

**Land Use Amendment in Rosscarrock (Ward 8) at 4315 – 15 Avenue SW,  
LOC2020-0154**

**RECOMMENDATION(S):**

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectare ± (0.12 acre ±) located at 4315 – 15 Avenue SW (Plan 6163HF, Block 27, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The proposed land use amendment allows for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- The application represents an appropriate density increase of the site and allows for development that will be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed R-CG land use district allows for greater choice of housing types in established areas, close to amenities and services.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This land use amendment application was submitted by SLVGD Architecture on behalf of the landowners, Daniel Anderson and Jessica Shumlich, on 2020 October 27. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property, increasing the allowable density from two to four units. The parcel is currently developed with a single detached dwelling and garage with access from the rear lane. A development permit application has not been submitted at this time.

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the Community Association was appropriate. In response, the applicant

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delivered letters to adjacent residents and responded to residents' emails. The applicant also consulted the Killarney/Glengarry Community Association and the Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online and notification letters were sent to adjacent landowners.

Administration received four letters of opposition from the public. The letters of opposition focused on the following areas of concern:

- Increased traffic and parking issues;
- Inappropriate increase of density and building height; and
- Rowhouses do not fit the character of the community.

Administration received one letter of support from the public. The letter indicated support based on the following:

- Positive for the community to have diverse housing stock; and
- Proposed land use district encourages building design that integrates well into the community.

The Rosscarrock Community Association provided an email, dated 2020 November 12, indicating they do not support the application (Attachment 4).

Administration considered the relevant planning issues specific to the proposed redesignation 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 will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The recommended 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.

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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**Economic**

The ability to develop up to four rowhouse units with the option to include the additional uses of secondary suites or backyard suites 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 application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform