

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1186

Land Use Amendment in Rosscarock (Ward 8) at 4104 - 7 Avenue SW, LOC2019-0111

EXECUTIVE SUMMARY

This application was submitted by Lighthouse Studios on behalf of the landowner Oleksandr Majouga on 2019 July 11. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached homes, semi-detached, duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*. No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 4104 - 7 Avenue SW (Plan 1362S, Block 2, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

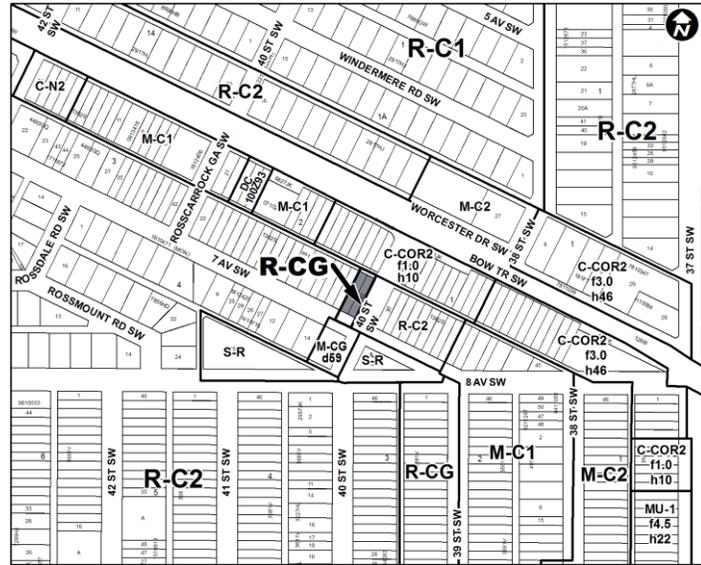
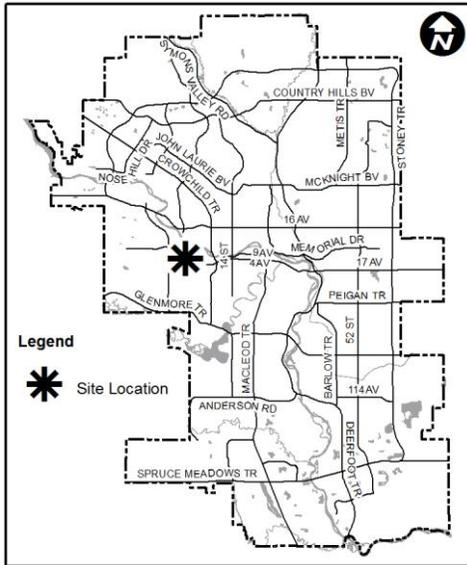
This application was submitted by Lighthouse Studios on behalf of the landowner Oleksandr Majouga on 2019 July 11. No development permit has been submitted at this time, however, as per the Applicant's Submission (Attachment 1), the applicant intends to submit a development permit for a maximum of four-unit rowhouse should the redesignation be approved.

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Location Maps



Land Use Amendment in Rosscarrock (Ward 8) at 4104 - 7 Avenue SW, LOC2019-0111

Site Context

The subject parcel is located in the southwest community of Rosscarrock, on the northwest corner of 39 Street SW and 7 Avenue SW. The existing R-C2 District allows for a maximum of two dwelling units on the site.

The parcel is approximately 0.06 hectares in size with dimensions of approximately 15.24 metres by 38.1 metres, and is currently developed with a single detached dwelling with an attached garage. The parcel also benefits from a rear lane.

Surrounding development consists of a mix of low and medium density residential in the form of single detached and semi-detached dwellings to the east and west; commercial uses to the north; a mix of low and medium density residential in the form of single detached and semi-detached dwellings, multi-residential uses and recreational uses to the south.

As identified in *Figure 1*, the community of Rosscarrock has seen the population generally decline since the population reached its peak in 1971.

Figure 1: Community Peak Population

Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2018 Current Population	3,613
Difference in Population (Number)	-255
Difference in Population (Percent)	-6.6%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Rosscarrock community profile](#).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject parcel. Also, the R-CG District allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the frontages of both public streets;
- improving pedestrian connections by ensuring vehicle access to the site is limited to 40 Avenue SW;
- mitigation of overlooking and privacy concerns; and
- retention of the existing mature vegetation, as possible.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 40 Street SW and 7 Avenue SW. Vehicular access is currently provided from a formal, existing driveway on 7 Avenue SW. Upon redevelopment, vehicular access will be directed to the rear lane located to the north of the site. On-street parking is available on both 40 Street SW and 7 Avenue SW.

The site is located approximately 94 metres from a transit stop servicing Route 70 which offers service to the Downtown Core, and the Westbrook LRT Station, with a frequent schedule of every 15 minutes. Also from the transit stop, servicing Route 111 offering service to Westbrook LRT Station.

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The site is located within a walking distance approximately 65 metres from a Primary Transit Network Bow Trail SW through the 40 Street SW and 840 metres walking distance to the Westbrook LRT Station, through the 8 Avenue SW and 37 Street SW. Also same walking distance to the new Max Teal (MT) Line, along the 37 Street SW.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Rosscarock Community Association was circulated as part of this application, and no comments were provided.

The application was circulated to the Ward Councillor and no comments were provided. The applicant delivered a brochure with an architectural concept to neighbors within 90 metres of the development. The applicant sent the same brochure by e-mail to the community association and offered attendance at a community meeting if requested. No letters from the community or the community association were received by Administration.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential Developed - Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies in Section 3.5.3 encourage modest redevelopment of established areas that incorporates appropriate densities and a mix of land uses where transit stops are easily accessible.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

There is no local area plan for the subject site.

Social, Environmental, Economic (External)

The proposed land use allows for a wider range of housing types than the existing R-C2 District, and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or future operating budget at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the applicable policies in the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building forms that exist in the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission