

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Westgate, midblock and across from the intersection of 45 Street SW and 13 Avenue SW. The site is approximately 0.07 hectares (0.16 acres) in size and is approximately 18 metres wide by 37 metres long. It is currently developed with a single detached dwelling with a front attached garage and a rear detached garage. Vehicle accesses are currently provided from both 45 Street SW and the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels to the north, west and southeast. A neighbourhood park is located south of the site, with multi-residential development further south along 45 Street SW. The Rosscarrock Community Association is located across 45 Street SW to the east.

The site is approximately 300 metres (a five-minute walk) from St. Michael School and Vincent Massey School to the north along 45 Street SW. The Westgate Community Association is 420 metres (a seven-minute walk) to the northwest of the site. Westbrook Shopping Center is 900 metres (a fifteen-minute walk) to the east along 13 Avenue SW.

Transit Route 93 (Coach Hill/Westbrook Station) has stops within 30 metres (a half-minute walk) from the site on 45 Street SW. The site is also located 400 metres (a seven-minute walk) from the 45 Street LRT station, a police station and a fire station.

Community Peak Population Table

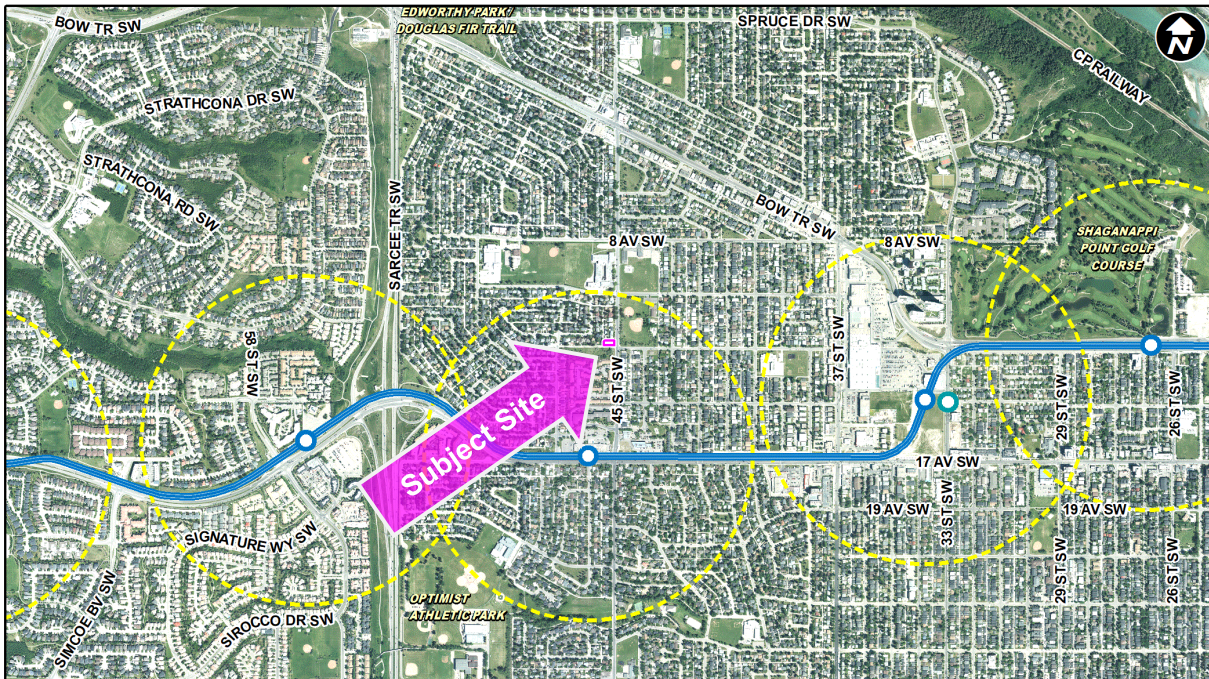
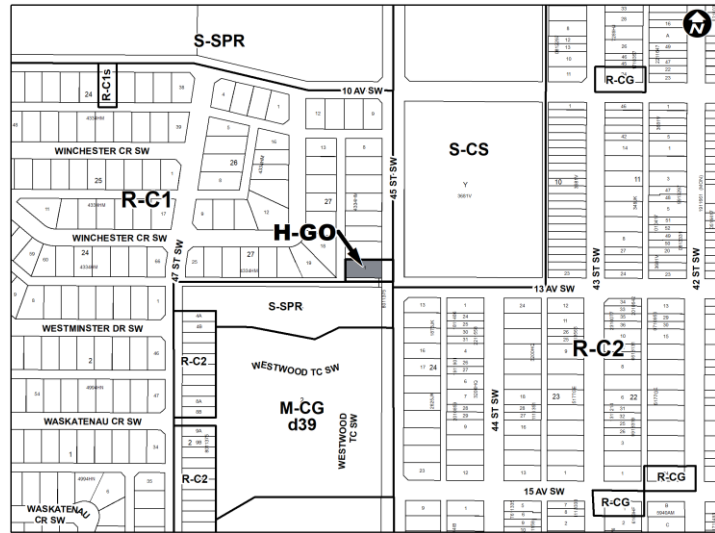
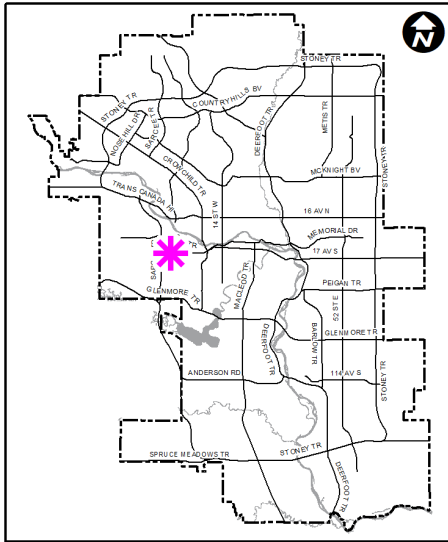
As identified below, the community of Westgate reached its peak population in 1969.

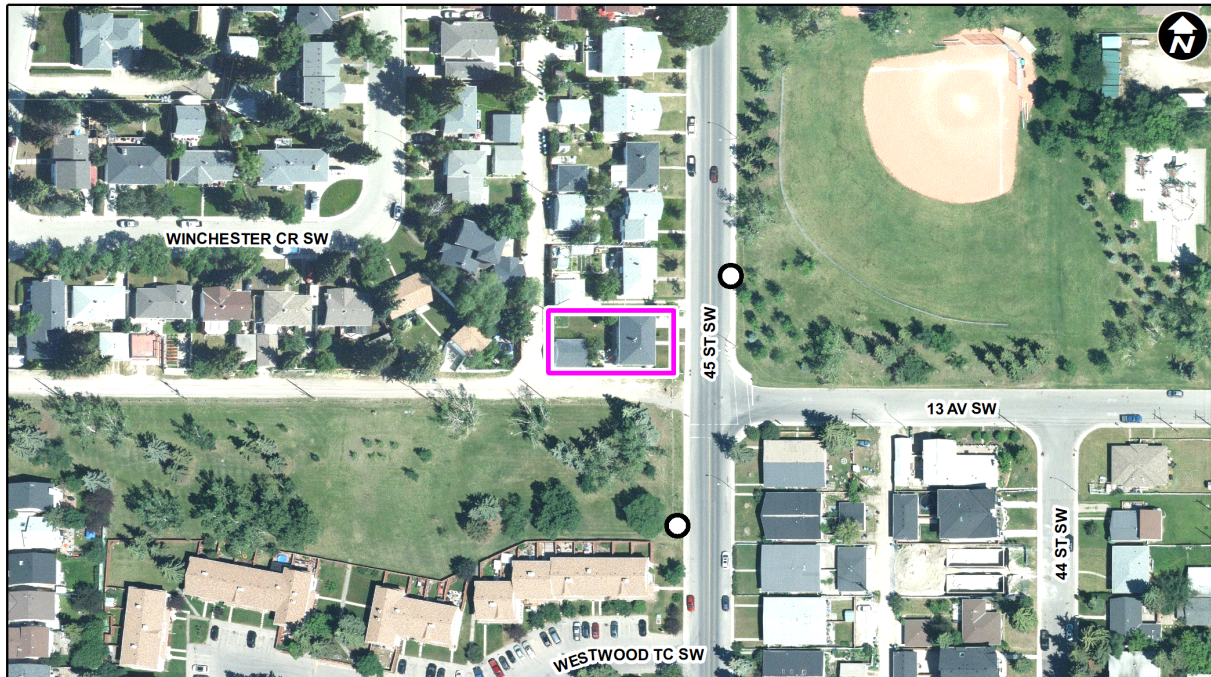
Westgate	
Peak Population Year	1969
Peak Population	4,252
2019 Current Population	3,202
Difference in Population (Number)	-1,050
Difference in Population (Percent)	-24.69%

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 Residential – Contextual One Dwelling (R-C1) District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. The minimum parcel width is 12 metres.

The proposed H-GO District accommodates rowhouses and townhouses in the form of grade-oriented housing where the dwelling units may be attached or stacked within a shared building or cluster of buildings that also includes secondary suites.

The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386 (d). The Bylaw states H-GO “should

only be designated on parcels located within (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories”. The subject site is located on 45 Street SW, which is designated as a Neighbourhood Connector Urban Form Category in the [Westbrook Communities Local Area Plan](#) (LAP), and is therefore eligible for H-GO designation.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that may be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing, overlook and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and
- ensuring appropriate amenity space for residents.

Transportation

The subject site is served well by transit. Transit Route 93 (Coach Hill/Westbrook Station) has stops 30 metres (a half-minute walk) from the site on 45 Street SW. The 45 Street Light Rail Transit station is located 400 metres (a seven-minute walk) to the south.

Pedestrian access to the site is available from an existing sidewalk along 45 Street SW. An existing regional on-street bikeway is also designated along the road. Street parking is available, but restricted from 7:00 AM to 6:00 PM, Monday to Saturday.

A proposed Always Available for All Ages and Abilities (5A) network pathway is planned along the lane on the south of the subject site, where vehicle access to 45 Street SW has been closed due to misuse of the lane. The proposal has no plan to use this closed lane as an access point in the future. There is currently no timeline or proposal to construct the pathway.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

All necessary services, including water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration’s recommendation aligns 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)

Administration's 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 in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated that they will be seeking a LEED Gold certification for this project. The proposed actions include:

- preserving large trees and plant new trees and shrubs;
- encouraging green roof and walls;
- using permeable pavement;
- installing EV chargers upon request; and
- promoting and encouraging the use of solar panels.

This supports Program C: Energy poverty – Support Calgarians impacted by energy poverty, Program Pathway D: Renewable energy – Implement neighbourhood-scale renewable energy projects, Program Pathway E: Support a clean provincial energy supply, and Program F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the Climate Strategy.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The Neighbourhood Connector category speaks to a broad range of housing types along higher activity, predominantly residential streets. The Low - Modified building scale is typically characterized by a range of building forms including semi-detached, rowhouse residential development and stacked townhouses. The proposed land use amendment is in alignment with the applicable policies of the LAP.