

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Windsor Park at the northwest corner of 54 Avenue SW and 6 Street SW. The site is approximately 0.07 hectares (0.17 acres) in size and is approximately 37 metres deep by 19 metres wide. It is currently developed with a semi-detached dwelling with a detached garage. Vehicle access is currently provided from the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings. Transit Route 3 (Sandstone/Elbow Dr SW) offers services approximately 150 metres (a three-minute walk) to the west of the site along Elbow Drive SW.

A Neighbourhood Activity Centre is approximately 500 metres (a nine-minute walk) north of the site. Further north within 600 metres (a ten-minute walk) are St. Anthony School and Elboya School. The Windsor Park School is 330 metres (a six-minute walk) to the east of the site. Windsor Park Community Association is 120 metres (a two-minute walk) away from the site to the north. The subject site is also 600 metres (a ten-minute walk) away from Chinook Shopping Centre.

Community Peak Population Table

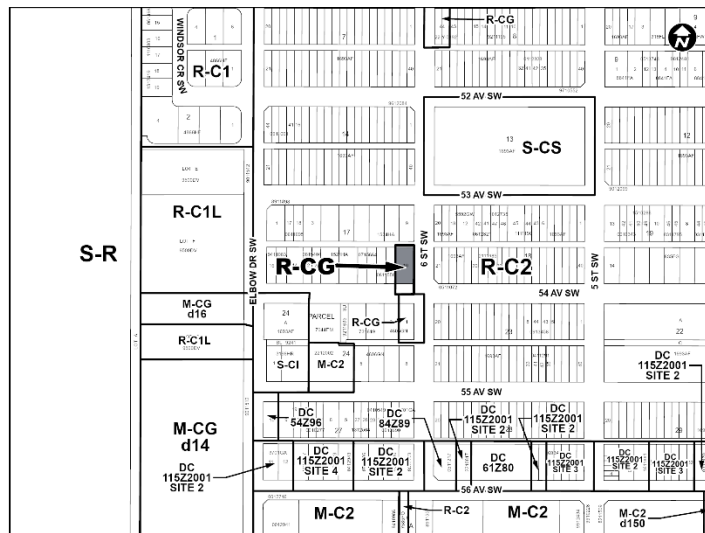
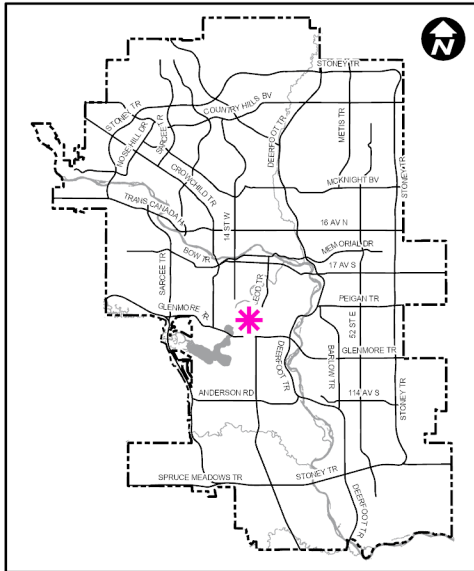
As identified below, the community of Windsor Park reached its peak population in 2019.

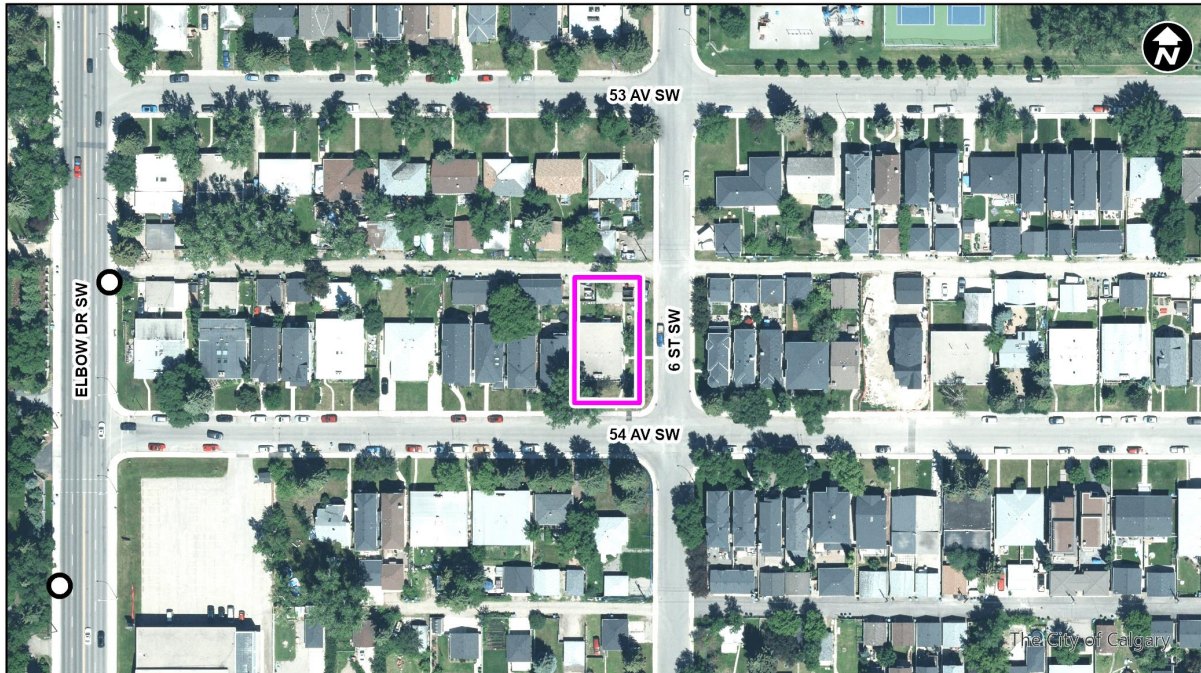
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings in the Developed Area. 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, 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 subject site parcel area, this would allow for up to five 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 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:

- fitting the building form and height into the surrounding context;
- preserving existing mature trees, where possible;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The site is well-served by transit, with stops for Route 3 (Sandstone/Elbow Dr SW) located approximately 150 (a three-minute walk) to the west of the site along Elbow Drive SW.

Pedestrian access to the site is available via the existing sidewalks on 54 Avenue SW and 6 Street SW. Street parking is available and unrestricted along both roads.

A proposed Always Available for All Ages and Abilities (5A) network on-street bikeways is planned along 54 Avenue SW south of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

All necessary services, including water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit stage.

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 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 that deliver 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 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.