

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Windsor Park, at the northeast corner of 54 Avenue SW and 5 Street SW. The site is 0.06 hectares ± (0.14 acres ±) in size, with dimensions of approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single-detached dwelling and a detached garage with access to 5 Street SW.

Surrounding development is characterized primarily by single and semi-detached dwellings on parcels designated as the Residential – Contextual One / Two Dwelling (R-C2) District.

The site is served by Calgary Transit Route 3 (Sandstone/Elbow Drive) on Elbow Drive SW, approximately 350 metres (six minute walk) northwest of the site. The site is within close proximity to local parks and directly across from the Windsor Park School.

Community Peak Population Table

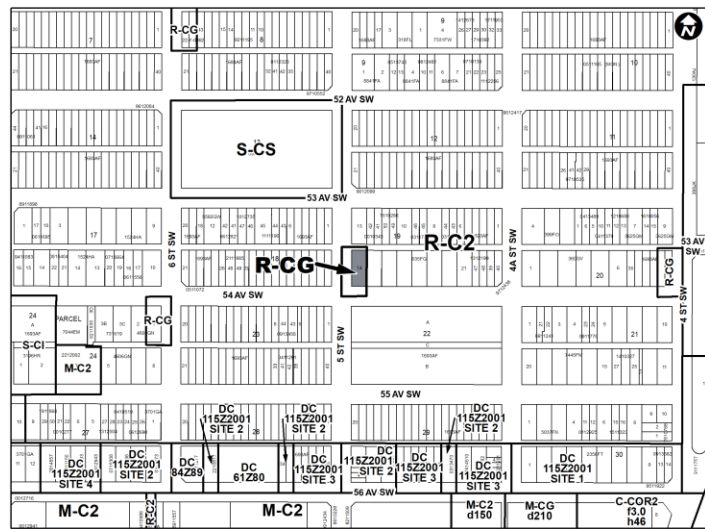
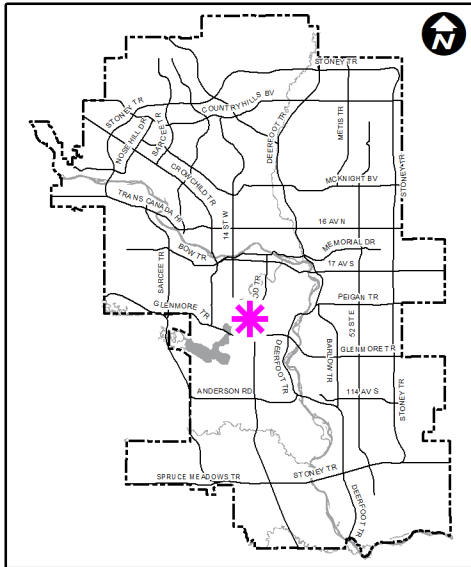
As identified below, the community of Windsor Park reached its peak population in 2019.

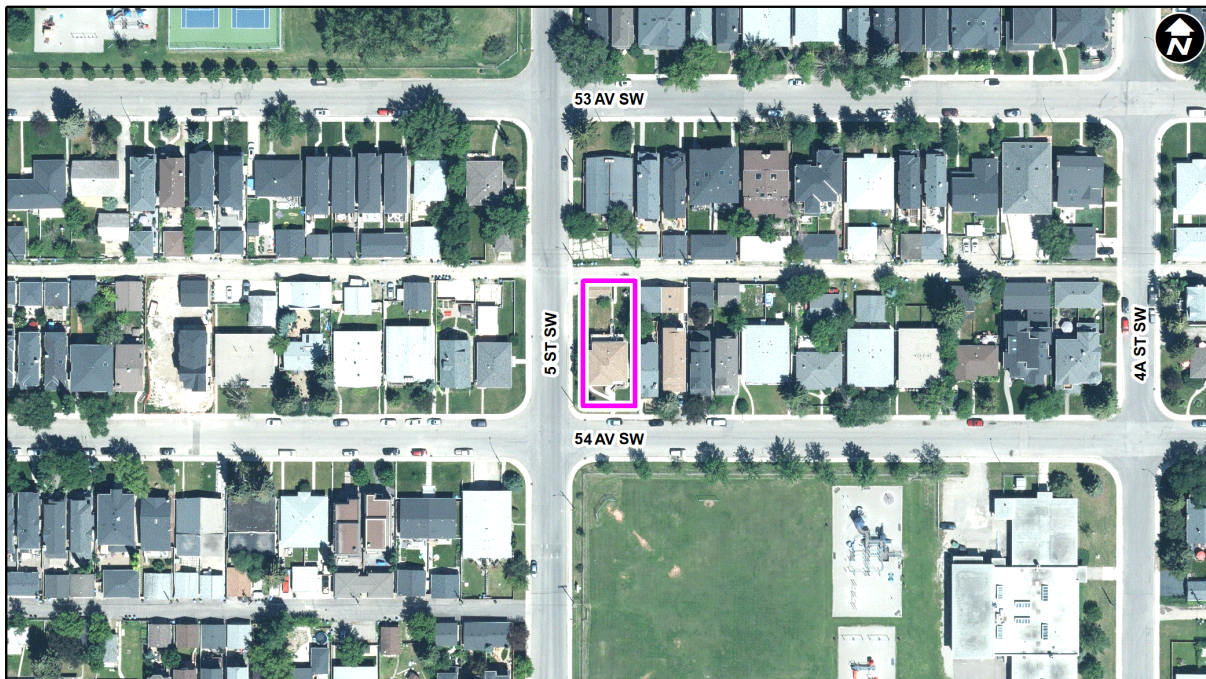
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 subject site parcel area, this would allow up to four dwelling units.

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 include, but are not limited to:

- ensuring an engaging built interface along 54 Avenue SW and 5 Street SW;
- mitigating shadowing, overlooking and privacy concerns;
- ensuring appropriate density is proposed; and
- ensuring the adequate provision of parking stalls is located on-site.

Transportation

Pedestrian access to the site is available from existing sidewalks along 54 Avenue SW and 5 Street SW. An existing on-street bikeway runs immediately adjacent to the west of the site on 5 Street SW. The Always Available for All Ages and Abilities (5A) Network recommends an on-street cycling facility immediately adjacent to the south of the site on 54 Avenue SW. The area is served by Calgary Transit Route 3 (Sandstone/Elbow Drive) on Elbow Drive, approximately 350 metres (six minute walk) northwest of the site. Direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently restricted immediately adjacent to the site. The parcel is located within existing Residential Parking Permit (RPP) Zone BEW.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. 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 parcel is identified as "Developed Residential - Established Residential" area in the [Municipal Development Plan](#) (Map 1: Urban Structure). The Developed Residential – Established Residential area encourages modest redevelopment of Established Areas to incorporate appropriate densities that contribute to the character of the neighbourhood and a pedestrian-friendly environment. The proposal is in keeping with the policies of the MDP.

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 Plan 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 and are reviewed using existing legislation and Council approved policy.