

# Background and Planning Evaluation

## Background and Site Context

The 0.06-hectare corner parcel is located in the community of Westgate at the southwest corner of West Glen Crescent SW and Wheatland Avenue SW. The parcel is approximately 19 metres wide by 34 metres deep and contains a single detached dwelling with an attached single garage accessing West Glen Crescent SW. Surrounding development consists primarily of single detached dwellings designated as the Residential – Contextual One Dwelling (R-C1) District. The adjacent parcel to the north is designated as the Residential – Contextual One / Two Dwelling (R-C2) District.

The subject site is located within a 600-metre radius of both the 45 Street and Sirocco LRT Stations.

## Community Peak Population Table

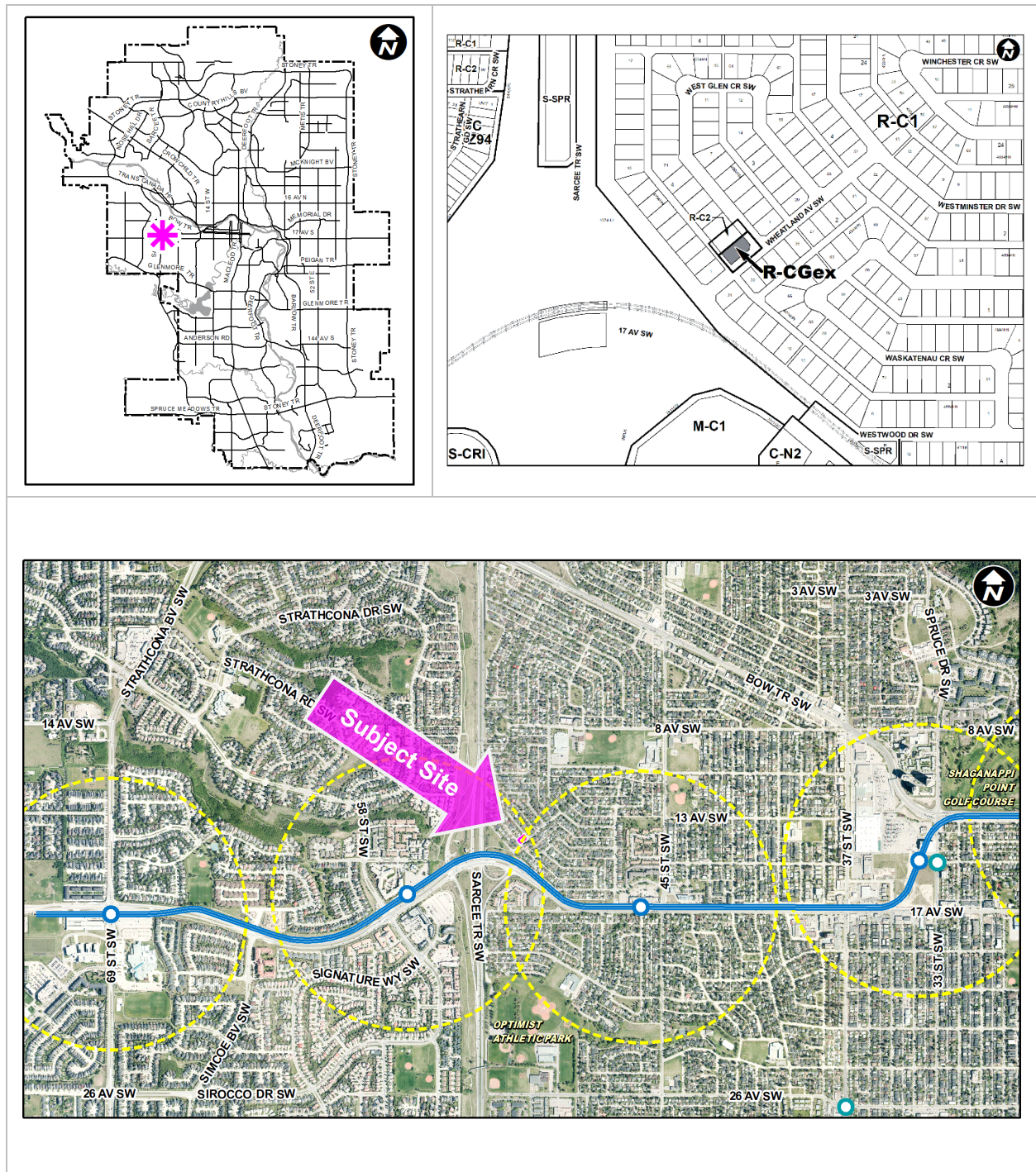
As identified below, the community of Westgate reached its peak population in 1969.

<b>Westgate</b>	
Peak Population Year	1969
Peak Population	4252
2019 Current Population	3202
Difference in Population (Number)	-1050
Difference in Population (Percent)	-24.7%

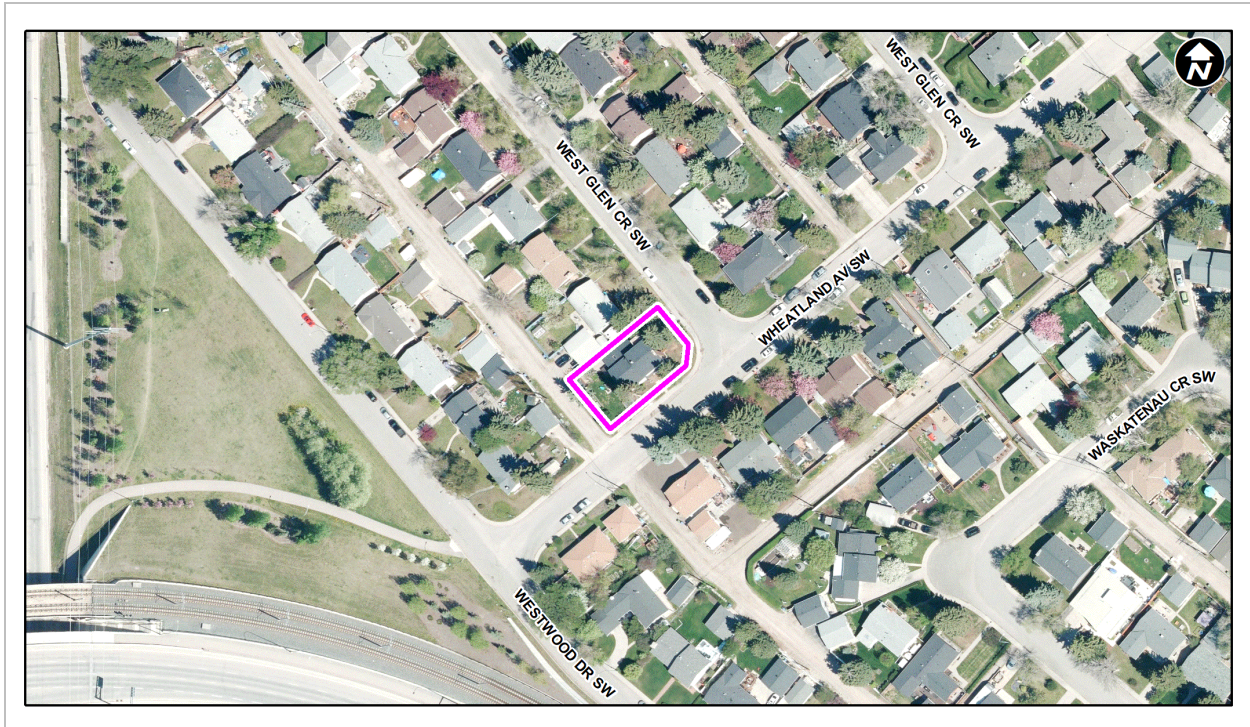
Source: *The City of Calgary 2019 Civic Census*

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 dwellings. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. Secondary suites are discretionary uses in the R-C1 District.

The proposed R-CGex District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouse buildings. The R-CGex District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to four dwelling units on the site in a rowhouse building form where one façade of each dwelling unit must directly face a public street. The R-CGex District specifically excludes secondary suites or backyard suites.

### Development and Site Design

If approved by Council, the rules of the proposed R-CGex District would provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. As a response to community concerns, the applicant proposed to remove the option for secondary suite to mitigate concerns on density, parking and traffic. Given the specific context

and features of this corner site, additional items that would be considered through the development permit review process include, but are not limited to:

- ensuring an engaging built interface along both West Glen Crescent SW and Wheatland Avenue SW frontages,
- access and parking provisions,
- mitigation of shadowing, privacy and visual overlooking; and
- opportunities to preserve mature vegetation.

### **Transportation**

A Transportation Impact Assessment was not required as part of this application. Both West Glen Crescent SW and Wheatland Avenue SW are classified as residential streets. A pedestrian sidewalk exists along both streets. Vehicular access is available from the rear lane along the western property line.

The site is serviced by Calgary Transit Route 2 (Mt Pleasant / Killarney / 17 Ave) with bus stops located along 17 Avenue SW approximately 650 metres (an eight-minute walk) to the south. The site is located approximately 650 metres (an eight-minute walk) west from the 45 Street Station or east from Sirocco Station which is serviced by the LRT Blue Line.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available nearby the site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a future development permit application.

## **Legislation and Policy**

### **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.

### **Growth Plan (2022)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure of 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. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

**Transit Oriented Development Policy Guidelines (2004)**

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher-density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit-supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

**Calgary Climate Strategy – Pathways to 2050 (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Westbrook Communities Local Area Plan (under development)**

Administration is currently developing the Westbrook Communities Local Area Plan project which includes Westgate and other surrounding communities. Planning applications are being accepted for processing during the local area plan process. The Westbrook Communities Local Area Plan is anticipated to be finalized in Q4 2022.