

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Windsor Park, is a corner parcel located at the northwest corner of 51 Avenue SW and 4A Street SW. The site is 0.06 hectares \pm (0.14 acres \pm) in size, with dimensions of approximately 15 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage accessed from 4A Street SW.

Surrounding development is characterized primarily by single and semi-detached dwellings on parcels designated as the Residential – Contextual One / Two Dwelling (R-C2) District with a multi-residential development designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District to the north.

The site is within 600 metres (an eight-minute walk) of bus stops for Route 3 (Sandstone/Elbow Dr), Route 10 (City Hall/Southcentre) and Route 81 (Macleod Tr S). The site is within close proximity to local parks and Windsor Park School.

Community Peak Population Table

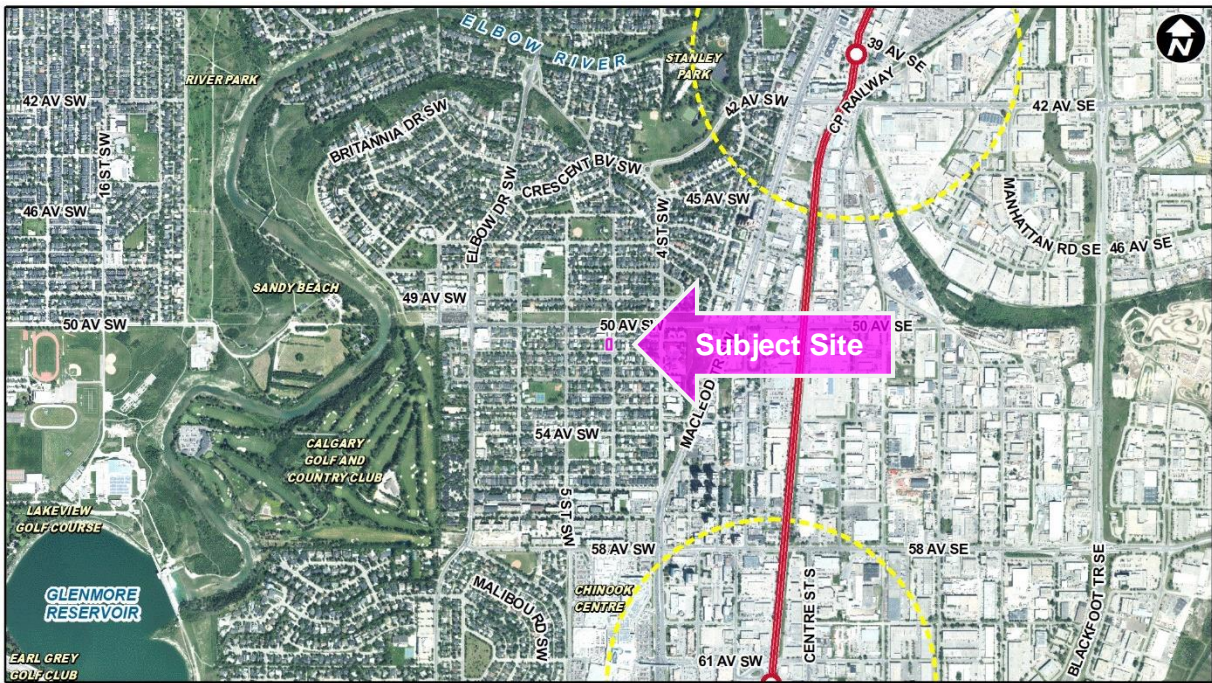
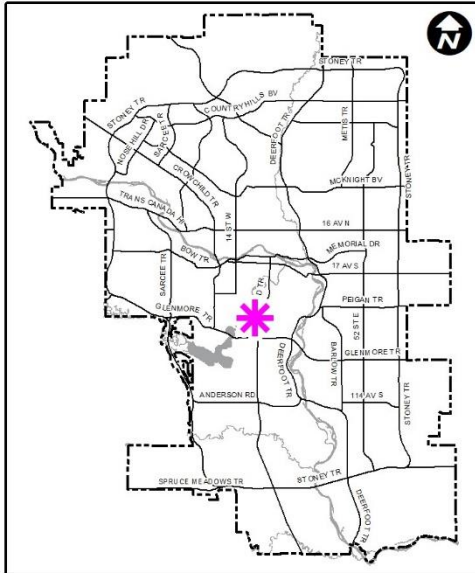
As identified below, the community of Windsor Park reached its peak population in 2019.

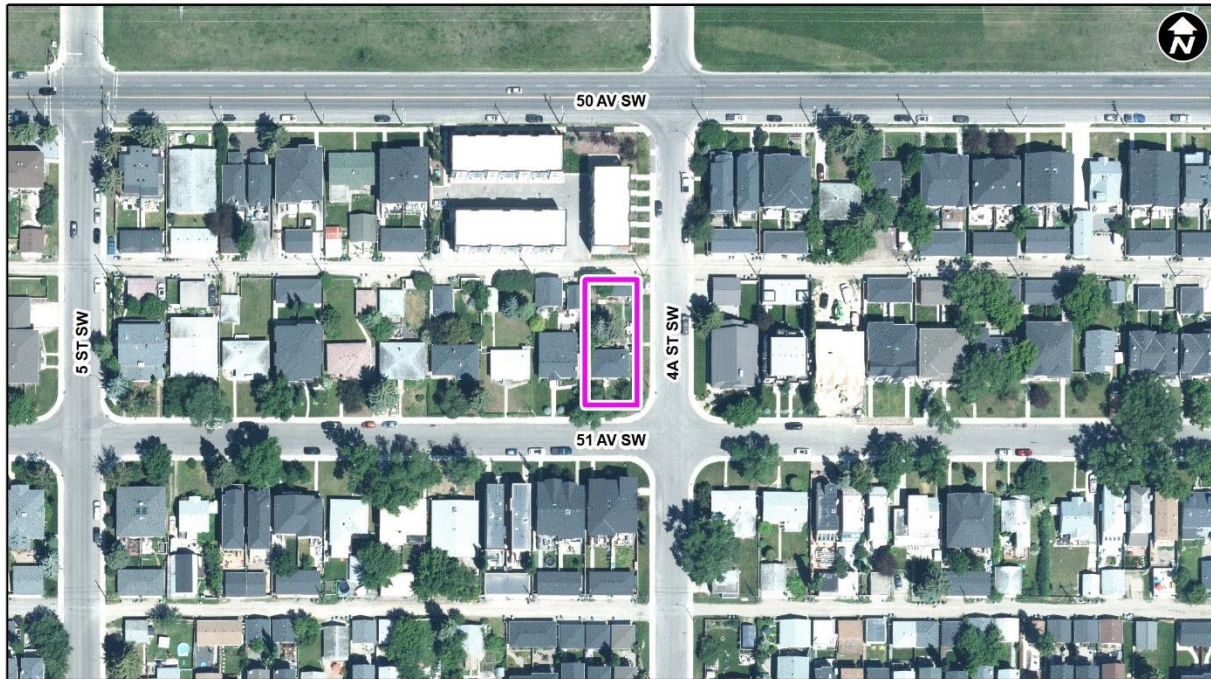
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 R-C2 District is primarily 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 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 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 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. 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:

- ensuring engaging built interfaces along 51 Avenue SW and 4A Street SW;

- mitigating shadowing, overlooking and privacy concerns;
- ensuring appropriate density is proposed; and
- ensuring the adequate provision of parking stalls is located on-site.

Transportation

Pedestrian access to the site is available from existing sidewalks along 51 Avenue SW as well as 4A Street SW. An existing on-street cycling facility approximately 150 metres (two-minute walk) west of the site on 5 Street SW and another approximately 80 metres (one-minute walk) to the north on 50 Avenue SW.

The area is served by Calgary Transit Route 3 (Sandstone/Elbow Dr) on Elbow Drive, with a northbound/southbound stop approximately 600 metres (eight-minute walk) northwest of the site. This route runs every 10 minutes at peak periods. Additional bus stops to the east provide service to Chinook Station via Route 81 (Macleod Tr S) and to Downtown via Route 10 (City Hall/Southcentre).

Direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently unrestricted adjacent to the site. The parcel is located within existing Residential Parking Permit (RPP) Zone BEW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of future 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 parcel is identified as Neighbourhood Main Street area in Map 1: Urban Structure of 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)

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 stage.

Chinook Communities Local Area Planning Project

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.