

**Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW,
 LOC2020-0125**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 96 West Glen Crescent SW (Plan 4994HN, Block 4, Lot 80) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for low density development with a maximum height of 10 metres (2 to 3 storeys), with the intent to build a new semi-detached home.
- The application represents an appropriate, minor density increase from one to two units on the parcel, and allows for development that has the ability to be compatible with the character of the existing neighbourhood.
- The proposal allows for an appropriate building form and set of uses and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More choice in the types of housing available and more efficient use of existing infrastructure.
- Why does it matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and amenities.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Steven Weninger on behalf of the landowners, Michelle Stubenbeck and Steven Weninger on 2020 August 17.

The 0.06 hectare site in the community of Westgate is near the intersection of West Glen Crescent SW and Wheatland Avenue SW. The parcel is currently developed with a single detached dwelling and has a garage and parking pad to accommodate parking on the site, accessed via a rear lane.

The proposed R-C2 District represents a minor increase in low-density development options relative to the current R-C1 District by allowing for semi-detached and duplex dwellings in addition to single detached dwellings. No development permit application has been submitted at this time, however, as indicated in the Applicant Submission (Attachment 2) they intend to build two single detached homes.

More details about this land use amendment application and surrounding site context is provided in Attachment 1 (Background and Planning Evaluation).

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, contacted neighbours, engaged in an in person outdoor social gathering, sent a letter of our intention to the Community Association and dropped off an information flyer to nearby properties. The Applicant Outreach Summary is Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received 23 letters of opposition representing 27 people and 4 letters of support representing 4 people. The letters of opposition focused on the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- effect on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots;
- remove views to downtown;
- rowhouses do not fit the character of the community; and
- public infrastructure and amenities such as schools, roads, parks etc. may not be able to accommodate an increase in users.

The letters of support focused on the following benefits to the application:

- density increases bring positive changes to a community and will help reduce sprawl and carbon footprint;
- the property is close to transit (LRT) and amenities are available nearby;
- parking would not be an issue if people used garages for cars instead of storage;
- the proposal keeps with community character; and
- the proposal meets planning policy.

The Westgate Community Association provided a letter of opposition (Attachment 3) on 2020 September 18. They had the following objections:

- the impact of this proposed development on the character of the community;
- the absence of a local area plan; and
- the inadequacy of area parking.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Future building design and parking will be determined and reviewed at the development permit stage.

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

IMPLICATIONS

Social

The recommended land use allows for a wider range of housing types than the existing R-C1 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The ability to develop up to two dwelling units will make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Letter
4. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform