

Background and Planning Evaluation

Background and Site Context

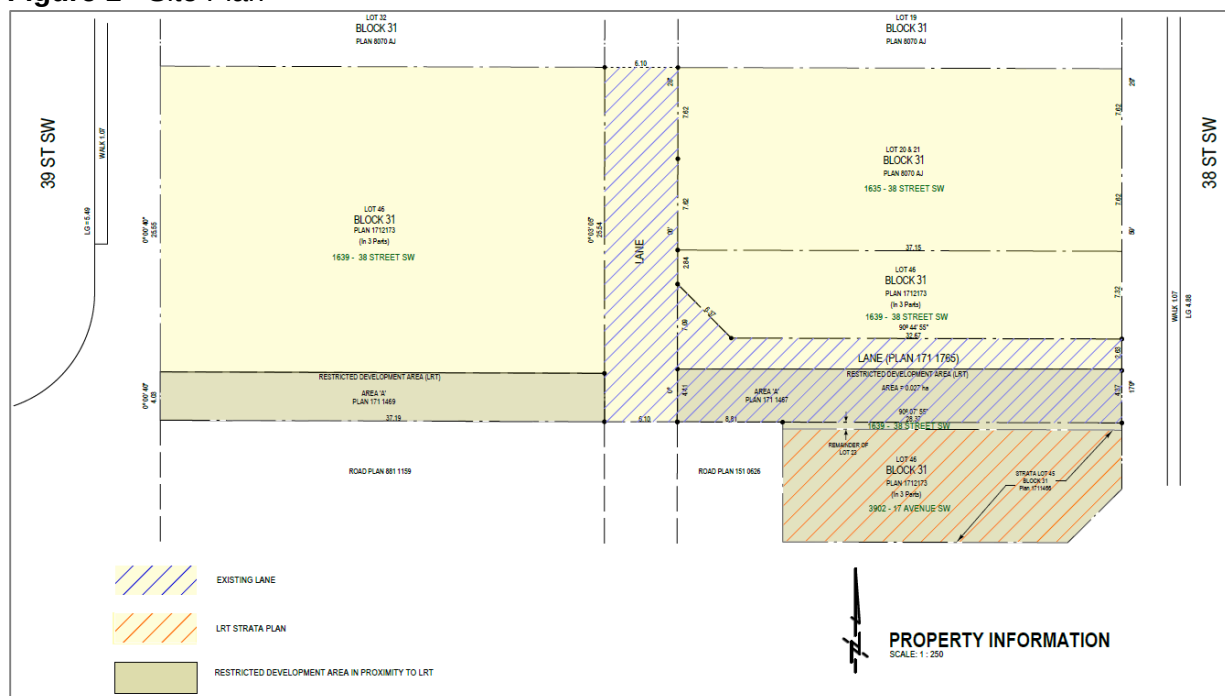
The subject site is located in the community of Rosscarrock, north of 17 Avenue SW between 38 Street SW and 39 Street SW. The subject site consists of five parcels and is approximately 0.21 hectares (0.53 acres) in size.

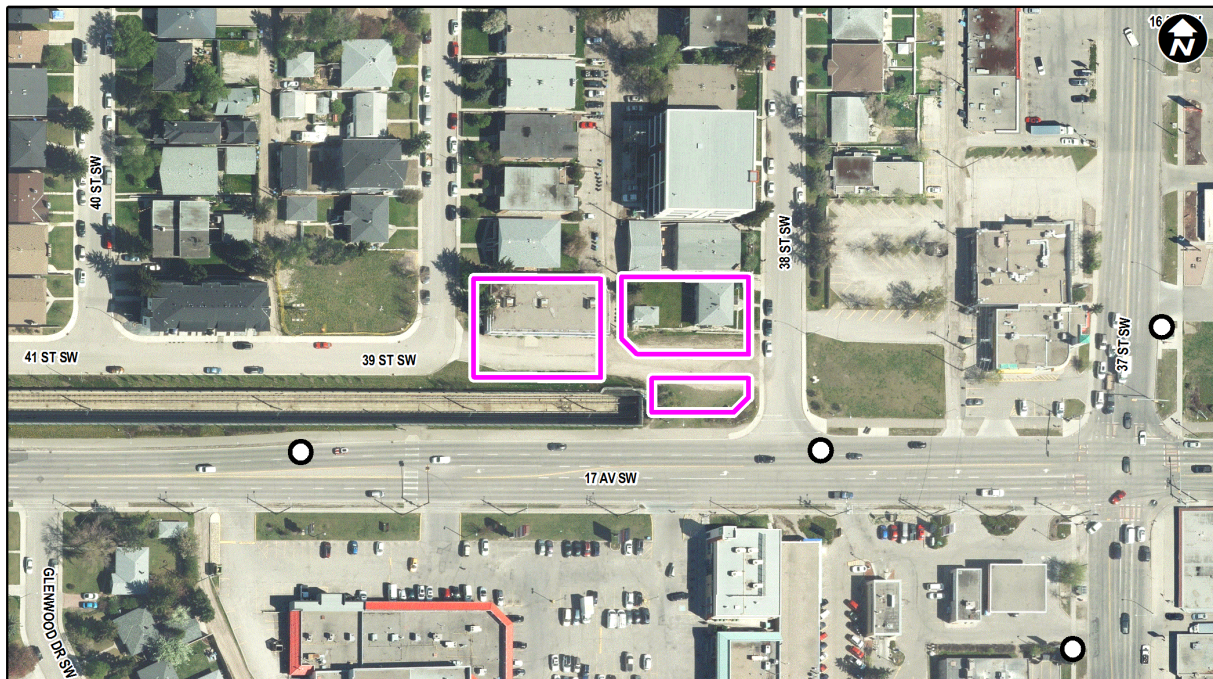
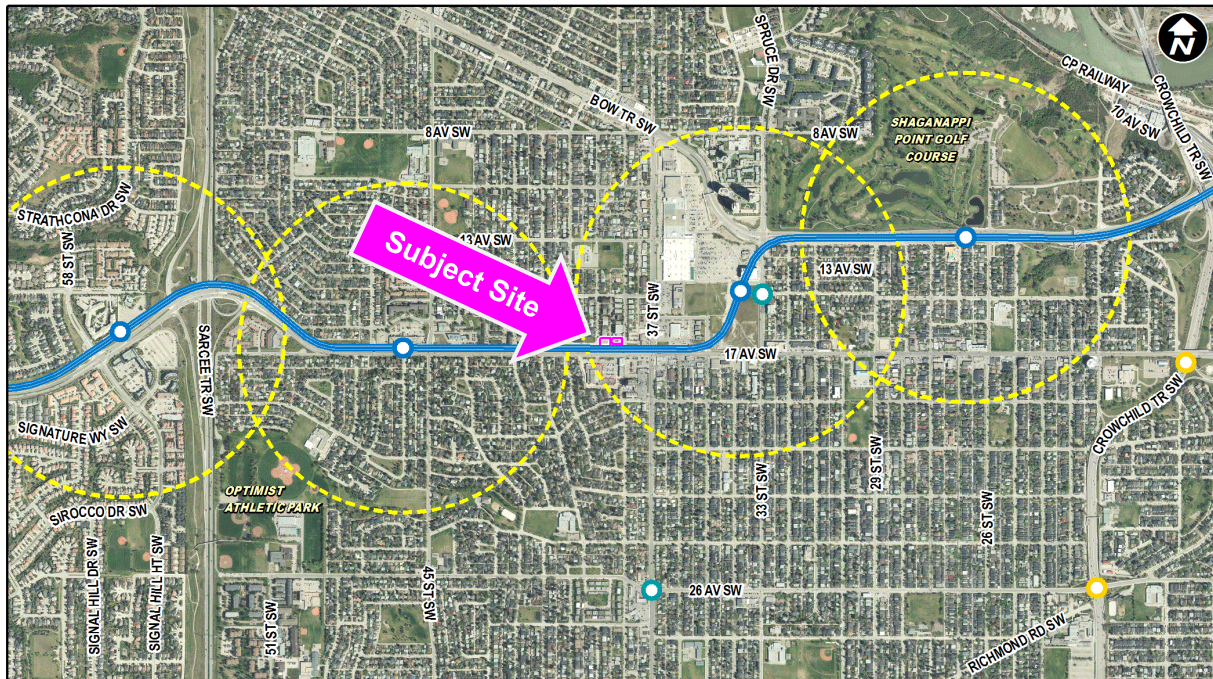
The subject site is predominately surrounded by medium density residential and commercial districts developed with low rise apartment buildings and storefront commercial development. Surrounding land uses include the Multi-Residential – Contextual Grade-Oriented (M-CG), Multi-Residential – Contextual Low Profile (M-C1), Mixed Use - General (MU-1), Mixed Use – Active Frontage (MU-2) and Commercial – Corridor 1 (C-COR1) Districts.

The western parcel is developed with a vacant commercial building. The eastern parcel is developed with a single detached dwelling and detached garage. The remaining parcel to the south is vacant but serves as part of the east-west lane between 38 Street SW and 39 Street SW. All parcels have lane access. For clarification, this unique site includes (as shown in Figure 1):

- a Registered Land Title for a strata property at 3902 – 17 Avenue SW, which is subject to development restrictions, due to its location above the LRT line (RED cross-hatched area and Area 'A' Plan 171 1467);
- a “Restricted Development Area (LRT)” within the southerly portion of 1639 – 39 Street SW *1/3; and
- a public lane (accessed from 38 Street SW) which will remain “as is” to serve local traffic movements (BLUE cross-hatched area), except for a portion which is subject to a “Restricted Development Area (LRT)” requirements.

Figure 1 - Site Plan





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject parcels are currently designated as different land use districts. The western parcel and the southern parcel are both designated as the C-COR2 District with different modifiers. The western parcel, adjacent to 39 Street SW, is designated as C-COR2 f3.0h23 District while the southern parcel, adjacent to 38 Street SW and 17 Avenue SW, is designated as C-COR2 f1.0h10 District. This provides the western parcel with a maximum height of 23 metres and maximum floor area ratio (FAR) of 3.0, and provides the southern parcel with a maximum height of 10 metres and a maximum FAR of 1.0. In general, the C-COR2 District is intended for wide variety of commercial development with varying building height and density.

The eastern parcel, adjacent to 38 Street SW and containing the single detached dwelling, is designated under the M-C1 District. This district is intended for multi-residential development in a variety of forms of low height and medium density and is intended to be in close proximity to low density development. The maximum building height is 14 metres and the maximum density is 148 units per hectare.

The proposed MU-1f3.0h26 District has a maximum height of 26.0 metres and a maximum FAR of 3.0. The MU-1 District is compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping.

Development and Site Design

If this application is approved by Council, the rules of the proposed M-U1 District and policies of the *Westbrook Village ARP* would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

It should be noted that through Administration's review a development scenario was discussed with the applicant, who was interested in the closure of the adjacent north/south lane, to accommodate a contiguous development. However, the applicant has chosen not to pursue the lane closure due to land cost factors.

Administration confirms that there are opportunities for mixed-use buildings as shown in the green outline areas, and surface improvements shown in red outline areas (i.e. surface parking and hard and soft landscaping) as shown within Figure 2.

The portions of the site outlined in red are subject to "Restricted Development Area (LRT)" due to LRT infrastructure adjacent and underground.

Figure 2



Transportation

Pedestrian access to the subject site is available from 17 Avenue SW, 38 Street SW and 39 Street SW, while vehicular access to the subject sites is to come from the existing rear lane. The area is served by Calgary Transit with a Bus Route 2 transit stop located on 17 Avenue SW within approximately 40 metres walking distance of the site with service to the 45 Street LRT Station and Downtown Core. On street parking is currently permitted along 38 Street SW and 39 Street SW adjacent to the site, however parking is not permitted on 17 Avenue SW. The site is approximately 650 meters (nine minute) walking distance to the 45 Street LRT Station.

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 required.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined at the future development permit and development site servicing plan (DSSP) stage.

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 builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote intensification particularly in transition zones adjacent to areas intended for higher densities (i.e. Main Streets).

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Westbrook Village Area Redevelopment Plan (Statutory – 2009)

The subject site currently falls within the 17 Avenue Precinct area on Map 3.1: Land Use Precincts in the [Westbrook Village Area Redevelopment Plan](#) which is intended to provide opportunities to create a pedestrian-friendly, street-oriented retail area.

The proposed MU-1 District is considered to be in alignment with this precinct as mixed-use mid-rise buildings, with small-scale retail/commercial establishments, are encouraged.

Westbrook Local Area Planning Project

Administration is currently working on the [Westbrook Communities Local Area Planning Project](#) which includes Rosscarrock and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.