

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the community of Windsor Park on 50 Avenue SW and within the plan area boundary of the *50 Avenue SW Area Redevelopment Plan (ARP)*. The site is approximately 0.06 hectares (0.14 acres) and approximately 15 metres wide and 37 metres deep. The site is currently developed with a one-storey single detached dwelling and detached garage to the rear of the site. A rear lane existing along south boundary of the site allows for vehicular access.

The surrounding development to the east and south is primarily characterized by low density residential development in the form of single and semi-detached dwellings, designated as Residential – Contextual One / Two Dwelling (R-C2) District. Further to the west is characterized by medium density multi-residential development with commercial uses. Immediately north of the site is designated as Residential – Contextual One Dwelling (R-C1) District. However, there are currently no residential development in this area, instead there are overhead power lines that run along the northern side of 50 Avenue SW.

The subject site is well served by Calgary Transit. The site is approximately 250 metres (five minute walk) to transit stop Route 3 (Sandstone/Elbow Drive) on Elbow Drive SW.

Community Peak Population Table

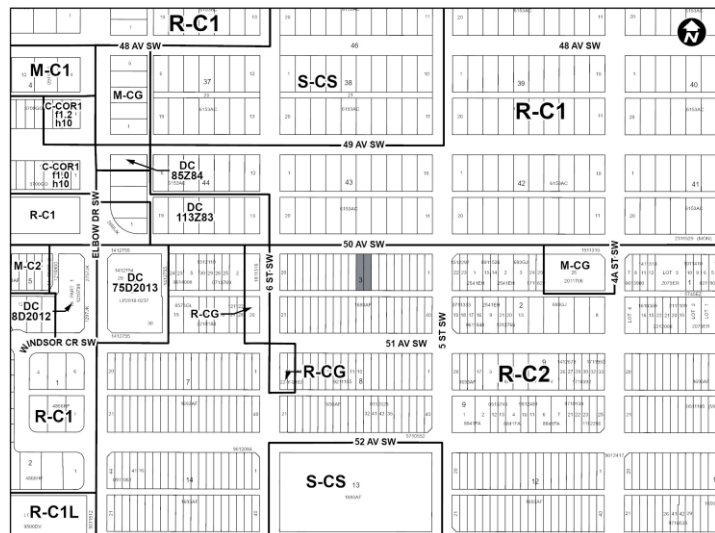
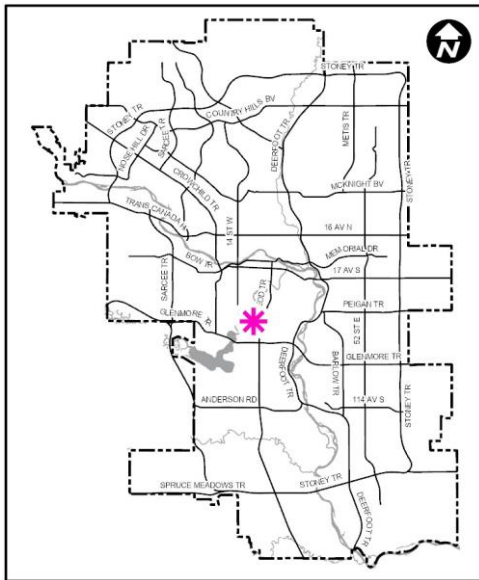
As identified below, the community of Windsor Park reached its peak population in 2019.

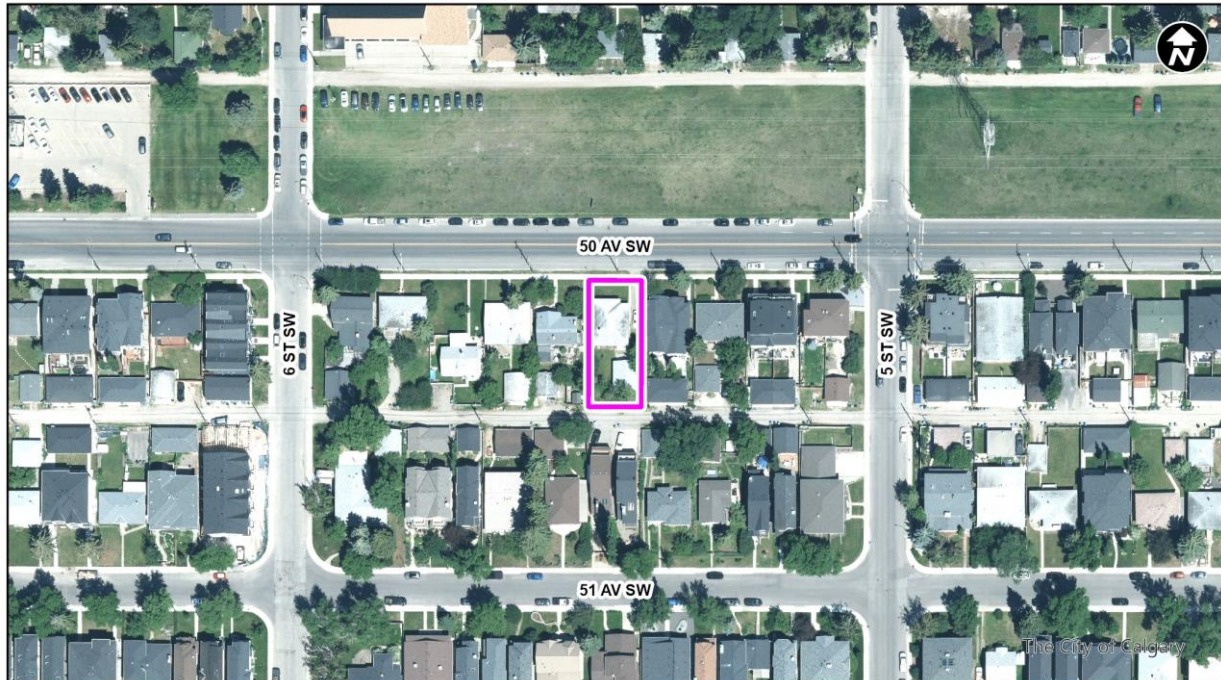
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum height of 10 meters and maximum density 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 rowhouse buildings. 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 housing density. The parcel would require 0.5 parking stalls each dwelling unit and secondary suite.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, landscaping, and parking.

Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- an engaging built interface along 50 Avenue SW; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties and the low-density development on the rest of the block.

Transportation

Pedestrian access to the site is available from existing sidewalks along 50 Avenue SW. The site is served by Calgary Transit Route 3 (Sandstone/Elbow Drive) on Elbow Drive SW, approximately 250 metres (five minute walk) northwest of the site.

The 5A (Always Available for All Ages and Abilities) Network recommends an on-street cycling facility immediately adjacent to the site which would connect to an existing on-street cycling route on 5 Street SW, approximately 65 metres east of the parcel.

Any 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 Monday to Friday from 7:00 a.m. to 5:00 p.m. The parcel is located within existing Residential Parking Permit (RPP) Zone BEW.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

There are existing Sanitary and Water services available from 50 Avenue SW for the proposed development. Storm servicing is not currently available adjacent to the site and may require an extension at a future stage 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 site is located within the Main Streets – Neighbourhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and moderate levels of intensification of both jobs and population. Such development 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 the policies of the MDP.

Calgary Climate Strategy (2022)

The 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 stage.

50 Avenue SW Area Redevelopment Plan (Statutory – 2013)

The subject parcel is located within the 50 Avenue SW Neighbourhood Corridor area as identified in Figure 2: 50 Avenue SW Neighbourhood Corridor and Tri-Community Neighbourhood Activity Centre Boundaries of the [50 Avenue SW ARP](#).

The 50 Avenue SW Neighbourhood Corridor policy encourages a range of housing types and unit sizes to meet the needs of a diverse urban population. The proposed land use district allows for development that complies with these development guidelines.

Chinook Communities Local Area Plan

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.