

**LAND USE AMENDMENT  
WESTGATE (WARD 8)  
EAST OF SARCEE TRAIL AND SOUTH OF BOW TRAIL SW  
BYLAW 112D2015**

**MAP 13W**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite (backyard suite). The subject site does not contain a secondary suite at this time and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2015 June 04

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 112D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 104 Westwood Drive SW (Plan 5111HN, Block 11, Lot 43) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 112D2015.

**REASON(S) FOR RECOMMENDATION:**

The secondary suite uses allowed in the R-C1s District are compatible and complementary residential uses to the established character of the community. The proposal conforms to the relevant policies of the Municipal Development Plan and the parcel allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

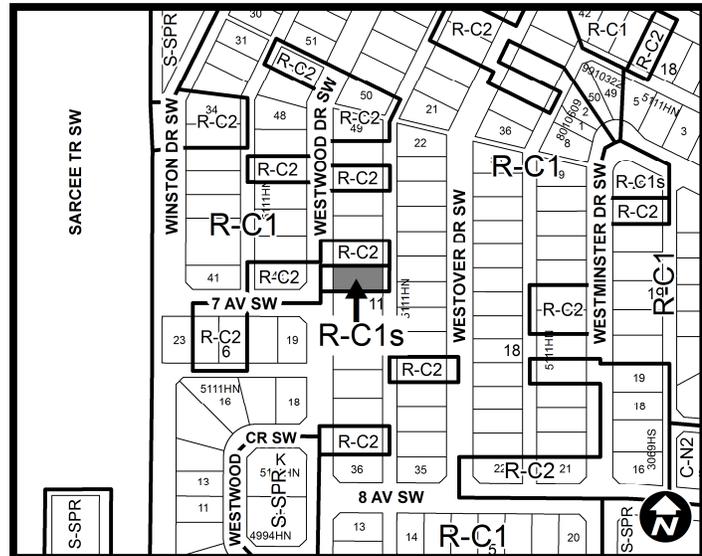
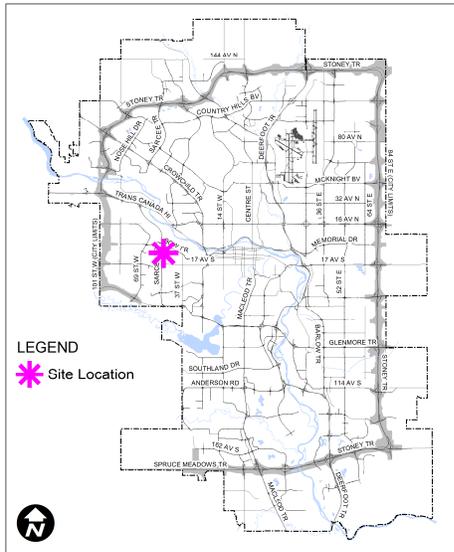
**ATTACHMENT**

1. Proposed Bylaw 112D2015
2. **Public Submission(s)**

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MAP 13W

LOCATION MAPS



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MAP 13W

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 104 Westwood Drive SW (Plan 5111HN, Block 11, Lot 43) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

Absent: G.-C. Carra and J. Gondek

**Carried: 6 – 0**

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MAP 13W

**Applicant:**

Curtis Oviatt

**Landowner:**

Curtis Oviatt  
 Jennifer Oviatt

<b>Planning Evaluation Content</b>	<b>*Issue</b>	<b>Page</b>
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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MAP 13W

## PLANNING EVALUATION

### SITE CONTEXT

The subject site is located mid-block on Westwood Drive SW in a low density residential setting in the community of Westgate. Although most parcels in the area have R-C1 land use designation, several parcels along Westwood Drive SW are currently designated R-C2, including the site directly to the north (adjacent property) and the site directly to the west (across the street). The subject site is developed with a single detached dwelling and single detached garage accessed from the rear lane.

### LAND USE DISTRICTS

The proposed R-C1s district allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Secondary Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007

#### Site Specific Considerations

The subject site meets the minimum R-C1s parcel size requirements. The parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements including minimum motor vehicle parking stalls. Relaxations to various land use provisions may also be considered at the development permit stage.

### LEGISLATION & POLICY

#### Municipal Development Plan (2009 – statutory)

The subject site is identified as *Developed Residential Area - Established* on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.

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**MAP 13W**

- *Housing Diversity and Choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

There is no local area plan for Westgate.

### **TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required.

Pedestrian access is available from Westwood Drive SW. Vehicular access to the existing on-site parking is available from the lane. The site is of a sufficient size to accommodate the minimum motor vehicle parking requirements.

The site is located approximately 500 metres from a bus stop for the #412 route, which provides service to downtown and the Shaganappi Point LRT station.

### **UTILITIES & SERVICING**

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure. Adjustments to on-site servicing may be required depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

### **GROWTH MANAGEMENT**

The proposed land use amendment does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time.

### **PUBLIC ENGAGEMENT**

#### **Community Association Comments**

The Community Association was circulated as per the normal circulation process. See APPENDIX II for comments received.

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**MAP 13W**

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**Citizen Comments**

Nine letters of objection and three letters of support were received by Administration. The following concerns were expressed in response to the proposal:

- Traffic and parking
- Decreased property values
- Decline in property maintenance
- Transient population
- Desire to maintain single-family R-1 neighbourhood

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Thank you for taking the time to review our application to change our land use designation from R-C1 to R-C1s. This change will allow us to further develop our property to accommodate a secondary suite. Due to the size of our lot (16.5m x 32.02m) and a personal desire to build a larger garage, we are looking to develop a garage suite to take advantage of the space and location within the city. We have two other garage suites that share our alley and they appear to only add value to the aesthetics of the community. We have enough lot space to build a suite with ample parking beside the garage suite to minimize the impact on the community and neighbours. This development would also allow for upgrades to the property such as sewer pipe replacement during excavation, new siding, and new trees (all trees on the property were removed due to age and root damage to existing sewer). These changes would bring value to the property, the neighbourhood and the community.

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MAP 13W

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**APPENDIX II**

**COMMUNITY ASSOCIATION COMMENTS**

Good afternoon

Re: 104 Westwood Drive SW

The above noted address has applied for re-zoning to accomodate an above garage Secondary Suite.

It is the opinion of Westgate Community Association to oppose this re-zoning application. Our opinion is based on the current zoning of Westgate neighbourhood predominately R-C1. We have been advised by residents via emails, phone calls, attendance at meetings and surveys that the community remain R-C1.

Further to this particular application the community has received feedback from residents in the vicinity of the address, they do not support the proposed re-zoning. We have advised the residents to contact you directly with their concerns.

We regret to advise Westgate Community Association cannot support this application. Should you have additional questions from Westgate Community Association please contact at the above email address.

For and on behalf of Westgate Community Association.  
Pat Guillemaud  
President  
Westgate CA