

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Elbow Park. The site is an undeveloped road right-of-way that is about 0.02 hectares (0.04 acres) in size between 3816 Edison Crescent SW and 3904 Edison Crescent SW. This road closure area is currently owned by the City of Calgary. The applicant, who is the owner of the adjacent property at 3816 Edison Crescent SW, has been maintaining the road closure land in the past few years and seeks to acquire the road closure land, discourage encampment and continue to maintain the landscaping.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as Residential – Grade-Oriented Infill (R-CG) District. The site is well served by public transit, and is closed to a number of bus stops, local parks, and schools. Edison Park is approximately 350 metres (a six-minute walk) to the south, while Elbow Park is approximately 350 metres (a six-minute walk) to the southwest. Elbow Park School is located approximately 800 metres (a 13-minute walk) to the west with Route 3 (Sandstone/Elbow Drive SW) located approximately 600 metres (a ten-minute walk) to the west along Elbow Drive SW.

## Community Peak Population Table

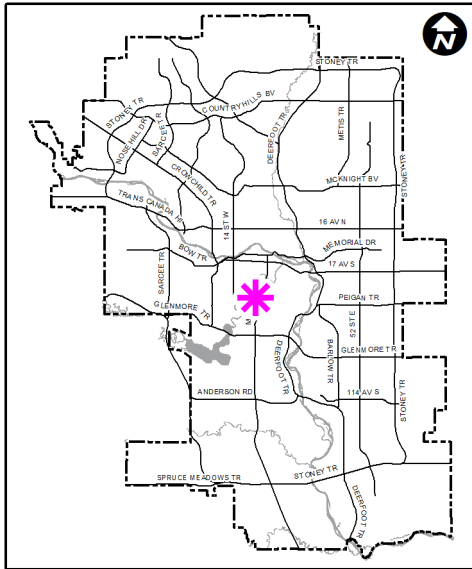
As identified below, the community of Elbow Park reached its peak population in 1968.

<b>Elbow Park</b>	
Peak Population Year	1968
Peak Population	4,160
2019 Current Population	3,342
Difference in Population (Number)	- 818
Difference in Population (Percent)	- 19.66%

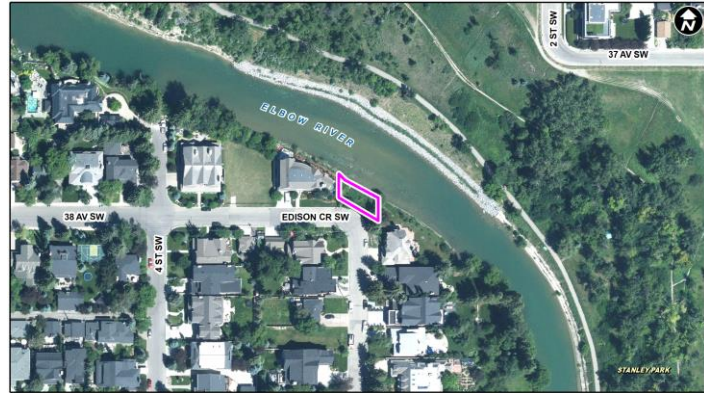
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Elbow Park Community Profile](#).

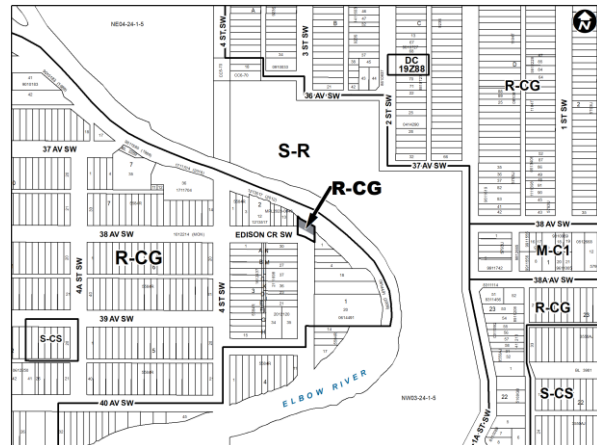
# Location Maps

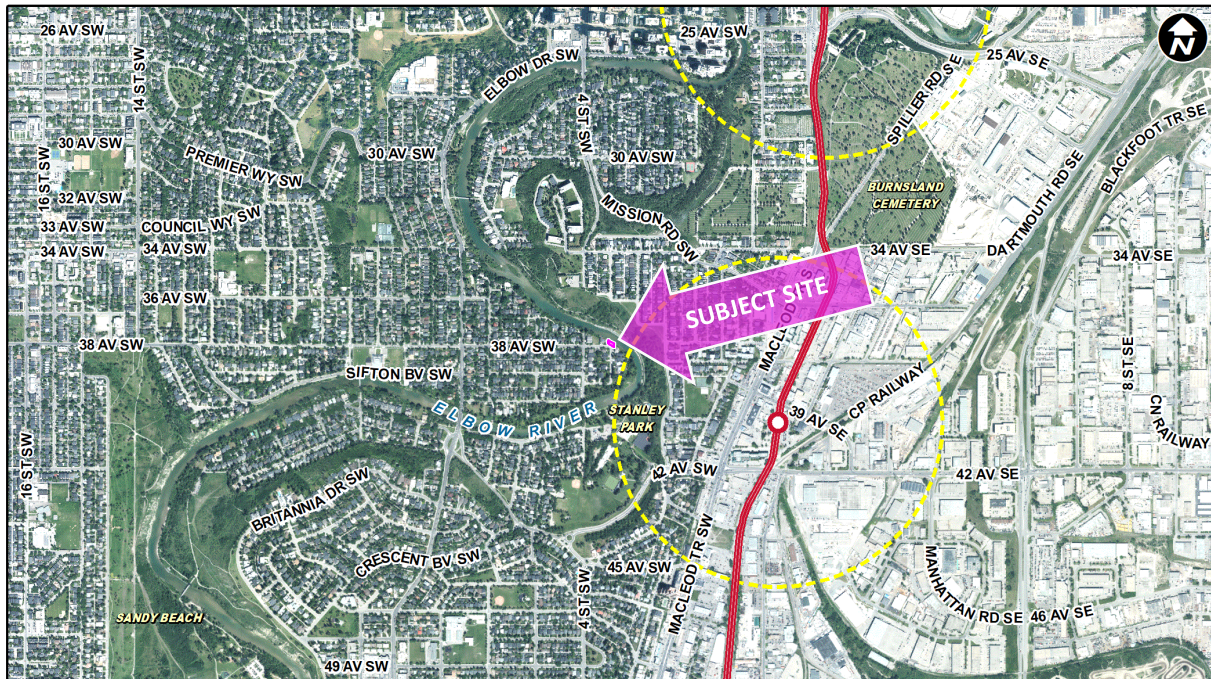


Road Closure Map



Proposed Land Use Map





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

The application proposes the closure of the approximately 0.02 hectares (0.04 acres) portion of right-of-way between 3816 Edison Crescent SW and 3904 Edison Crescent SW. This road closure area is currently being used as a landscaped green space located within the 6.0 metres floodways setback. There is a storm main and outfall within the area and therefore, no development can occur within it, and it is only suitable for landscaping. The closed portion of the road would be consolidated with the adjacent site at 3816 Edison Crescent SW, subject to the Proposed Road Closure Conditions.

### Land Use

The proposed 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 hectares. Based on the consolidated area of the subject site and the adjacent parcel, this would allow up to six total dwelling units.

Secondary suites 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.

### **Transportation**

The subject site fronts onto Edison Crescent SW which is classified as a local residential road. Pedestrian connectivity in the neighborhood is provided through sidewalks on 38 Avenue SW to the surrounding area.

The subject site is adjacent to the future Always Available for All Ages and Abilities (5A) Network with a recommended on-street bikeway along 38 Avenue SW extending through to Edison Crescent SW.

The proposed development is served by Calgary Transit Route 3 (Sandstone/Elbow Drive SW) located 600 metres (a ten-minute walk) away on Elbow Drive SW.

Vehicle access to the subject site is currently from Edison Crescent SW with the parcel directly adjacent to the Elbow River to the north.

On-street parking is available on Edison Crescent SW, with no restrictions. The parcel is not presently located within an active Residential Parking Permit (RPP) Zone.

### **Environmental Site Considerations**

No environmental concerns were noted for this site.

### **Utilities and Servicing**

The entire parcel is within 6.0 metres floodway setback and no development can occur within it. A storm main and outfall are located within the property. The proposed land use amendment is supported by Utility Engineering however the parcel is only suitable for landscaping.

## **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 road closure and 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 – Inner City' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities that is similar in built form and scale.

This application proposes the closure of a road right-of-way and amend the land use to consolidate with the adjacent site. The proposal is in keeping with relevant MDP policies as the proposal recognize the predominantly low-density residential nature within these communities and provides greater housing choice in a form that respects the scale and character of the community.

**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.

**West Elbow Communities Local Area Planning Project**

This site is located in Area 2/3 (West Elbow Communities), which includes Elbow Park and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#) to update local policy for this area. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only.