

Applicant Submission

30 June 2021

Applicant Submission **4204 7 Avenue SW**

Executive Summary

The subject site is a 0.05 hectare single corner parcel situated at the north-east corner of 7 Avenue SW and Rosscarrock Gate SW in the community of Rosscarrock. The project team is happy to submit a Land Use Redesignation and future Development Permit application to produce a high quality rowhouse development that will integrate well with the surrounding context of the Rosscarrock community.

Development Vision

The proposal is a rowhouse building that will contain up to 4 dwelling units. The rules of the proposed Residential Contextual Grade (R-CG) district will allow this housing form and provide basic guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Site Context

The community of Rosscarrock is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One/Two (R-C2) District. There have been pockets of re-development throughout the immediate area which contains a higher mix of densities of residential units.

St Michaels, Vincent Massey and Westgate schools are all located within a 600 metre radius of the subject site. The Rosscarrock Community Centre along with an array of pocket parks and open space amenities are also located within this radius.

Westbrook Mall is the nearest Community Activity Centre and is located within 1 kilometre southeast of the project site.

Overall, the subject site is in an excellent location and is in close proximity to major Southwest activity hubs and the Downtown core. Its proximity to mass transit, community amenities, services, and open space make it a viable candidate for an R-CG designation.

Planning Policy Review

In absence of a Local Area Plan, the Municipal Development Plan (2007) is the statutory planning policy that guides development within the community. 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 in inner-city communities to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal aligns with applicable policy directives of the Municipal Development Plan. The proposed R-CG land use district was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for a parcel in an established community but still be compatible with the surrounding built form.

Community Outreach

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions. The project team will be submitting a "what we heard" report at the conclusion of our formal outreach process that will summarize the outreach procedure,

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feedback and responses to highlighted themes from participating stakeholders. Please refer to our Applicant Outreach Strategy for more details.

Transportation & Environmental Considerations

Pedestrian access to the subject site is available from 7 Avenue SW and Rosscarrock Gate SW. Vehicular access will be restricted to the rear north laneway. On-street parking is unrestricted and available for residents and visitors. The area is served by Calgary Transit bus service. Base service is provided along Bow Trail SW as the Route 111 has a stop located less than 150 metres from the property, providing a direct connection to Westbrook Mall and the LRT network via Westbrook Station.

Access to Bow Trail, which has been identified as a Skeletal Road by the MDP is located less than 100 metres from the subject site.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

The proposed land use will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community in southwest Calgary. For the reasons outlined above, we respectfully request that CPAG, Planning Commission and Council support this land use application. Thank you for your time and consideration.