

Planning & Development Report to
Calgary Planning Commission
2021 October 7

ISC: UNRESTRICTED
CPC2021-1329
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**Land Use Amendment in Rosscarrock (Ward 8) at 3815 – 10 Avenue SW,
LOC2021-0093**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2021-1329) to the 2021 November 15 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 3815 – 10 Avenue SW (Plan 5863HJ, Block 1, Lot 6) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of Rowhouse Building, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
OCTOBER 07:**

That Council give three readings to **Proposed Bylaw 177D2021** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 3815 – 10 Avenue SW (Plan 5863HJ, Block 1, Lot 6) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of Rowhouse Building, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District, based on the Multi-Residential – Contextual Low Profile (M-C1) District, to accommodate a future rowhouse development with secondary suites, in addition to the uses allowed in the M-C1 District.
- The proposal allows for compatible residential uses that align with the *Municipal Development Plan* (MDP) and support the long-range growth direction of the *Westbrook Village Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed DC District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure, and amenities.
- Why does this matter? The proposal contributes towards a more diverse range of housing options to meet the different social and economic needs of Calgarians.
- No development permit application has been submitted at this time.
- 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 application was submitted by CivicWorks on behalf of the landowners, Keith and Heidi Mah and Riverview Custom Homes, on 2021 June 16. The subject site is located in the southwest community of Rosscarrock. The Applicant Submission (Attachment 3) indicates the owner's

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intention to redevelop the property to accommodate a four-unit rowhouse building with secondary suites and a detached garage. The existing M-C1 District, like all other contextual multi-residential districts, does not specifically allow for rowhouse building as a use. The DC District is thus proposed to accommodate a future rowhouse building with secondary suites as a use, with no change to the density capacity of the M-C1 District.

A detailed planning evaluation of the application, including location 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 conducted engagement with community stakeholders that included the following activities:

- project information packages shared with the Rosscarrock Community Association and Ward 8 Office (at the outset of the application);
- postcard notifications delivered to area residents; and
- a dedicated project phone line and email inbox to directly contact the project team for all public inquiries, questions, comments, and supplementary onsite project signage.

The applicant did not receive any response from the Community Association. The Applicant Outreach Summary has details of the outreach process in Attachment 4.

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 one letter from the public in response to the application, with concern expressed over the possible increase in vehicular traffic, on-street parking, and safety of pedestrians on 10 Avenue SW.

Administration circulated the application to the Rosscarrock Community Association for comments and they indicated that they have no objection regarding this application.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The vehicular traffic and on-site parking would be addressed through the development permit application for the subject site.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

This proposal would offer greater housing options to better meet the diverse needs of Calgarians in this community.

Environmental

This application does not include 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.

Economic

The proposed land use amendment may allow for additional residential density that facilitates the efficient use of both existing land and infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 177D2021**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform