

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 4 Street SW. The site is approximately 0.05 hectares (0.13 acres) in size. The parcel, approximately 15 metres by 37 metres, is developed with a single detached dwelling and a rear detached garage. A lane exists adjacent to the site, but the existing garage is accessed from 54 Avenue SW.

Surrounding land uses are predominately Residential – Contextual One / Two Dwelling (R-C2) District, with a mix of single detached and semi-detached homes. Across 4 Street SW, to the east, is the Windsor Park Fire Station No. 11 and a place of worship facility. Two blocks south, across 56 Avenue SW, are multi-residential and commercial developments. A major activity centre, Chinook Shopping Centres is located 550 metres south of the site. Macleod Trail is approximately 150 and 200 metres east and south from the site, respectively.

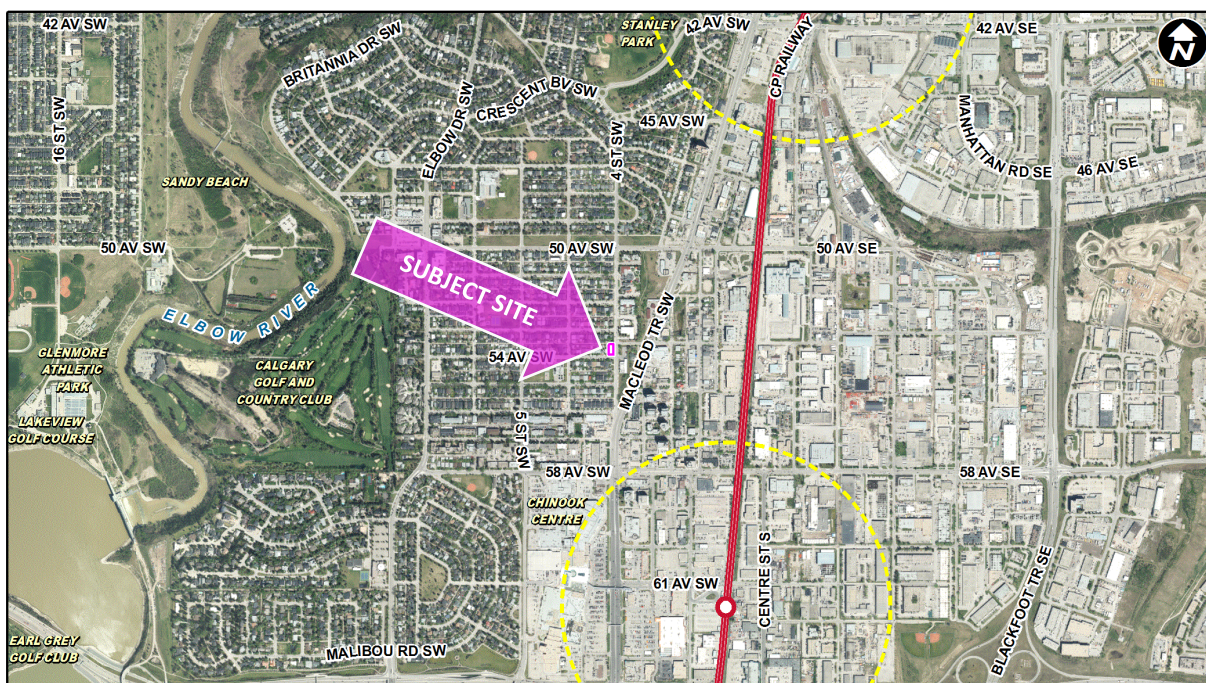
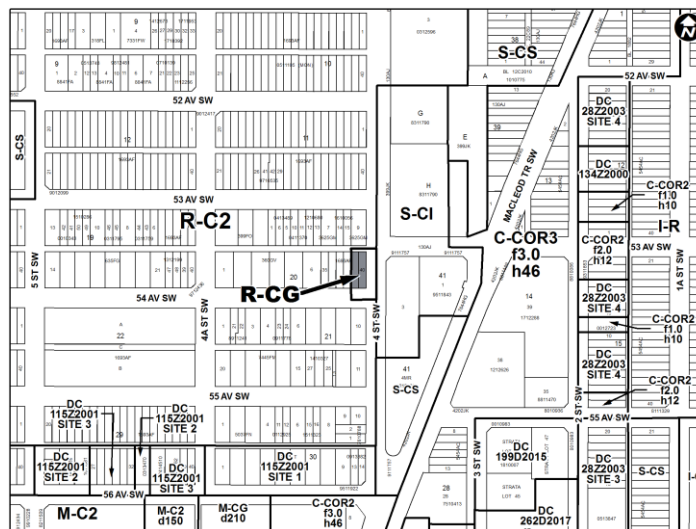
Community Peak Population Table

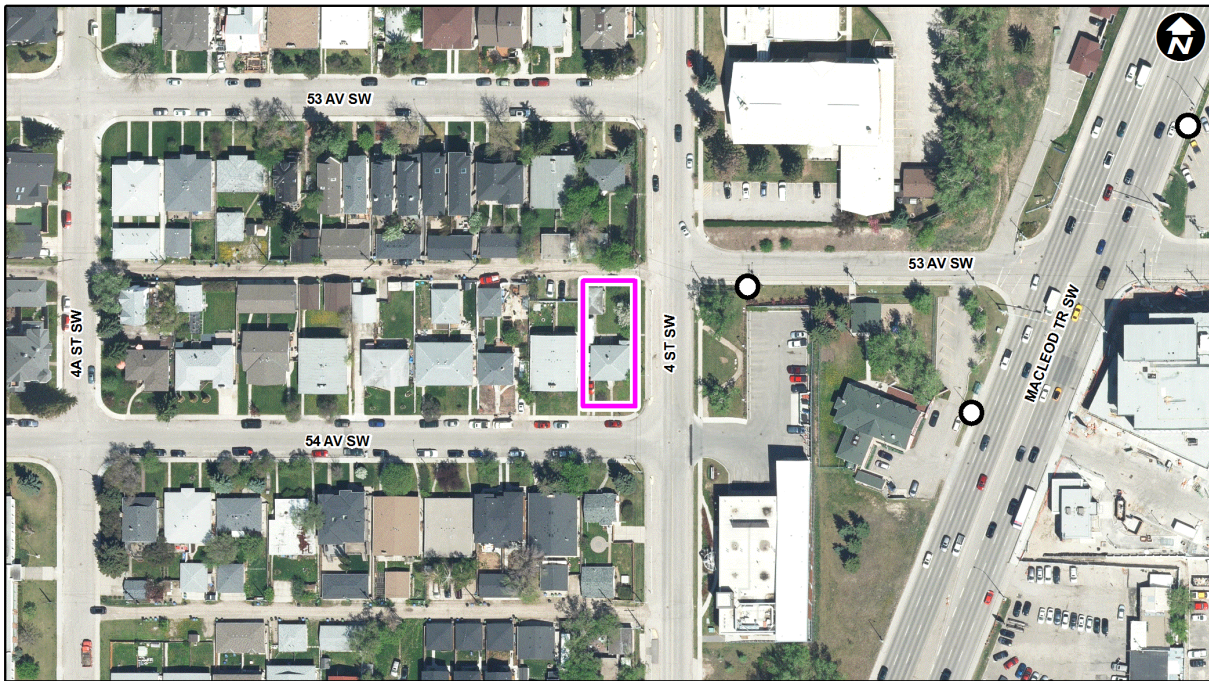
As identified below, the community of Windsor Park reached its peak population in 2019.

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](#).





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily intended 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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, 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 secondary suite per dwelling unit) are also allowed in R-CG developments. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, and parking. Given the specific context and features of this corner site, additional items that will be considered through the development permit process include, but not limited to:

- ensuring an engaging built interface along 4 Street SW and 54 Avenue SW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian and vehicular access to the site is available via 54 Avenue SW, 4 Street SW and the adjacent rear lane.

As per the Calgary Transportation Plan, 4 Street SW is classified as a collector street and 54 Avenue SW as a residential street. The area is served by Calgary Transit Route 81 – Macleod Trail S with a bus stop 100 metres (1-minute walk) south of the subject parcel on 4 Street SW. Route 81 provides transit service every 30 minutes during peak hours. The area is also serviced by Calgary Transit Route 10 – City Hall / Southcentre with a bus stop on Macleod Trail about 200 metres (2-minute walk) east of the site.

The site is adjacent to a temporary adaptive sidewalk that runs on 4 Street SW from 50 Avenue SW to 56 Avenue SW. A Transportation Impact Assessment was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water, sanitary, and storm (deep utilities) exist adjacent to the site. Servicing requirement will be determined at the future development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stage.

Local Area Plan

There is no local policy plan in the area.