

**Land Use Amendment in Westgate (Ward 6) at 1143 – 45 Street SW, LOC2023-0176**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 1143 – 45 Street SW (Plan 4334HM, Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for 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.
- This proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Westbrook Communities Local Area Plan*.
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of Westgate, was submitted by Horizon Land Surveys on behalf of the landowners, Royal Model Homes Ltd., on 2023 July 05. No development permit application has been submitted at this time. The Applicant Submission can be found in Attachment 2.

The approximately 0.07 hectare (0.16 acre) parcel is across from the intersection of 45 Street SW and 13 Avenue SW. 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.

The site is served well by transit, with stops for Route 93 (Coach Hill/Westbrook Station) within 30 metres (a half-minute walk) from the site. A neighbourhood park exists immediately to the south of the site. Rosscarrock Community Association, St. Michael School, Vincent Massey School and Westgate Community Association are also within 420 metres (a seven-minute walk) from the site.

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

### ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Westgate Community Association and discussed the proposal with surrounding neighbours within a 90-metre radius. The Applicant Outreach Summary can be found in Attachment 3.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- loss of mature trees and green space on site;
- increased traffic and parking issues;
- reduced sunlight and privacy for neighbouring lots; and
- townhouses do not fit the character of the community.

The Westgate Community Association provided a letter in opposition on 2023 August 09 (Attachment 4) identifying the following concerns:

- disagreement on the suitability of 45 Street SW for H-GO;
- increased traffic and parking issues along 45 Street SW;
- lack of responsiveness with community members;
- lack of yards or green canopy; and
- negative precedent for the community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for 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.

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**IMPLICATIONS**

**Social**

The proposed application would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

**Environmental**

This applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050*. The details are included in Attachment 1, 'Legislation and Policy' section.

**Economic**

The proposed land use would 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