

**Land Use Amendment in Westgate (Ward 6) at 44 Wheatland Avenue SW,
LOC2022-0093**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 44 Wheatland Avenue SW (Plan 4994HN, Block 4, Lot 81) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CGex) District.

HIGHLIGHTS

- The proposed land use amendment would allow for semi-detached dwellings, duplexes and rowhouses in addition to the building types already allowed (e.g. single detached dwellings) with the exception of secondary suites.
- The application represents an appropriate density increase of the site, would allow for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to primary transit in an established neighbourhood.
- Why does this matter? The Residential – Grade-Oriented Infill (R-CGex) District would allow for more choice in housing types available in the neighbourhood and promotes more efficient use of existing infrastructure. In 2019, the population in the community of Westgate is 24.7 percent less than its peak 1969 population.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The subject site is located in the southwest community of Westgate at the southwest corner of West Glen Crescent SW and Wheatland Avenue SW. This application was submitted on 2022 May 25 by New Century Design on behalf of the landowners, Sylvie Marie Derochers, Jason Philip Huber, Melissa Claire Huber and Justin Charles McLeod. The 0.06-hectare (0.15-acre) corner site is currently developed with a single detached dwelling with rear lane access. The Applicant Submission (Attachment 2) indicates the intention to build a rowhouse building with up to four dwelling units. The R-CGex District precludes the development of secondary suites on the parcel.

A detailed planning evaluation of the land use amendment application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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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, the applicant conducted a mail drop to adjacent residents within 60 metres of the subject site and met with the Westgate Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted onsite and published [online](#). Notification letters were also sent to the adjacent landowners.

Administration received 21 letters of opposition from the public focused on the following areas of concern:

- precedent setting for R-CG in all corner parcels in the neighbourhood resulting in density increase;
- this is the first R-CG proposal in this part of a primarily R-C1 neighbourhood;
- density brings traffic impacts and congestion; neighbourhood has limited access routes;
- increased traffic on quiet local residential streets is a hazard to the kid-friendly area;
- existing traffic concerns and speeding on Westwood Drive SW;
- lack of on-site parking will increase street parking;
- loss of mature trees with increased lot coverage;
- height, building setbacks, privacy concerns, shadow impacts;
- eroding change to the single family, quiet, safe, community character;
- many residents invest and maintain their single family bungalow knowing the neighbourhood is zoned for single family homes;
- benefit only to the developer, negative shift and impact on surrounding residences, no benefit to the community;
- step increase to two units, R-C2 may be more reasonable
- lack of planning rationale, rubber stamping for increase taxation through greater value; and
- R-CGex with exclusion of secondary suites can easily be changed by future owner to include secondary suites in the future, therefore it is not an acceptable response to the concerns of the residence.

The Westgate Community Association provided a letter on 2022 June 29 (Attachment 4) stating that they do not support rowhouse development located in the middle of the community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The subject site is within 600 metres of two primary transit stations. R-CGex allows a modest increase in density and is intended to be adjacent to existing lower-density development. It is contextually sensitive in form and nature that respects

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the scale and character of the neighbourhood. The building and site design, on-site parking and landscaping will be further reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district and, as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and implemented at the development and building permit stages.

Economic

The ability to develop up to four rowhouse units may allow for 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 proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform