

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
CPC2020-0859

**Land Use Amendment in Westgate (Ward 6) at 81 Westminster Road SW,
LOC2020-0078**

EXECUTIVE SUMMARY

This application was submitted by the New Century Design on behalf of the landowners, Alyssa and Nadeem Keshavjee, on 2020 June 02. The application proposes to change the land use designation of this property from Residential - Contextual One Dwelling (R-C1s) District to Residential - Contextual One/Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition the building types already allowed (e.g single detached homes and secondary suites);
- potential future subdivision of the property into 2 individual lots;
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit);
- a maximum building height of 10 metres (no change proposed); and
- the uses listed in the R-C2 District.

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP). No development permit application 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 0.07 hectares ± (0.17 acres ±) located at 81 Westminster Road SW (Plan 4335HM, Block 19, Lot 26) from Residential - Contextual One Dwelling (R-C1s) District to Residential - Contextual One / Two Dwelling (R-C2) District and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by the New Century Design on behalf of the landowners, Alyssa and Nadeem Keshavjee, on 2020 June 02.

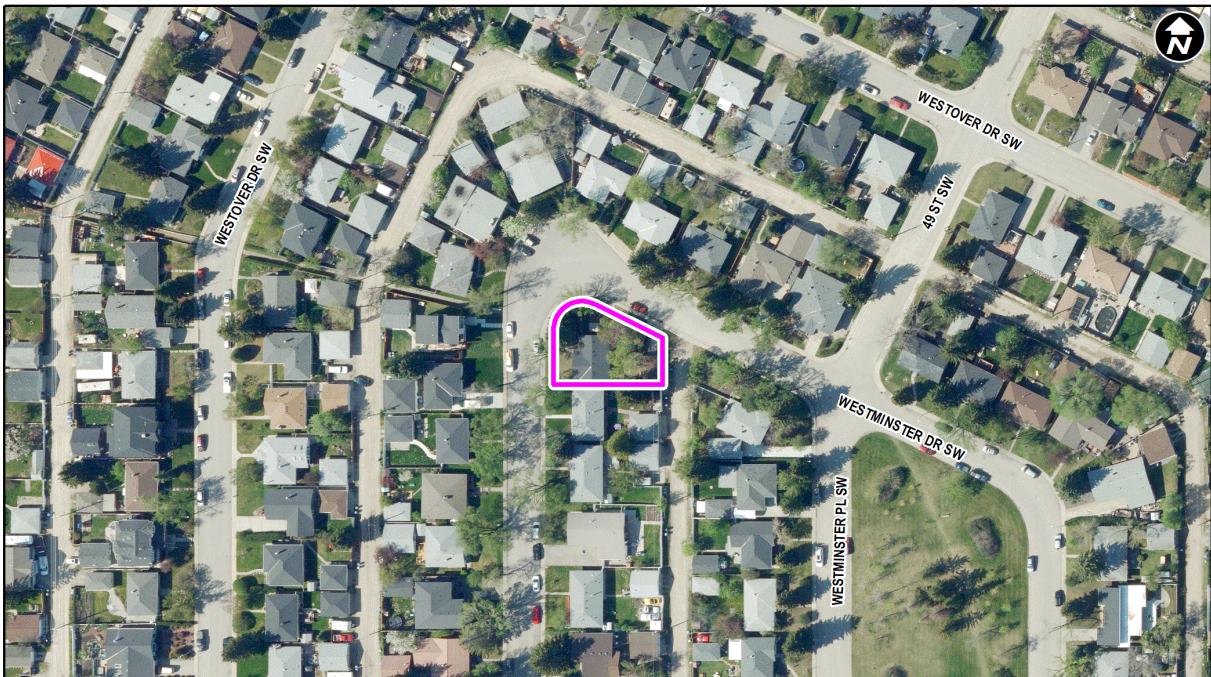
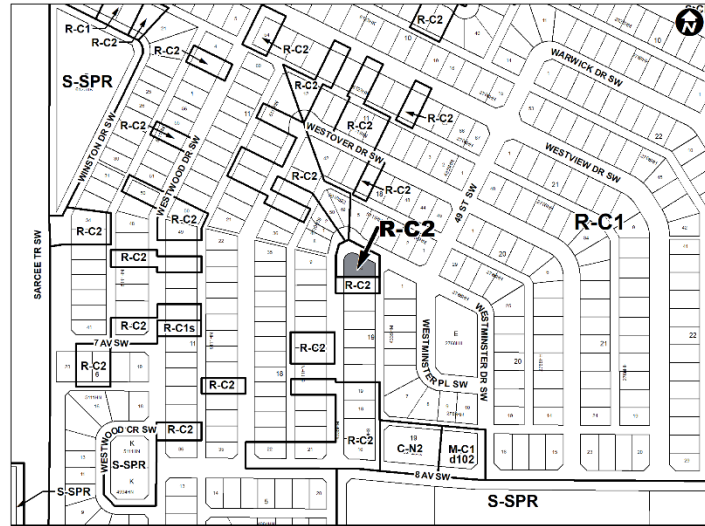
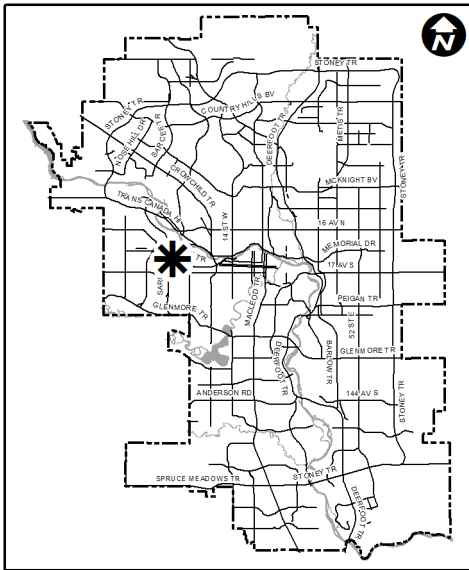
No development permit application has been submitted at this time. As stated in the applicant's submission letter (Attachment 1), they are unsure what redevelopment this application may facilitate or if redevelopment will be undertaken by them.

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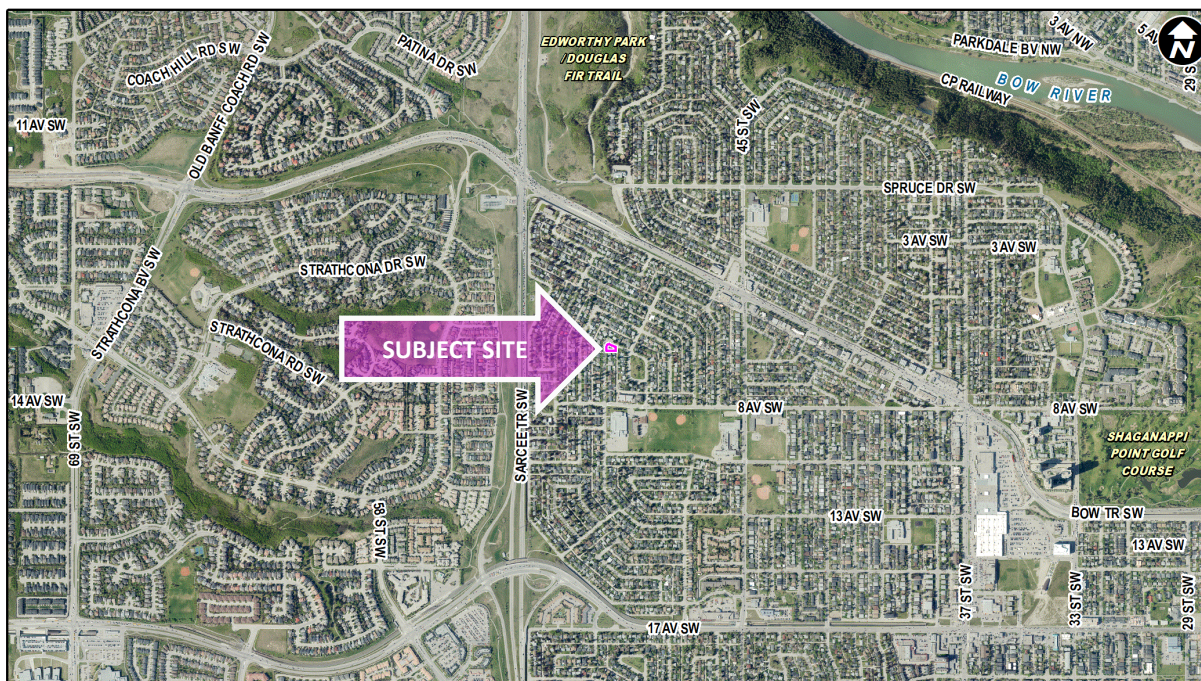
Location Maps



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Site Context

The site is located west of Westminster Place SW and to the south of Westminster Drive SW within the Community of Westgate. It is located 70 metres from nearest open space and 200 metres from Westgate school. The site is a corner lot that is approximately 0.07 hectares (0.17 acres) in size, is generally flat and is developed with a single detached dwelling and detached garage. Due to an electrical pole guy-wire blocking the site rear lane frontage, vehicle access is currently not possible from the lane and is currently accessed from the street.

Figure 1: Community Peak Population

Community of Westgate	
Peak Population Year	1969
Peak Population	4,252
2019 Current Population	3,202
Difference in Population (Number)	-1,050
Difference in Population (Percent)	-24%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Westgate](#) community profile.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the site from R-1s District to R-C2 District. The proposed land use district will enable a moderate increase in density.

This application meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application was submitted by New Century Design on behalf of the landowners, Alyssa and Nadeem Keshavjee, on 2020 June 2. The proposed R-C2 District allows for low-density residential developments with a maximum of two dwelling units and a maximum building height of 10 metres. It allows for a wider range of low-density residential housing types such as single detached, semi-detached, duplex dwelling and secondary suites.

The applicant has indicated that they are unsure what their future redevelopment plans are at this time or if redevelopment will be undertaken taken by them. The proposed district is appropriate for this site as it only allows for building scale and forms that are suitable for the surrounding low-density residential area and would result in a moderate increase in density that aligns with the policies of the [Municipal Development Plan \(MDP\)](#).

Development and Site Design

If the application is approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring vehicle access is provided via the rear lane that may necessitate conditioning the relocation of existing electrical pole guy-wires that currently may be preventing this access.

Transportation

Access to the site is available from Westminster Drive SW and the rear lane, although there are existing electrical pole guy-wires within the rear lane that may need to be relocated to allow for rear access. There are no parking restrictions in the area. The nearest bus stop is located at 49 Street SW, which is approximately 380 metres from the site, providing access to Route 11. The site is approximately 1.1 kilometres from the Primary Transit Network with the nearest stops located at the intersection of Westminster Drive SW and 8 Avenue SW as well as the 45 Street LRT station.

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Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may will be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

Of the letters received by citizens as part of the application circulation and notice posting process, 4 letters are in support and 50 letters oppose this application. No reasons for support were stated. The reasons for opposition are summarized as follows:

- applicant has indicated that they "may" redevelop the site or that they may sell the property with the price lift that the R-C2 land use district would provide;
- increased density will have negative impact on community character;
- increased density will create more traffic and on-street parking congestion; and
- taller buildings will result in adjacent neighbors' loss of privacy.

Administration has taken these comments into consideration as part of their review of this application as follows.

- Administration does not consider the economic impact of a land use redesignation because neither the MDP, Land Use Bylaw nor sound planning rationale directs them to do so;
- neighborhood character, as defined by the MDP, is not negatively impacted because both the existing and proposed land use districts are part of the "low-density residential" category of districts within the Land Use Bylaw. As such, these rules ensure an

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appropriate transition between adjacent parcels and no dramatic contrasts in the overall physical development pattern;

- the Transportation Generalist has determined that any trip generation increase will be minimal. Minimum on-site parking requirements will be addressed as part of a future development permit application; and
- both the existing and proposed land use districts have the same maximum height requirements.

The Westgate Community Association (CA) provided a letter indicated that they are neither in support nor opposed to the application. Their letter provides a summary of the community development history, comments on the lack of Transit Orientated Development along 17 Avenue SW and questions if it is appropriate for The City to approve any development before the [Westbrook Communities Local Growth Plan](#) is completed. The CA letter is included in this report under Attachment 2.

Administration encouraged the applicant to undergo community outreach efforts as a part of their application and to complete these measures prior to going before Calgary Planning Commission. The applicant and landowner spoke with one of the board members from the Westgate CA as the entire board is not available for the summer. Initially the applicant was considering a redesignation to R-CG District but after this discussion, they decided to pursue the R-C2 District instead.

The applicant also contacted the Ward Councillor to discuss their intentions but indicated that they have not received any response from their office.

The landowners conducted community outreach through an existing Facebook discussion group that is intended for Westgate community members. The Facebook outreach explained that they were pursuing the R-C2 redesignation and what the rules allow for. The applicant indicates that they received a mix of support and opposition from the group. Further detail on the applicant-led outreach is included as Attachment 3 of this report.

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](#) 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](#). 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.

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Municipal Development Plan (Statutory – 2009)

This site is within the “Developed Residential – Established Area” typology of the [MDP](#). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood is supported.

The proposed redesignation aligns with policy as it provides for the modest addition of one dwelling unit and provides building form, scale and setback rules that respects the scale and character of the surrounding land uses.

Climate Resilience Strategy (2018)

The *Climate Resilience Strategy* identifies programs and actions intended to reduce Calgary’s greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

Local Area Policy

There is no existing local area policy affecting this site.

Administration is currently undertaking the [Westbrook Communities Local Growth Plan](#) that includes Westgate and surrounding communities. The multi-community planning process does not prohibit applications from being submitted. The local growth plan is anticipated to be finalized within 2021 and may include more detailed direction regarding suitability of densification in alignment with The Guidebook for Great Communities.

Social, Environmental, Economic (External)

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use 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.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed land use would be compatible with the existing uses in the area, allowing for discretion to be applied at development permit stage, and maintain the low-density residential character of the area.

ATTACHMENT(S)

1. Applicant's Submission
2. Westgate Community Association Letter
3. Applicant Outreach Summary