

Applicants Submission

June 2, 2020

Our clients are seeking to re-designate their Westgate corner lot from RC-1 to RC-2. Westgate is a beautiful developed community, where most homes were originally built in the 1960's, with great access to transportation, schools and services. The community also has a fair amount of RC-2 lots already and for those reasons we feel our proposal should be supported.

The Blue Line LRT is located on 17th Ave, where there is also constant bus services. Bow Trail is a short distance to the north and also has constant bus services as well as easy access to downtown. Finally there is Sarcee Trail to the west which will soon give easy access onto the Stoney Trail Ring Road but also makes for a short trip to the Westhills Shopping Area. Overall, in terms of transportation, we feel this lot is very accessible and has great access to public transportation.

Within just a few blocks are both a public elementary school and junior high school while within the neighboring communities there are plenty of other schools, both public and private. A short drive up 17th avenue, or a ride on the LRT, is the brand new Ernest Manning High School and the Westside Recreation Centre.

This site is also located in close proximity to many shopping centres and city services. A short walk to the east is the Westbrook Mall, which is also adjacent to another Blue Line LRT station. Westhills shopping area, as previously mentioned, is a short drive to the south on Sarcee Trail. There is also a Calgary Police Station located nearby on 17th Ave and 45 St SW

Lastly we feel that there is neighbourhood context to support the requested change in zoning. One of the adjacent lots is already zoned to RC-2 and multiple lots across the road as well. There are more than 50 RC-2 lots in the community and the majority of them have been spot rezoned. Therefore we feel, given the current presence of RC-2 in the neighbourhood, that our proposal fits well into the existing community and should be supported by the city.

Westgate has gone through significant redevelopment through the last few years and we feel that this lot has a great location, access to city services and many other aspects that support our proposed changed in designation. I have attached a copy on the Land use map for this area in the submission set for reference

If our clients do choose to develop the lot at some point they would be doing so in a manner that is contextual to neighbourhood and also conforming to all land use bylaws. In terms of a built form our clients are keeping all options within the RC-2 zoning available. This includes a single family home, a semi-detached home, a duplex or two single family homes. All of these options are fall under the same height and lot coverage restrictions, as set by the land use bylaw. For more information on Calgary's land use bylaw please contact the planner assigned to this file.

From the Client:

"I would, suggesting that the house immediately adjacent to us is already zoned RC2, there are 2 duplexes across from us as well that I believe are zoned RC2 as well, and that our property is on a corner lot.