

Land Use Amendment in Rosscarrock (Ward 8) at 4204 – 7 Avenue SW, LOC2021-0117

RECOMMENDATION:

That the Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4204 – 7 Avenue SW (Plan 1362S, Block 3, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 SEPTEMBER 16:

That Council give three readings to **Proposed Bylaw 169D2021** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4204 – 7 Avenue SW (Plan 1362S, Block 3, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that would be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of *the Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More housing options available in the inner-city with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure, and accommodation for a more diverse population.
- No development permit application has been submitted at this time.
- There is no previous Council Direction regarding 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 The Project Team YYC on behalf of the landowners, Luciano Stante and Mair Investments Inc, on 2021 July 09. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 2), the landowner's intention is to redevelop the property to accommodate a four-unit rowhouse building. The parcel is currently developed with a single detached dwelling and rear detached garage.

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

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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 contacted the Rosscarrock Community Association (CA) and the Ward 8 Councillor to discuss the development. 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 three letters of opposition from the public. The letters of opposition focused on the following areas of concern:

- building height;
- construction timeframes; and
- impact on street parking.

Administration did not receive a response from the Rosscarrock CA. Administration followed up with the CA via email on 2021 August 30.

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design and 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 proposed land use would allow for a wider range of housing types than the existing R-C2 District, and the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the 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 secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no know risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 169D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform