

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Westgate near the intersection of West Glen Crescent SW and Wheatland Avenue SW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has no garage and no parking pad to accommodate parking on the site, although there is rear lane access.

Surrounding development is characterized primarily by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District. The Westgate School is located approximately 350 metres to the northwest and the Strathcona Park off-leash area is across Sarcee Trail SW to the west.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the applicant identified the intent to pursue a development permit application for a semi-detached building in the future.

Community Peak Population Table

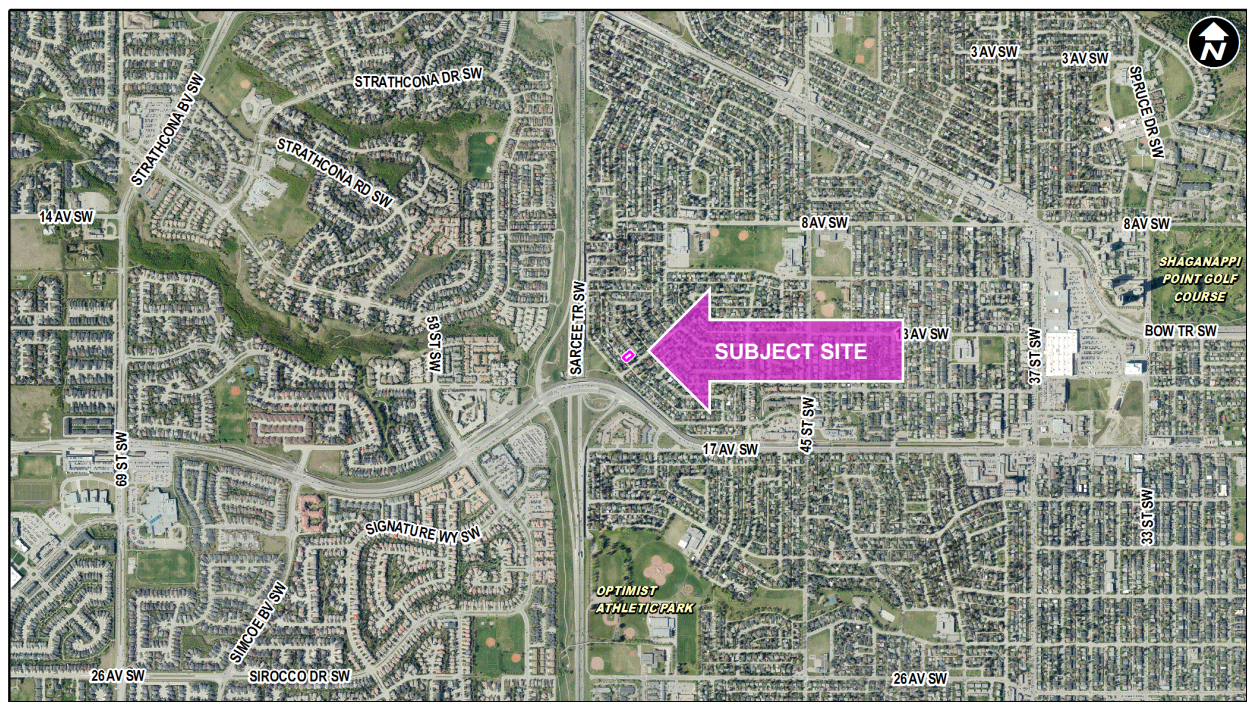
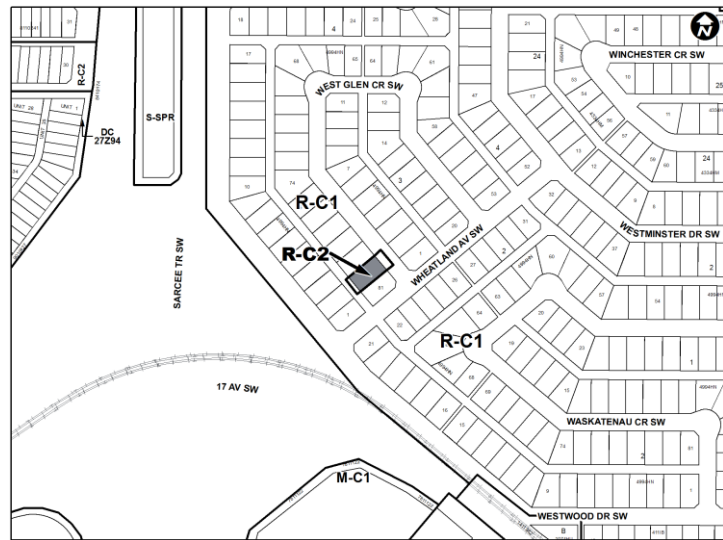
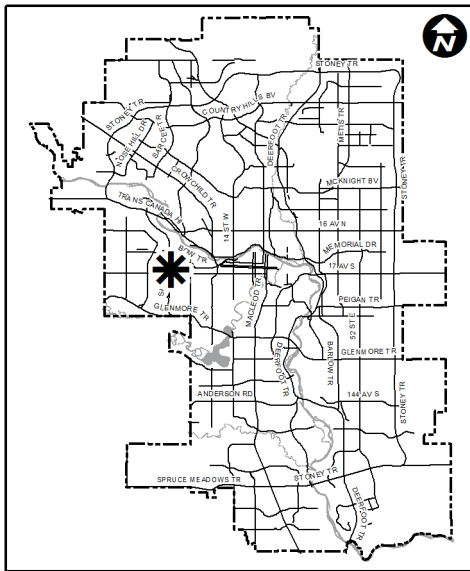
As identified below, the community of Westgate reached its peak population in 1969, and has seen a decrease in population.

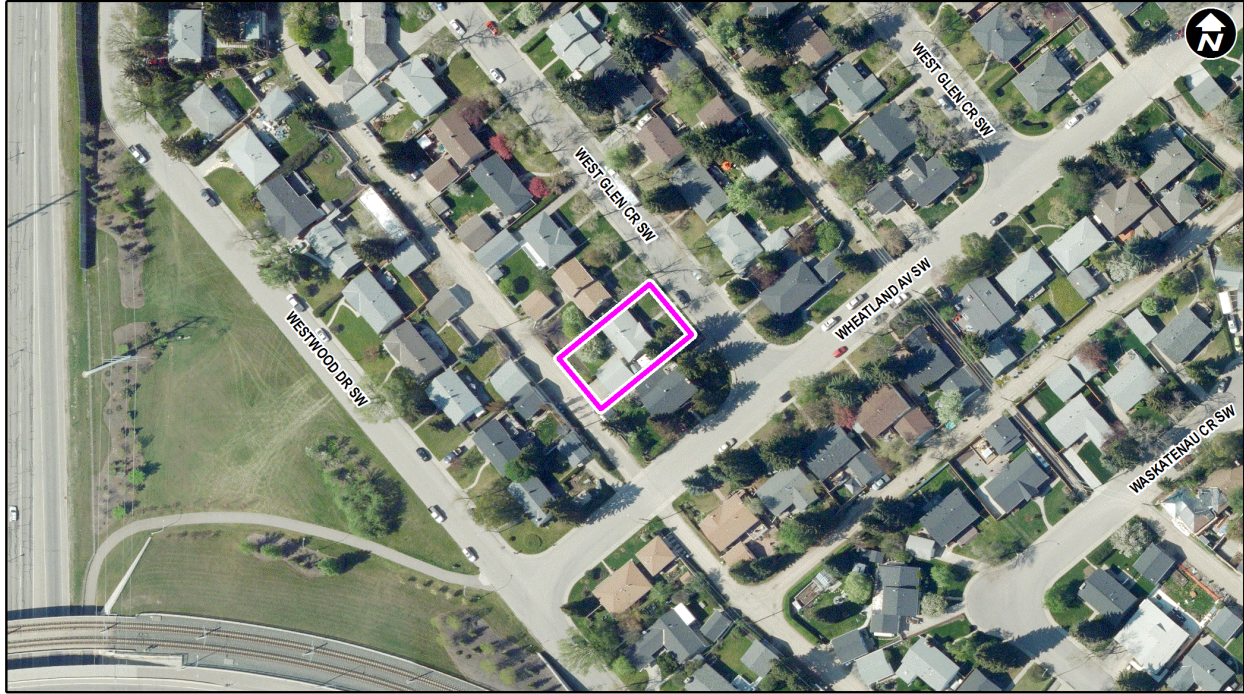
Westgate	
Peak Population Year	1969
Peak Population	4,252
2019 Current Population	3,202
Difference in Population (Number)	-1,050
Difference in Population (Percent)	-25%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

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.

Development and Site Design

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:

- improving pedestrian connections along 7 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access to the site is available from West Glen Crescent SW and Wheatland Avenue SW and the rear lane. The area is served by Calgary Transit with the Route 2 bus,

within approximately 300 metres walking distance of the site on Westwood Drive SW with service to Downtown Core. On street parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 635 metres from the Primary Transit Network on 17 Avenue SW with the 45 Street SW LRT Station.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Bylaws, Regulations, Council Policies

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 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 - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment 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 relevant MDP policies as the R-C2 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 objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan Project

There is no existing local area policy affecting this site. Administration is currently working on the [Westbrook Communities Local Area Plan](#) (LAP) which includes the Westgate community and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook LAP* is anticipated to be finalized within 2021.