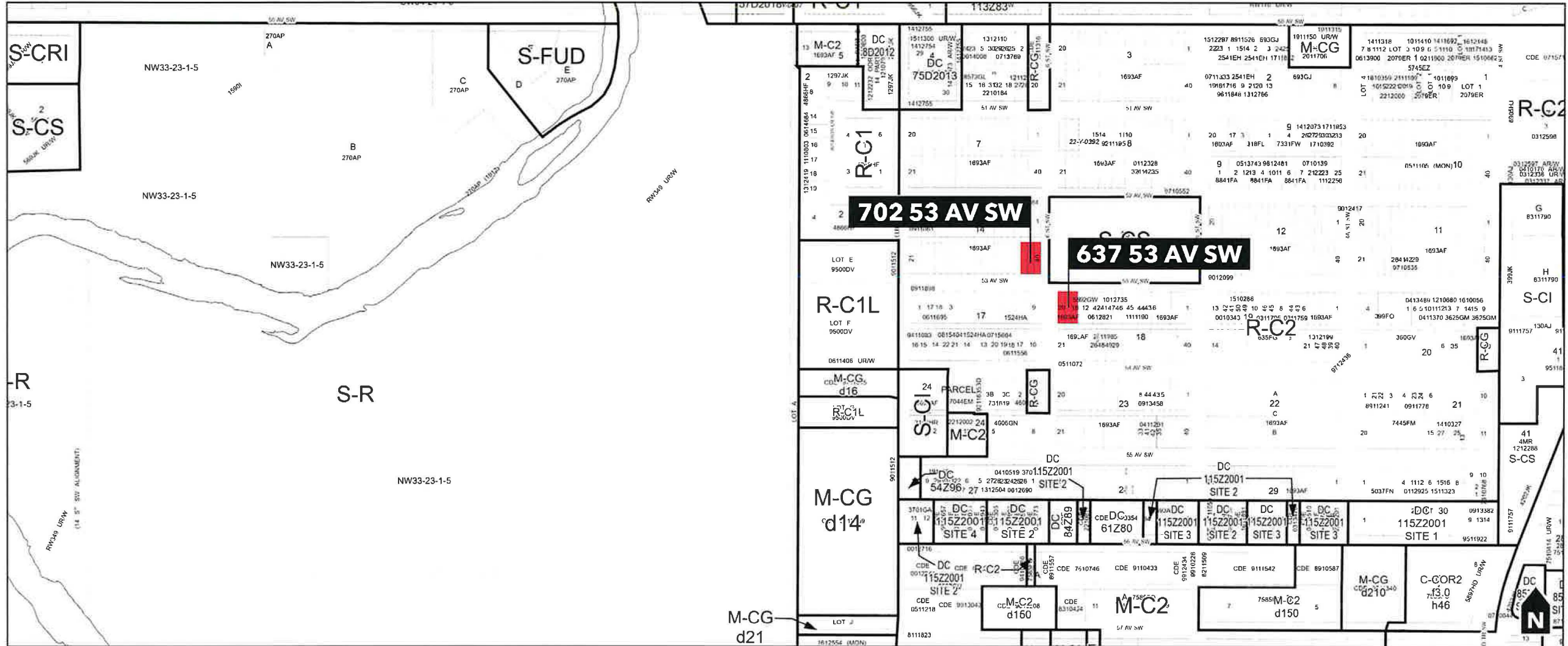
702 53 AV SW



637 53 AV SW



Land Use Context



Aerial Photo



Site Photos 702 53 AV SW



Looking northwest from 6 ST SW



Looking southwest from 6 ST SW



Looking east from 53 AV SW



Looking west from 6 ST SW

Site Photos 637 53 AV SW



Looking southeast from 53 AV SW



Looking northeast from 6 ST NW

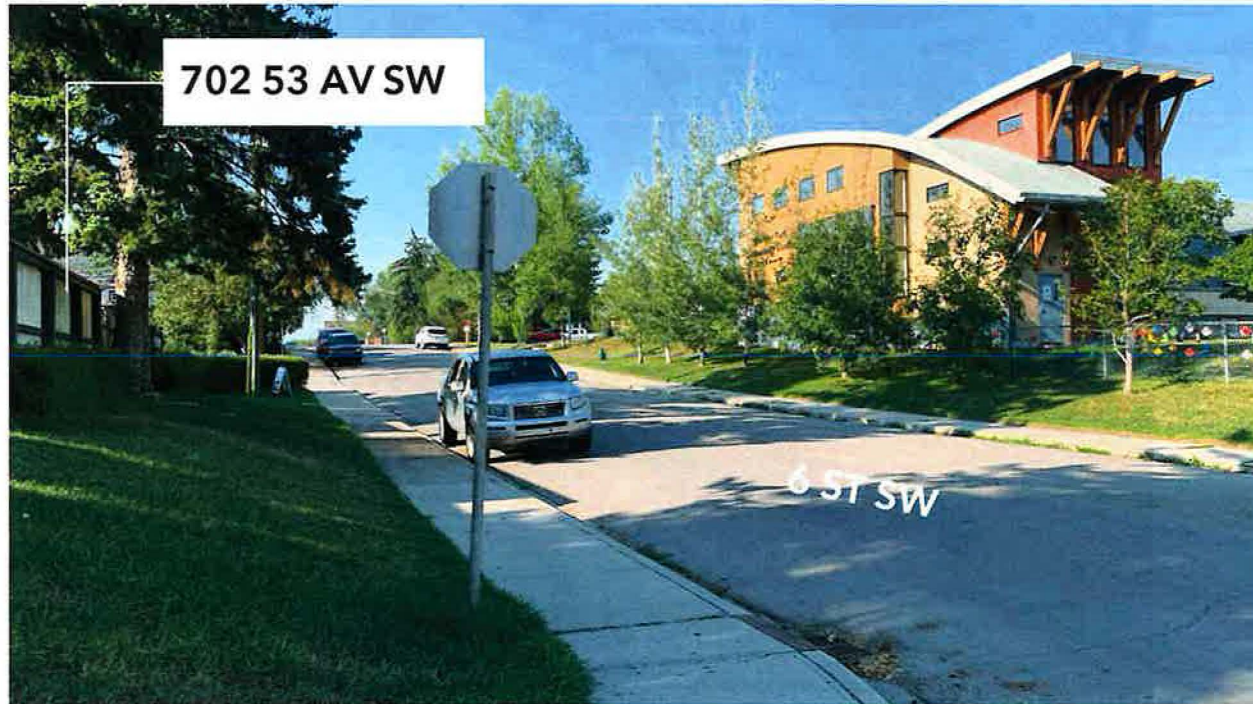


Looking southwest from 53 AV SW



Looking east from 6 ST SW

On-Street Parking

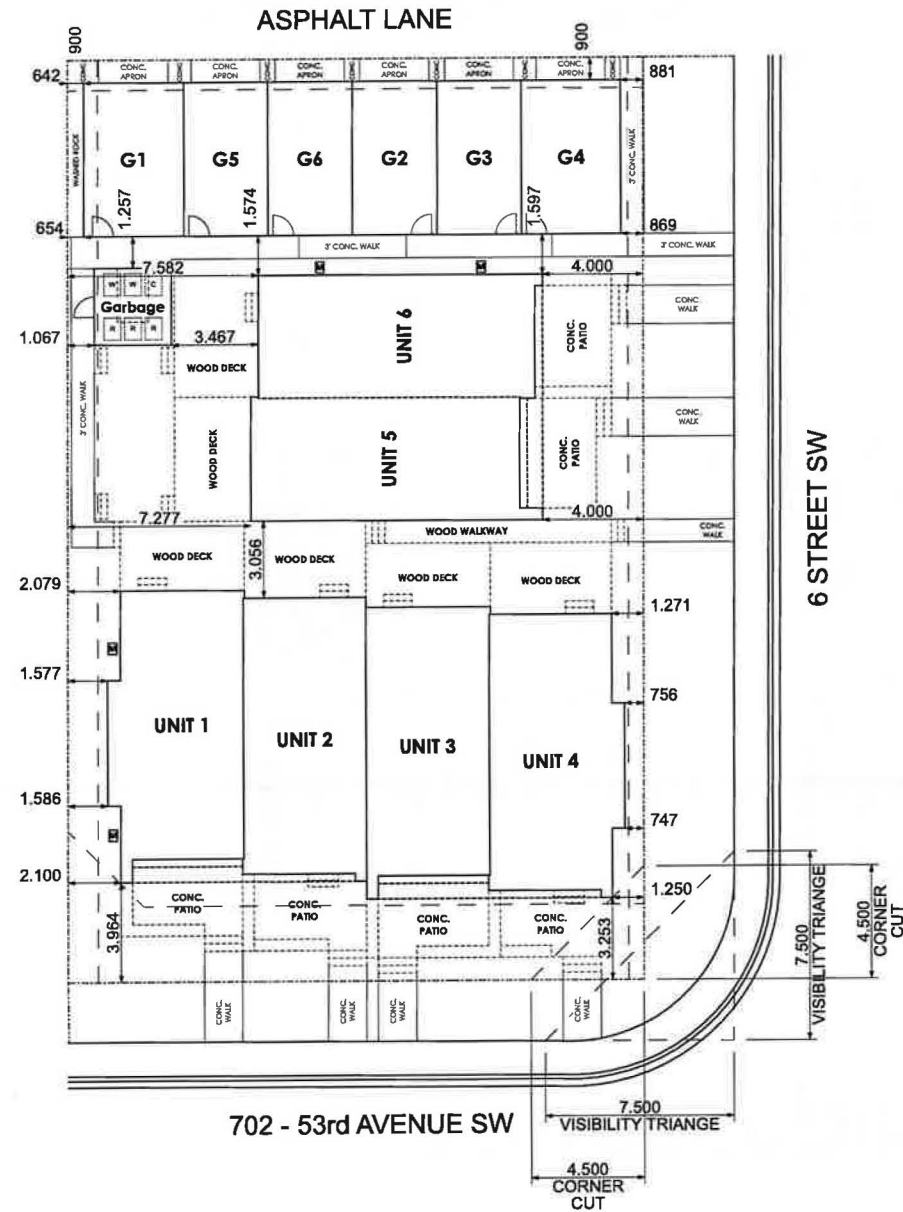


Looking northeast from 53 AV SW - August 1, 2023, 6:45PM



Looking southeast from 53 AV SW - August 1, 2023, 6:45PM

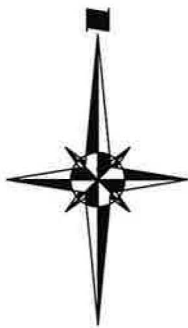
Site Plan DP2023-03418



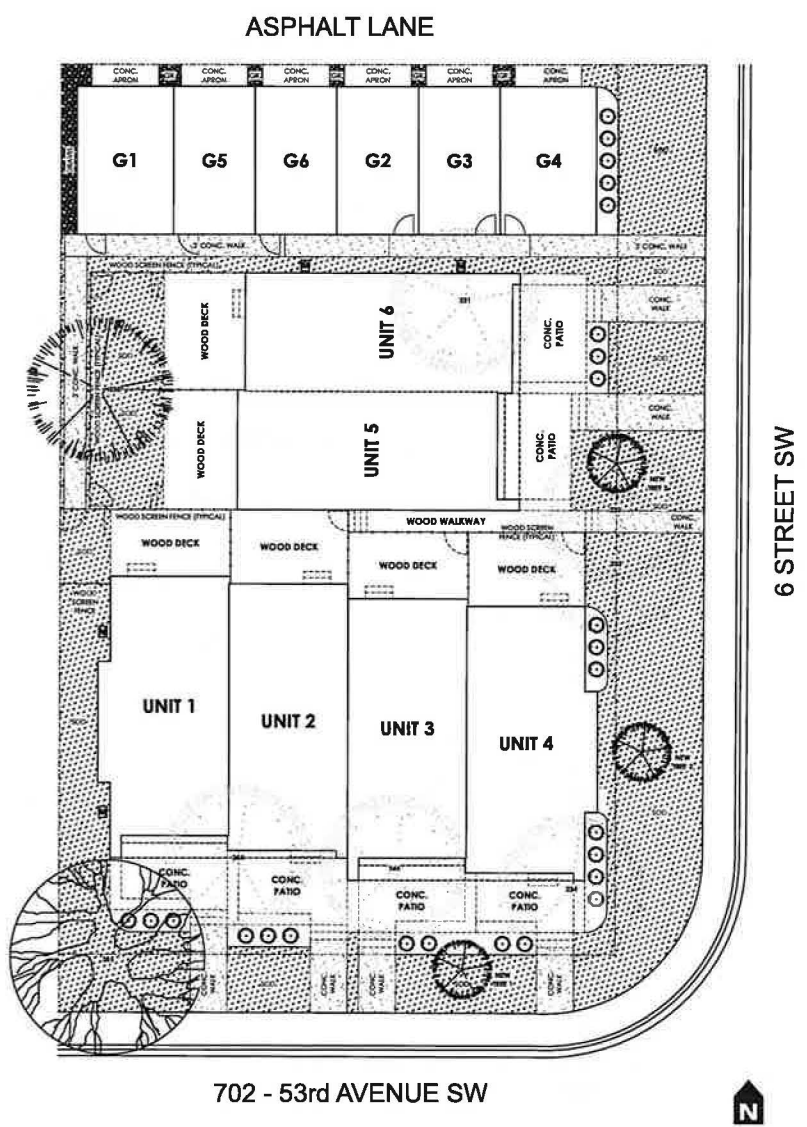
Landscape Plan DP2023-03418

PLANTING SCHEDULE						
702 - 53rd AVENUE SW						
TREE #	SPECIES	DRIPLINE DIAMETER (m)	TREE TRUNK DIAMETER (m)	TREE HEIGHT (m)	STATUS	UNITS
231	SPRUCE	6.00	0.40	15-18	TO BE REMOVED	0
232	SPRUCE	6.00	0.40	15-18	TO BE REMOVED	0
233	SPRUCE	6.00	0.40	15-18	TO BE REMOVED	0
234	SPRUCE	6.00	0.40	15-18	TO BE REMOVED	0
235	SPRUCE	6.00	0.40	15-18	TO REMAIN	2
244	SPRUCE	6.00	0.40	15-18	TO BE REMOVED	0
245	SPRUCE	6.00	0.40	15-18	TO BE REMOVED	0
355	AMERICAN ELM	6.00	0.40	12-15	TO REMAIN	3
NEW TREE 1	Lodgepole Pine			2 (Minimum)	NEW	1
NEW TREE 2	Lodgepole Pine			2 (Minimum)	NEW	1
NEW TREE 3	Lodgepole Pine			2 (Minimum)	NEW	1
(R-CG) (R-G6a) Tree Requirements = 1.0 Tree per 110 m ² Parcel Area Parcel Area = 837.147 m ² / 110 = 7.61 Tree Units Required					Total Tree Units Provided:	8
(R-CG) (R-G6a) Shrub Requirements = 3.0 Shrubs per 110 m ² Parcel Area Parcel Area = 837.147 m ² / 110 = 22.83 Shrub Units Required					Total Shrubs Provided:	35
Shrubs to be a combination of Ruby Carpeted Barberry & Goldmound Spirea (#2 Container 600mm Ht.)						

SITE AREAS		
702 - 53rd AVENUE SW		
Location	M ²	0.0017 Ha
Parcel Size	837.147	(79.884 units/ha)
Building Areas:		
4 Piles	220.005	
2 Piles	107.473	
Garages	130.054	Site Coverage (%)
Total Buildings:	457.542	54.555
Landscaping Areas:		
Front Porch	80.594	
Rear Decks (Gravel Below)	96.584	
Stairways & Steps	42.795	
Garage Aprons	34.834	
Soil (Grass)	110.014	
Planting Beds	26.875	Site Coverage (%)
Gravel	8.369	
Total Landscaping:	379.605	45.345
Total Soft Landscaping	344.818	41.150

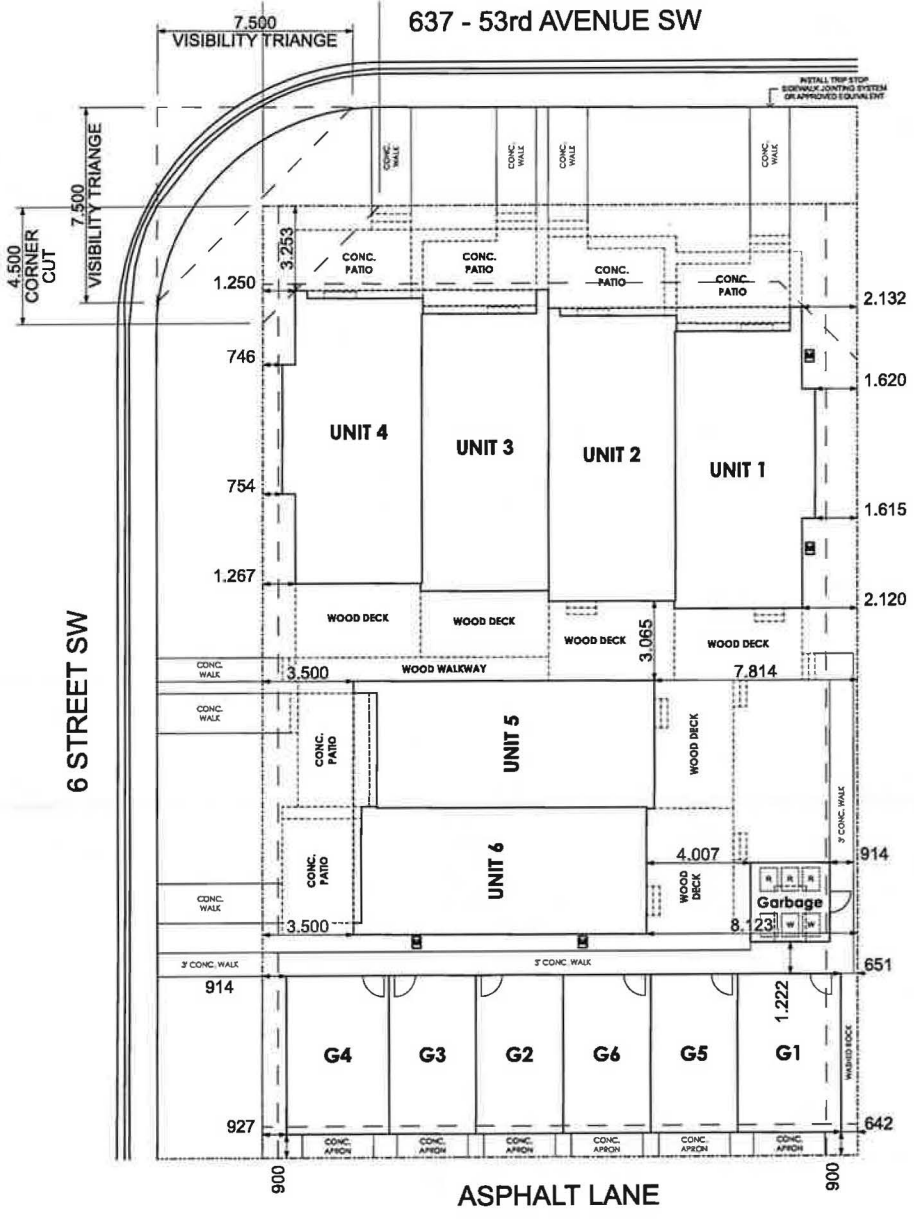


- SOD
- CONCRETE
- GRAVEL
- CONIFEROUS TREE (TO REMAIN)
- CONIFEROUS TREE (TO BE REMOVED)
- DECIDUOUS TREE (TO REMAIN)
- DECIDUOUS TREE (TO BE REMOVED)
- NEW SHRUB



702 - 53rd AVENUE SW

Site Plan DP2023-03434

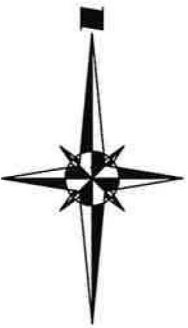


Landscape Plan DP2023-03434

637 - 53rd AVENUE SW

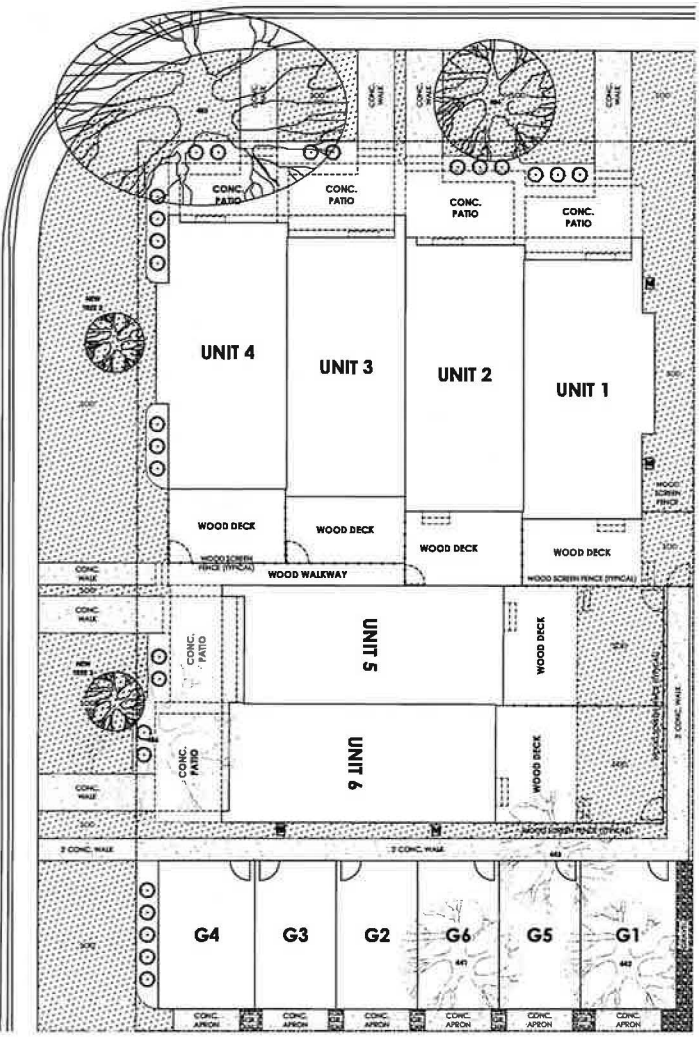
PLANTING SCHEDULE						
637 - 53rd AVENUE SW						
TREE #	SPECIES	DRIPLINE DIAMETER (m)	TREE TRUNK DIAMETER (m)	TREE HEIGHT (m)	STATUS	UNITS
441	GREEN ASH	5.00	0.15	3-6	TO BE REMOVED	0
442	GREEN ASH	5.00	0.15	3-6	TO BE REMOVED	0
443	GREEN ASH	5.00	0.15	3-6	TO BE REMOVED	0
423	GREEN ASH	12.00	0.35	9-12	TO REMAIN	3
484	AMUR CHERRY	12.00	0.32	6-9	TO REMAIN	3
486	GREEN ASH	7.00	0.20	9-12	TO BE REMOVED	0
NEW TREE 2	Mayday		0.06 (Min.)		NEW	1
NEW TREE 3	Mayday		0.06 (Min.)		NEW	1
(ILCO) (ILCOs) Tree Requirements = 1.0 Tree per 110 m ² Parcel Area						
Parcel Area = 838.327 m ² / 110 = 7.62 Tree Units Required					Total Tree Units Provided	8
(ILCO) (ILCOs) Shrub Requirements = 1.0 Shrub per 110 m ² Parcel Area						
Parcel Area = 838.327 m ² / 110 = 7.62 Shrub Units Required					Total Shrubs Provided	26
Shrubs to be a combination of Ruby Canoe! Barberry & Goldmound Spirea (#2 Container 600mm HL)						

SITE AREAS	
637 - 53rd AVENUE SW	
Location	M ²
Parcel Size	838.327
	0.0838 Ha
	(71,599 units/ha)
Building Areas:	
4 Fls	220,005
2 Fls	107,473
Garages	130,064
Total Buildings	457,542
	Site Coverage (%)
	54.578
Landscape Areas:	
Front Patios	79,034
Wood Decks	96,788
Gravel	42,601
Sidewalks & Steps	14,834
Garage Aprons	110,481
Sod (Grass)	28,729
Planting Beds	8,558
Gravel	
	Site Coverage (%)
Total Landscaping	380,785
Total Soft Landscaping	147,568
	38.754



- SOIL
- CONCRETE
- GRAVEL
- CONIFEROUS TREE (TO REMAIN)
- CONIFEROUS TREE (TO BE REMOVED)
- DECIDUOUS TREE (TO REMAIN)
- DECIDUOUS TREE (TO BE REMOVED)
- NEW SHRUB

6 STREET SW



ASPHALT LANE

