

# Background and Planning Evaluation

## Background and Site Context

The subject site is located mid-block along 55 Avenue SW, to the east of Elbow Drive SW. The site is approximately 0.18 hectares (0.44 acres) in size and is approximately 46 metres wide by 38 metres deep. The site is currently developed with three single detached dwellings with rear lane access.

Surrounding development to the north, south and east is primarily single and semi-detached dwellings. Directly west of the site is a church designated as the Special Purpose – City and Regional Infrastructure (S-CRI) District. One block to the south of the site along 56 Avenue SW, there are multi-residential developments designated as Direct Control (DC) District and Multi-Residential – Contextual Medium Profile (M-C2) District.

The site is well situated with respect to community amenities. It is approximately 350 metres (a five-minute walk) to the Windsor Park Community Association which has a playground, playfield and tennis court. Additionally, it is 500 metres (a seven-minute walk) to Windsor Park School and 700 metres to the Chinook Centre Mall (a nine-minute walk).

The previous land use approval (LOC2017-0367), approved on 2018 November 12 designated the site under the current M-C2 District. A subsequent development permit (DP2022-07624) was approved on 2024 September 4 to facilitate a five storey multi-residential development with 39 dwelling units on the subject site.

A new development permit (DP2025-02797) submission is currently under review for a six-storey multi-residential development with 64 dwelling units. Approval of this land use amendment is necessary to approve the development permit currently under review.

## Community Peak Population

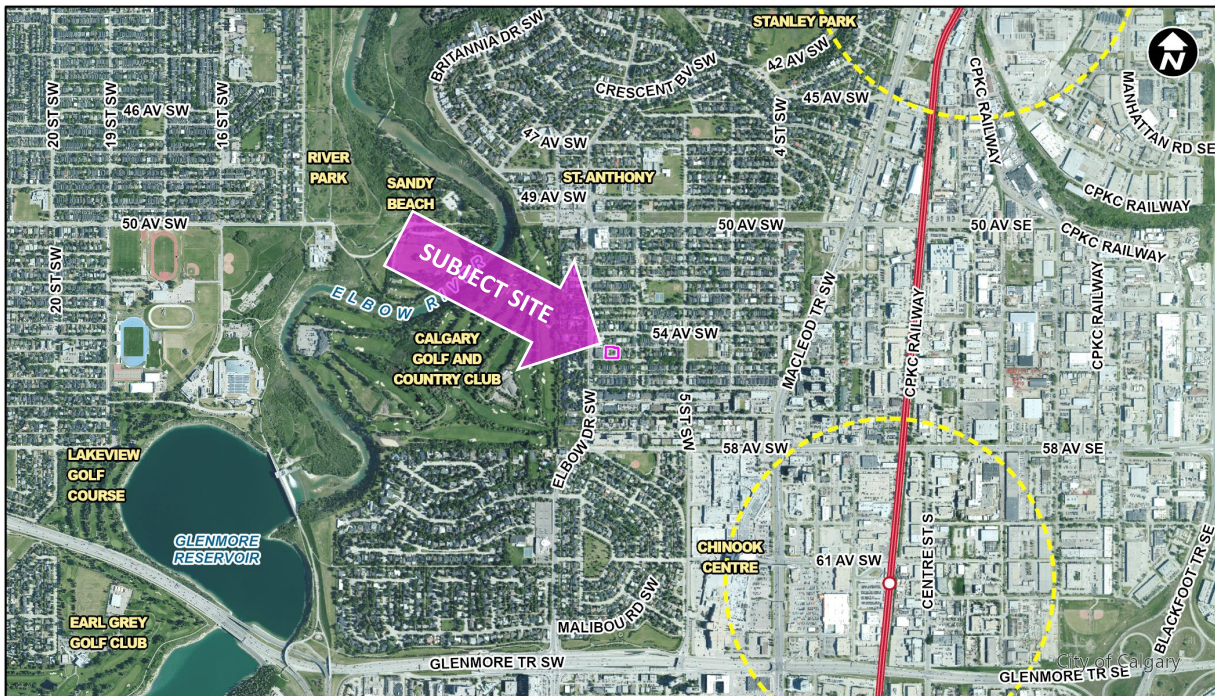
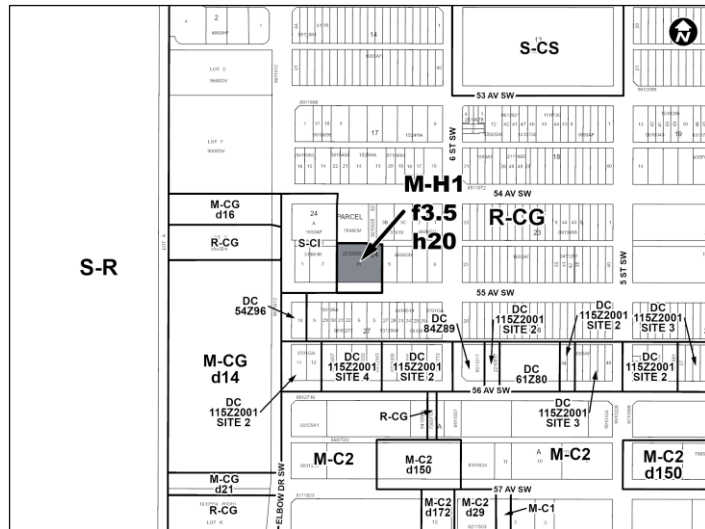
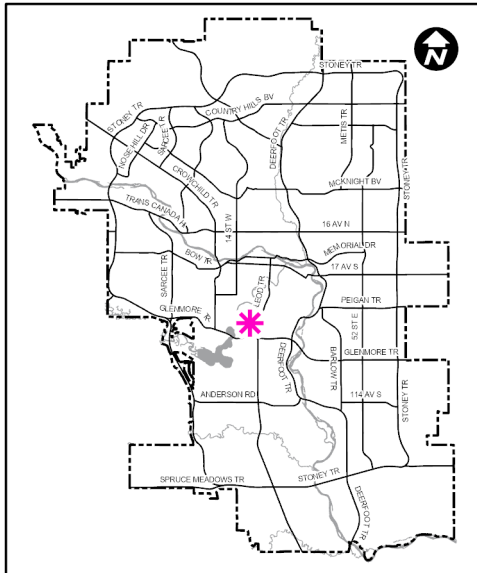
As identified below, the community of Windsor Park reached its peak population in 2019.

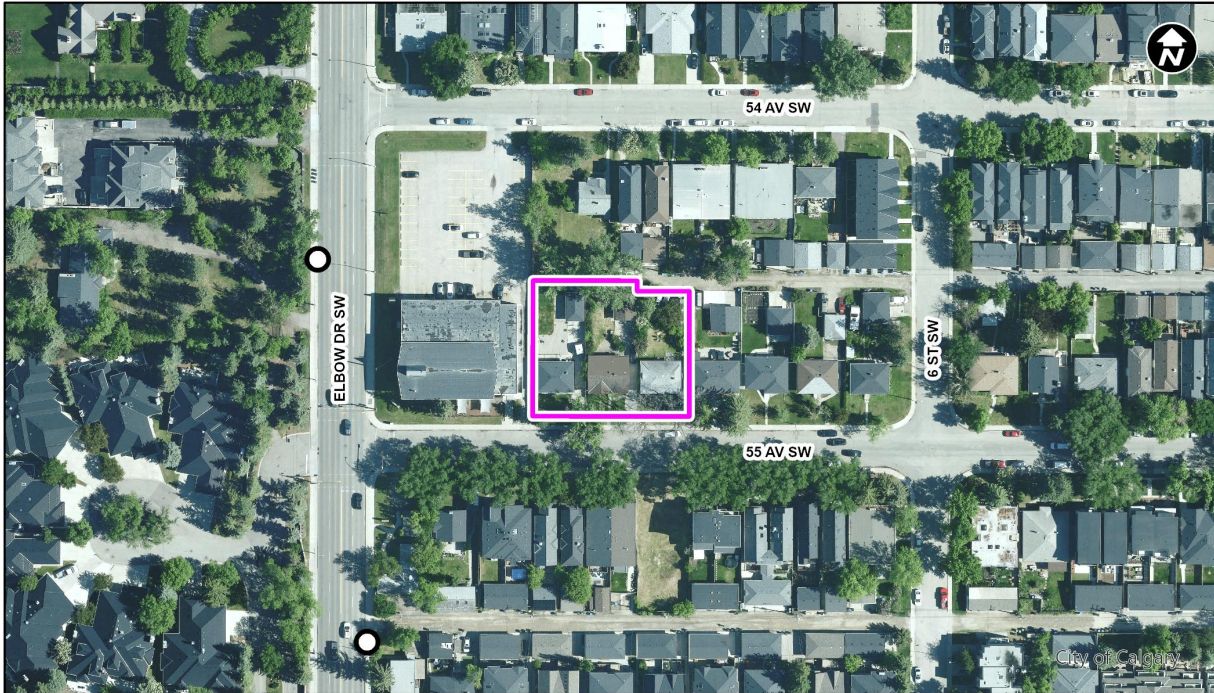
<b>Windsor Park</b>	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0.00 %

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-C2 District is primarily for multi-residential development of medium height and medium density that is near or adjacent to low density residential development which allows for varied building height and setback areas in a manner that reflects the immediate context. The M-C2 District allows for a maximum building height of 16.0 metres; however, this is lowered to 11.0 metres at the shared property line with a low density residential district, increasing proportionally to a height of 16 metres at a distance of 5 metres from the shared property line. While there is no maximum density requirement, the maximum building floor area ratio (FAR) is 2.5 (approximately 4,500 square metres).

The proposed Multi-Residential – High Density Low Rise (MH-1f3.5h20) District is intended to provide multi-residential development in a variety of forms, which achieves a minimum density of 150 units per hectare (27 units here). The maximum building height under the M-H1 District is 26.0 metres unless a modifier is applied. In this case, the height modifier of 20.0 metres is proposed to limit the building to six storeys (one more storey than the existing land use). Similar to the M-C2 District, the M-H1 District requires that building height be reduced to 10.0 metres within six metres of a property line shared with a low density residential district. The M-H1 District does not have a maximum density requirement. A maximum building FAR of 3.5 is proposed (approximately 6,300 square metres), which is one higher than currently afforded under M-C2 District.

## Development and Site Design

If approved by Council, the rules of the M-H1f3.5h20 District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that are currently being considered through the development permit review process include but are not limited to:

- access and parking provision;
- mitigation of shadowing and privacy impacts; and
- ensuring appropriate interface with the adjacent low density developments.

## Transportation

Vehicle and pedestrian accesses are available along 55 Avenue SW. Transit service is available within approximately 110 metres (a two-minute walk) on Elbow Drive SW for Route 3 (Elbow Drive). A future Always Available for All Ages and Abilities (5A) Network pathway is planned along Elbow Drive SW and 58 Avenue SW. The development site is located within a residential parking zone BEW as defined by the City of Calgary Traffic Bylaw.

A Transportation Impact Assessment (TIA) was not required in support of this application.

## Environmental Site Considerations

There are no known outstanding environmental concerns associated with the site or proposal.

## Utilities and Servicing

Existing public water and sanitary mains are available within 55 Avenue SW. No public storm utilities exist in 55 Avenue SW or the adjacent lane right-of-way.

Servicing and stormwater requirements are being determined within the development permit review process.

The developer is required to construct a public storm main extension to adequately service the site and development. This shall be at the developer's expense, and subject to the terms and conditions of a long form Indemnification Agreement (IA).

## 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.

### Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment in a variety of multi-family housing types and densities within the established areas to support the transit network, make more efficient use of existing infrastructure, public amenities and deliver incremental benefits to climate resilience.

The proposal is in alignment with Section 2.1.1 (Creating a City Attractive to People) by providing a variety and greater amount of housing choices within existing residential

communities and Section 2.2.5 (Strong Residential Neighbourhoods) by encouraging higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit.

**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 are being explored and encouraged within the associated development permit application.

**Chinook Communities Local Area Plan (Statutory-2025)**

This site is in the [Chinook Communities Local Area Plan](#) (LAP), which includes Windsor Park and surrounding communities. The subject site is within the Neighbourhood Local urban form category, characterized by a broad range of housing types. The building scale modifier applied to the site is Low, which is defined as buildings of six storeys or less and typically consist of multi-residential development in the form of apartments. The proposal is in alignment with the applicable LAP policies.