Planning & Development Report to Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0325

Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW, LOC2019-0182

EXECUTIVE SUMMARY

This land use amendment application was submitted by Lighthouse Studios on 2019 November 29 on behalf of the landowners Betty Dang and Kenny Daraseng. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

This proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP).

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4064 Worcester Drive SW (Plan 2917HJ, Block 1A, Lot 16) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and

2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

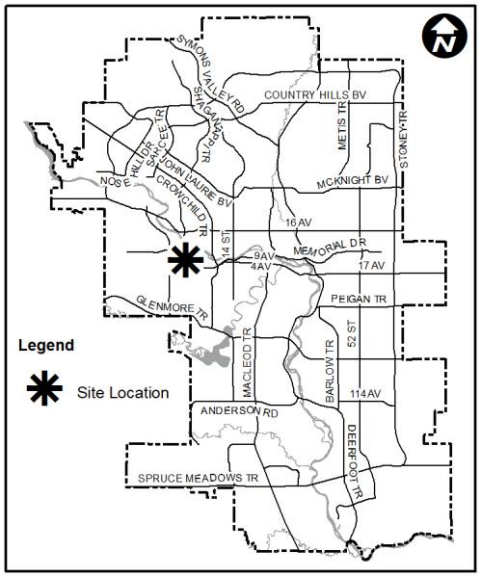
This land use amendment application was submitted by Lighthouse Studios on 2019 November 29 on behalf of the landowners Betty Dang and Kenny Daraseng. No development permit has been submitted. As per the Applicant's Submission (Attachment 1), the landowner intends to construct a four-unit rowhouse development.

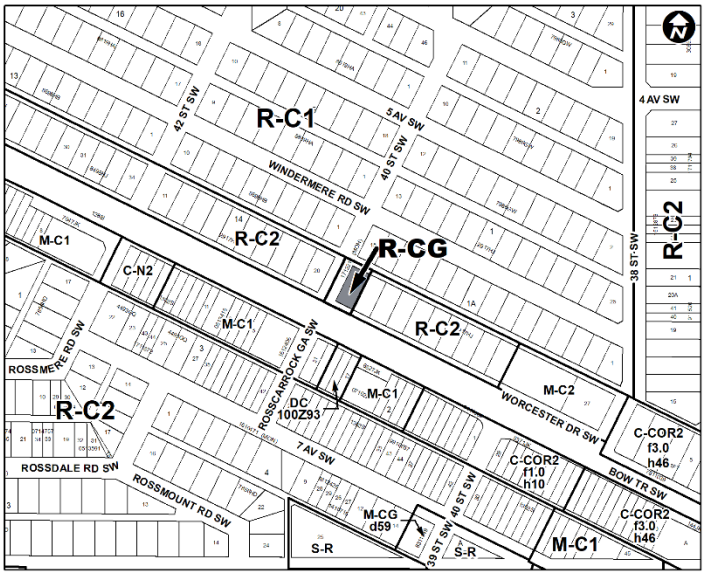
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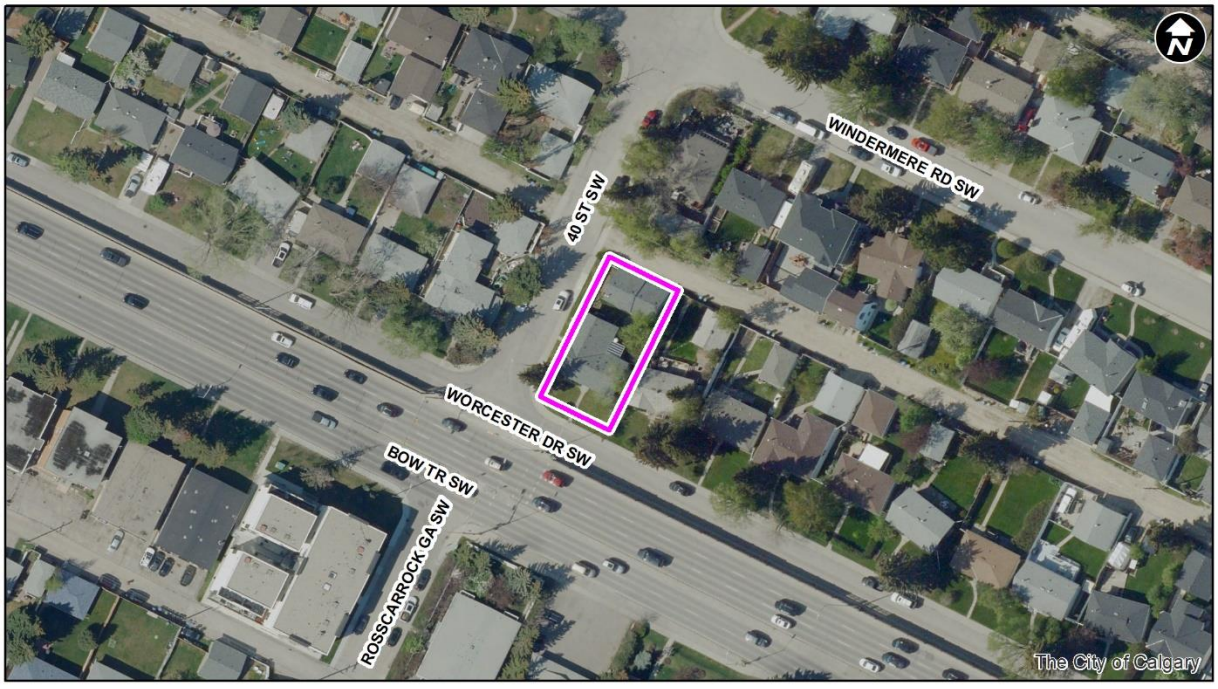
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Location Maps



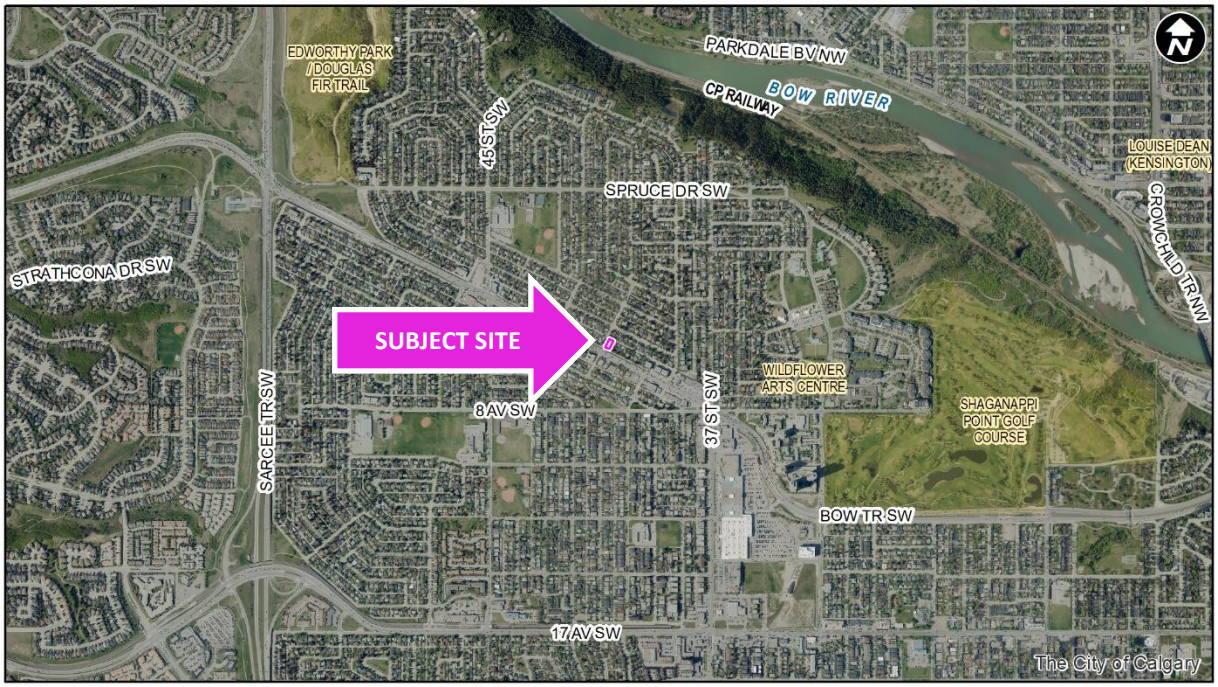




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Site Context

The site is located at the corner of Worcester Drive SW and 40 Street SW in the community of Wildwood, and currently contains a single detached dwelling with a detached garage off the lane. Single detached dwellings dominate the streetscape along Worcester Drive SW and the surrounding lands are all designated Residential – Contextual One / Two Dwelling (R-C2) District. The street is separated from Bow Trail SW by a concrete noise wall along its length. The site is approximately 0.05 hectares (0.14 acres) in size, with a width of approximately 16.7 metres and an approximate depth of 34 metres.

As identified in *Figure 1*, Wildwood's population reached its peak in 1968.

Figure 1: Community Peak Population

Wildwood	
Peak Population Year	1968
Peak Population	4294
2019 Current Population	2709
Difference in Population (Number)	-1585
Difference in Population (Percent)	-36.91%

Source: The City of Calgary 2019 Civic Census

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Additional demographic and socio-economic information may be obtained online through the Wildwood community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is for single detached homes and related accessory uses (home occupations, garages, etc.). The district allows for a maximum building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, height, 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 an engaging facade along both street frontages;
- improving pedestrian connections along 40 Street SW by ensuring vehicle access to the site is off the rear lane; and
- mitigation of shadowing, overlooking, and privacy concerns through appropriate building design and setbacks.

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Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from Worcester Drive SW or 40 Street SW. Worcester Drive SW is a one-way street allowing westbound traffic only. There is no direct vehicular access to Bow Trail SW, though pedestrian access is accommodated by a pass-through in the noise wall.

The area is served by Calgary Transit bus service with a westbound Route 111 stop located approximately 40 metres walking distance on Bow Trail SW, providing service to more westerly communities. An eastbound Route 111 stop is located approximately 250 metres walking distance on Bow Trail SW, providing service to the Westbrook LRT Station.

Utilities and Servicing

Water, storm and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The application was circulated to the Wildwood Community Association. Their written response is included as Attachment 2. The community association does not support the application because they consider the proposed development to be:

1. out of scale with adjacent development;
2. not aligned with current policy; and
3. premature relative to the development of the Guidebook for Great Communities.

Administration has reviewed those concerns and has determined (as described elsewhere in the report) that the proposal aligns with *Municipal Development Plan* policies and would be well-integrated into the community.

All other public engagement was applicant-led. Face-to-face conversations took place with individual neighbours who reside directly adjacent to the proposal. The applicant also canvassed neighbouring residents within a 60 metre radius by dropping information brochures.

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No public meetings were held although at the time of writing the applicant was in the process of arranging a session at the Wildwood Community Association.

One letter of support, and two letters of objection were received by Administration from individual residents. The letter of support was based on welcoming an increase in the number of households in the community.

The letters of objection centred on increased traffic, the privacy of adjacent developments, and the potential impacts of more units on the operation of the one-way street. This proposal is not likely to cause any significant impacts on either the level of traffic or the operation of the one-way street. The potential privacy impacts can be analyzed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

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* (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan for the subject site, however Administration is currently undertaking the Westbrook Communities Local Growth Plan that includes Wildwood and surrounding communities. This plan is anticipated to be finalized by early 2021 and may include more detailed direction regarding densification in alignment with the Guidebook for Great

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Communities. Nonetheless, the multi-community planning process does not preclude applications from being submitted.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to current or future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Comments