

Background and Planning Evaluation

Background and Site Context

This 0.05 hectare parcel is located in the community of Rosscarrock, immediately to the south east of the intersection with 15 Avenue SW and 43 Street SW. The general area is low density residential development (single and semi-detached dwellings), designated as Residential One / Two Dwelling (R-C2) District. However, to the south of the site are parcels designated Multi-Residential – Contextual (M-C1) District developed with rowhouse buildings (Rosscarrock Community Housing).

This is a corner lot, with approximate dimensions of 36 by 14 metres has direct lane access and is close to commercial uses along 17 Avenue SW (between 47 Street SW and 45 Street SW). The site is in close proximity to the Rosscarrock Community Centre and there is nearby transit availability, which lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the applicant identified the intent to pursue a development permit application for a rowhouse building in the future.

Community Peak Population Table

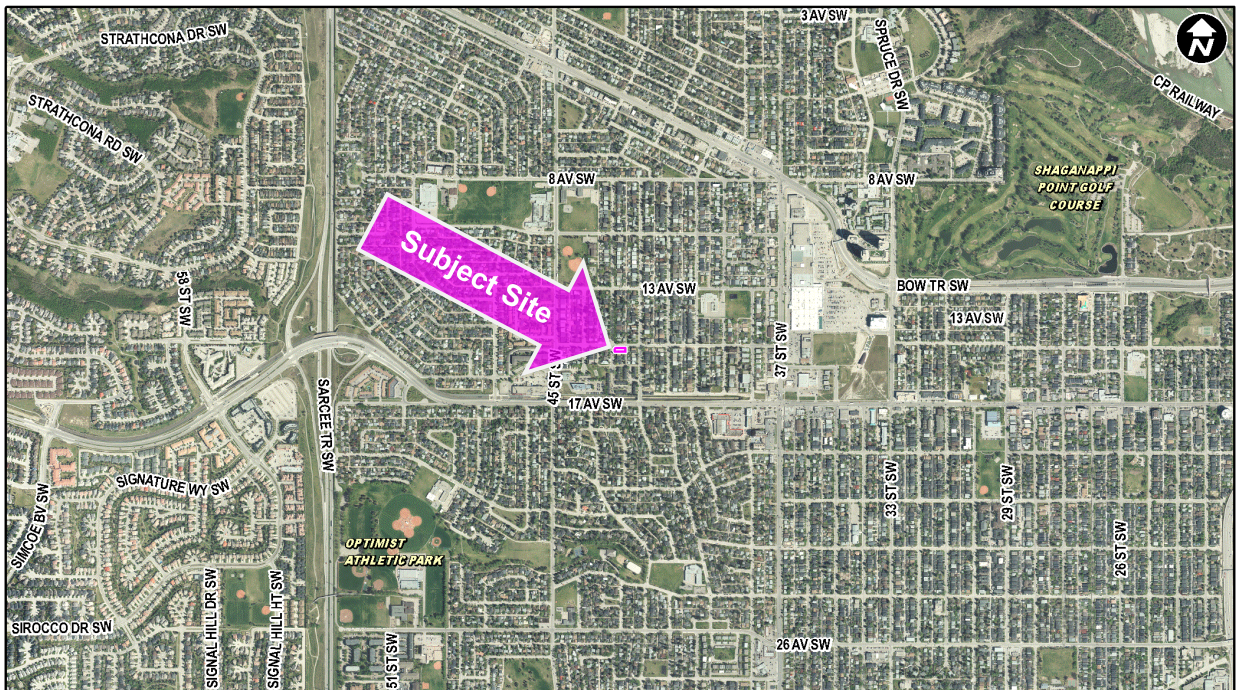
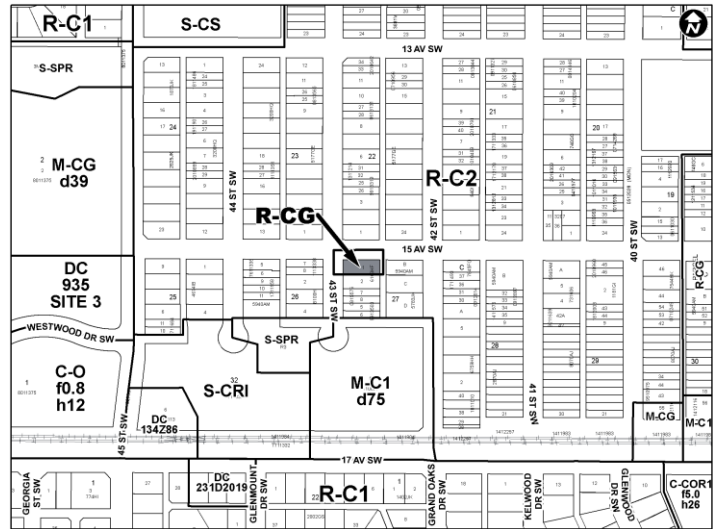
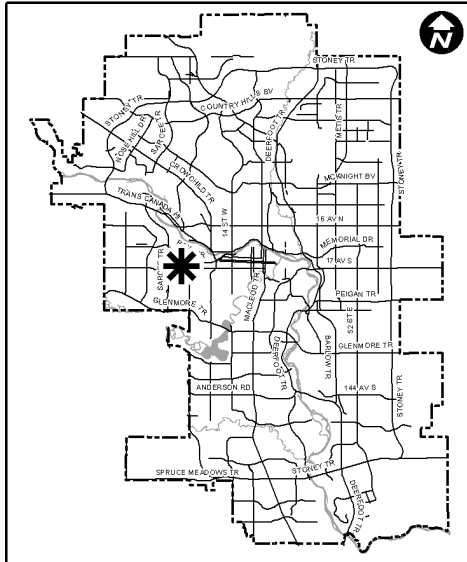
As identified below, the community of Rosscarrock reached its peak population in 1971, and the population has remained the same.

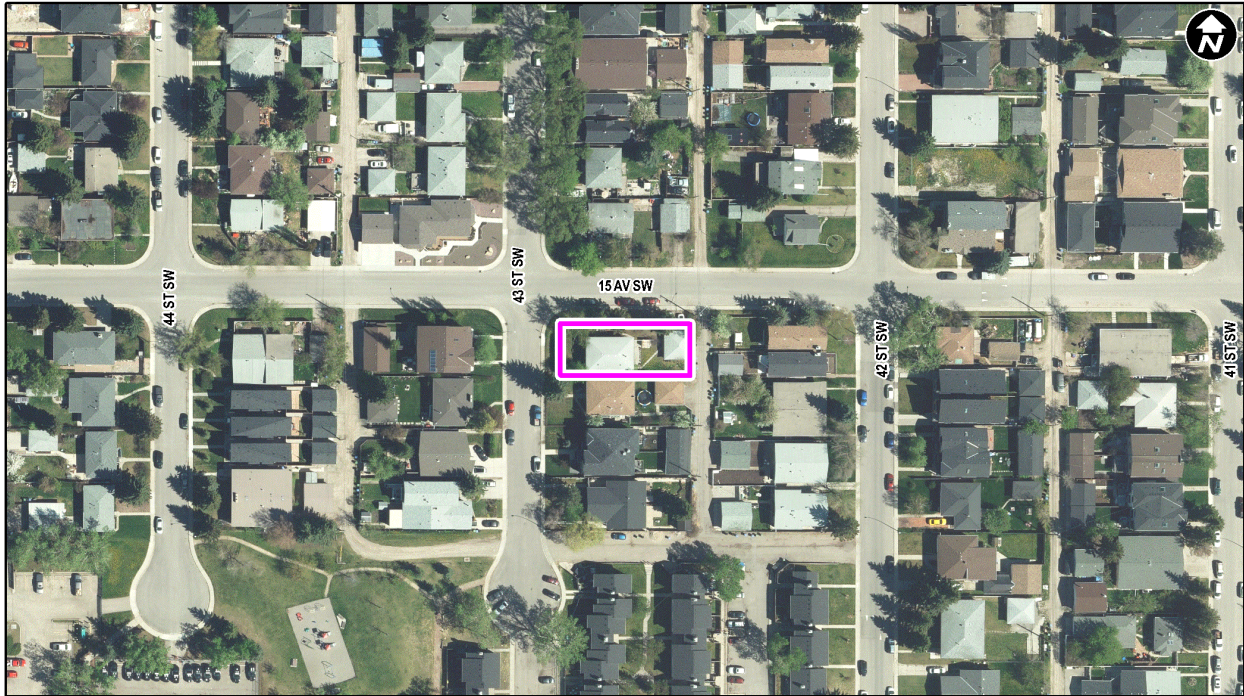
Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	-243
Difference in Population (Percent)	-6.28%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 is primarily for single detached, semi-detached and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of four dwelling units.

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 both 43 Street SW and 15 Avenue SW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

Pedestrian and vehicular access to the site is available from 15 Avenue SW and 43 Street SW from the north, as 43 Street SW terminates south of the site before 17 Avenue SW. Both sides of the roads adjacent to this site have public sidewalks.

Transit is available in the vicinity of this site by way of the Blue Line LRT, Route 2 and Route 93 bus routes. The Blue Line 45 Street LRT Station is within 400 meters of the site (a six-minute walk). A Primary Transit Network route serves Route 2 with stops within 400 metres and 500 metres (eastbound and westbound respectively) along 17 Avenue SW. Route 2 provides service along 17 Avenue SW west to Glenside Drive SW and east through Killarney, South Calgary and Mount Royal to the Downtown, then north across the river along Centre Street then along 4 Street NW to Mount Pleasant, Tuxedo, Highland Park, Highwood and Thorncliffe to return from Huntington Hills / Beddington Heights. Route 93 is within 400 metres and 500 metres (southbound and northbound respectively) on 45 Street SW which provides service, east to Westbrook LRT Station less than 1 kilometre away, and south to Signal Hill then north to Coach Hill. Westbrook Station connects to the Max Teal terminal and provides service from Westbrook Station and south to Quarry Park and Douglas Glen.

Cycling is on street and shared with vehicles along 15 Avenue SW and 43 Street SW.

On-street parking is available along 15 Avenue SW, 43 Street SW and within the Rosscarrock area by residential permit parking.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time.

As such, no Environmental Site Assessment was deemed required.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy amendment builds on the principles of the IGP 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 encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

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

Westbrook Communities Local Growth Planning Project

Administration is currently working on the *Westbrook Communities Local Area Plan* (LAP) which includes Killarney/Glengarry and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The Westbrook Communities LAP* is anticipated to be finalized in 2021.