

**LAND USE AMENDMENT  
ROSSCARROCK (WARD 8)  
17 AVENUE BETWEEN 39 STREET AND  
17 AVENUE BETWEEN 40 STREET SW  
BYLAW 98D2017**

**MAP 13W**

**EXECUTIVE SUMMARY**

This is a land use amendment for 2 titled parcels in the community of Rosscarrock from Commercial - Corridor 1 (C-COR1) District and Commercial – Corridor 2 (C-COR2) District to Multi-Residential – Contextual Grade-Orientated (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District.

Administration considers the proposal to be contextually appropriate and in accordance with relevant planning policy and recommends approval of this application.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 January, 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 98D2017; and

1. **ADOPT** the proposed redesignation of 0.15 hectares ± (0.37 acres ±) located at 1644 – 40 Street SW and 4004 – 17 Avenue SW (Plan 1412116, Block 30, Lots 55 and 56) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District and Commercial – Corridor 1 f3.0h46 (C-COR1 f3.0h46) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 98D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use amendment from C-COR1 and C-COR2 to M-CG and M-C1 is contextually appropriate and complies with applicable statutory and non statutory planning policy.

This land use amendment is therefore recommended for approval.

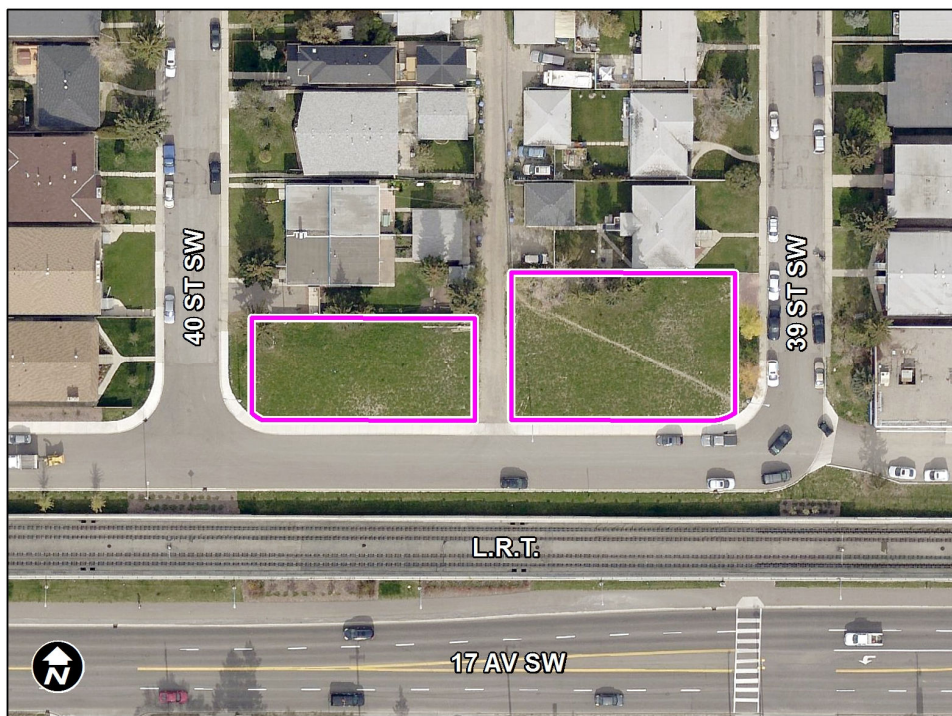
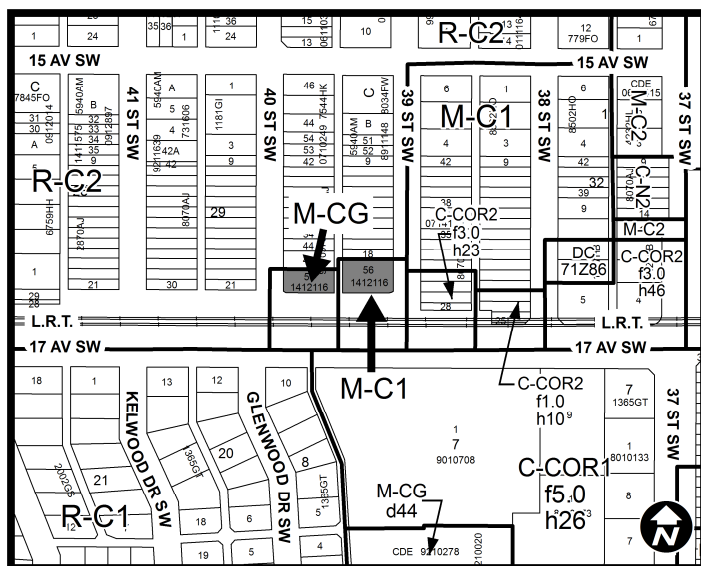
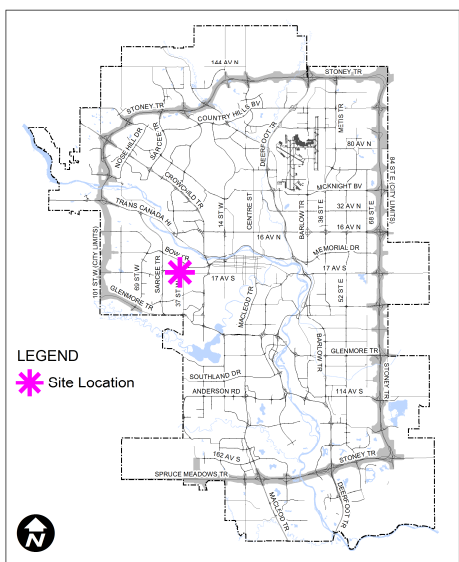
**ATTACHMENTS**

1. Proposed Bylaw 98D2017
2. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 1644 – 40 Street SW and 4004 – 17 Avenue SW (Plan 1412116, Block 30, Lots 55 and 56) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District and Commercial – Corridor 1 f3.0h46 (C-COR1 f3.0h46) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District.

**Moved by: S. Keating**

**Carried: 9 – 0**

Reasons for Approval from Mr. Leighton:

- I supported this City application; however, I believe that more effort should have gone into community consultation. This application that should have involved the City's "Engage" Team. I think the City has a greater "Duty of Care" when it is both Applicant and Regulator.

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**Applicant:**

The City of Calgary

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site comprises two legally titled parcels 1644 - 40 Street SW and 4004 - 17 Avenue SW. Owned by the City of Calgary, the parcels are surplus land associated with the West LRT project. The corner parcels are both undeveloped and are located in an established neighbourhood with single detached dwellings to the west, semi-detached dwellings to the north and a small commercial use to the east (designated C-COR2). To the south, the West LRT separates the subject parcels from 17 Avenue South West and the parcels are less than 600 metres from 45 Street (to the west) and Westbrook (to the east) C-train stations.

Rosscarrock	
Peak Population Year	1973
Peak Population	3,868
2016 Current Population	3,639
Difference in Population (Number)	-229
Difference in Population (Percent)	-6%

**LAND USE DISTRICTS**

This is a land use amendment to change the designation of both parcels from C-COR1 and C-COR2 to M-C1 and M-CG. The purpose of this application is to change the land use to alter the emphasis of the land use from a commercial focus to a residential focus. The subject parcels were originally designated C-COR 1 and C-COR 2, however as the lands are segregated from 17 Avenue by the LRT tracks and a sound wall, visibility and access to the parcels is difficult, making commercial use of the parcels problematic.

Administration considers the proposed land uses of M-CG and M-C1 to be appropriate and would fit in the context of the surrounding community, with the predominant residential land use R-C2 and the commercial use to the west C-COR2.

The M-CG land use would require ground orientated dwellings and the M-C1 land use allows for ground orientated dwellings. Administration does not consider it necessary to place density or height modifiers on this application as the size of the parcels and the existing land use rules in the district (such as building chamfers close to other residential land uses) will dictate the building form and building envelope.

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**LEGISLATION & POLICY**

Municipal Development Plan (MDP) (2009) statutory

The subject parcels are designated established residential developed neighbourhood typology in the MDP urban structure map. Section 3.5 of the MDP recognizes the predominantly low density residential nature of existing developed residential neighbourhoods; and promotes moderate intensification of a form and nature which respects the scale and character of the neighbourhood.

Administration considers the proposed land use amendment and the land use districts to comply with existing MDP Policy.

Westbrook Village Area Redevelopment Plan (ARP) (2009) statutory

The subject parcels fall outside of the Plan area of the Westbrook Village ARP, which is therefore not relevant to the consideration of this file.

West LRT land use study (2009) non statutory

The subject sites fall within the West LRT land use study, a non statutory document produced by the City which summarizes the analysis undertaken and input received from the public when planning for the West LRT. The proposed land use amendment does not conflict with the strategic direction of high level Policy of the West LRT land use study.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

The subject sites are located; approximately 190 metres from an Eastbound 2 bus stop, which provides service to the 45 Street LRT station. There is also a Westbound 2 / 6 / 94 bus stop approximately 335 metres away, which provides service to the Westbrook LRT station, and to the Downtown core (2 / 6) as well as to Richmond Square (94).

The subject sites are both end lots with lane access, and no parking restrictions. Parking shall be provided at the time of development permit, and shall meet all the required specifications and bylaw requirements

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**UTILITIES & SERVICING**

Public utilities (water, sanitary and storm) are available to service the subject parcel.

Development services will be determined at the future development permit and Development Site Servicing Plan circulation stages.

**ENVIRONMENTAL ISSUES**

There are no environmental issues at this time. This will be reviewed at the time of development permit.

**ENVIRONMENTAL SUSTAINABILITY**

Environmental sustainability will be considered as part of a Development Permit Review.

**GROWTH MANAGEMENT**

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

Offsite Levies will be applicable at the time of development as part of the Build Calgary program (adopted by bylaw). The bylaw replaces the current off-site levy bylaw and will impose levies on applicable development permits and subdivision approvals in both new and established areas.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

- The Rosscarrock community Association was circulated and no comments were received by the CPC Report submission date.

**Citizen Comments**

One letter of objection has been received at the time of writing this report. Administration would summarize the comments received as follows:

- R-C2 is a more appropriate land use district for the subject parcels, as there is no frontage to 17 Avenue and the surrounding residential land uses are R-C2.

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Administration would offer the following comments in respect of the response received:

- Corporate Properties (the applicants for this file) considered applying for an R-C2 land use, however it was felt the M-CG and M-C1 land uses would allow for a greater amount of development, while allowing for sensitive development forms which would respect the character of the surrounding area;
- The M-CG land use district allows for grade orientated development;
- Both the M-CG and M-C1 land uses require the building roof be chamfered to provide a transition in building height and mass, where the parcels are adjacent to other residential land uses (such as R-C2);
- Both parcels are served by a rear lane, where the principle form of access would be expected.

**Public Meetings**

- None

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Located in the community of Rosscarrock, this application is to redesignate surplus lands from the West LRT construction project. The subject lands (4004 17 AV SW and 1644 40 ST SW) are located along the north side of 17 Avenue SW between 39 Street SW and 40 Street SW.

The two parcels are currently designated C-COR2 for mixed-use commercial purposes. Prior to construction of the West LRT, the parcels fronted onto 17 AV SW. Vehicles were able to enter and exit the properties from both 17 AV SW and 40 ST SW.

The reason for the proposed land use redesignation is due to lost access to 17 AV SW caused by the construction of the West LRT. Adjacent to the properties lie the West LRT trench, tracks and a sound attenuation wall. 16A AV SW was constructed to run west west and join to 39 ST SW and 41 ST SW, thus rerouting traffic through the residential streets.

A commercial land use is no longer viable with the severing of access to 17 AV SW caused by the construction of the West LRT. Redesignating 1644 40 ST SW to Multi-Residential-Contextual Grade-Oriented (M-CG) and 4004 17 AV SW to Multi-Residential-Contextual Low Profile (M-C1) will allow for greater continuity with the surrounding residential community and encourage quicker development of the subject sites.