

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Rosscarrock, at the northwest corner of Rosscarrock Gate SW and 7 Avenue SW. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 36 metres long. The site consists of a single detached dwelling and a detached garage with access from 7 Avenue SW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as the Residential – Contextual One Dwelling (R-C1) District and the R-C2 District, developed with a mix of single and semi-detached dwellings. Parcels along Bow Trail SW to the north are designated Multi-Residential – Contextual Low Profile (M-C1) District and are developed with a mix of multi-residential developments (two to three-storey apartment buildings), single and semi-detached dwellings, and commercial uses.

Community Peak Population Table

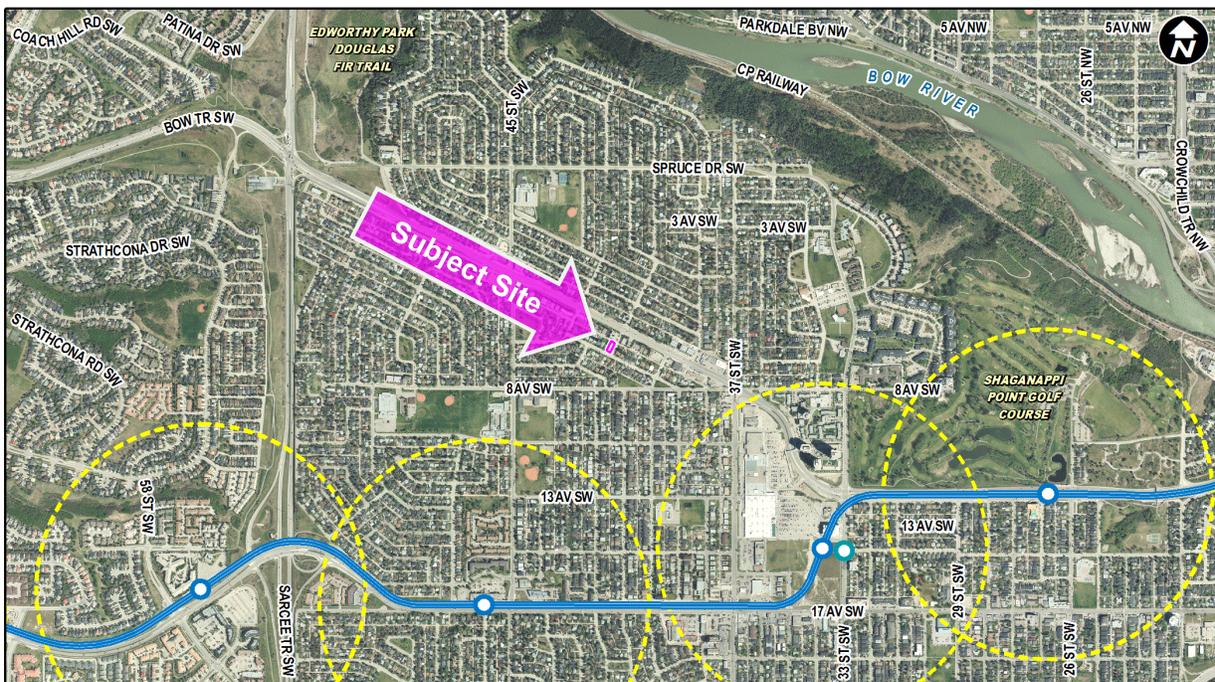
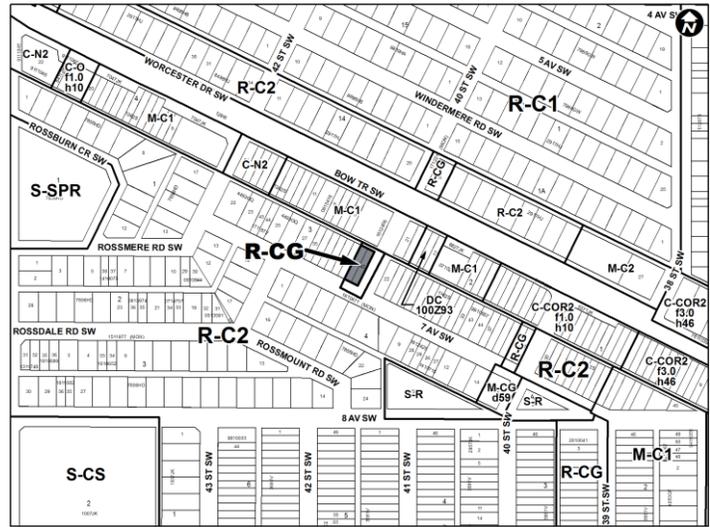
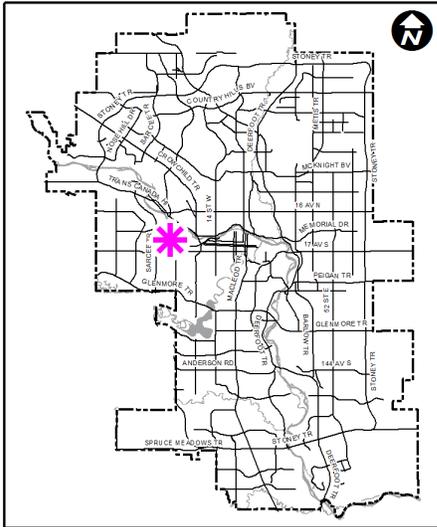
As identified below, the community of Rosscarrock reached its peak population in 1971.

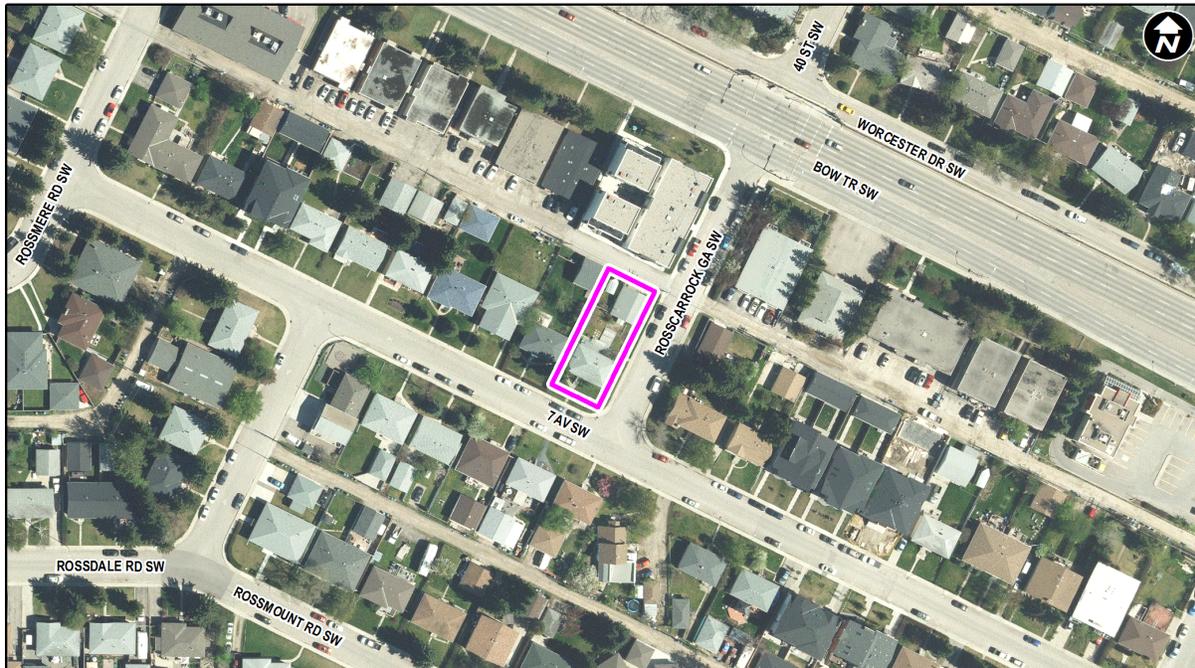
Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	-243
Difference in Population (Percent)	-6.3%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum density 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 District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject land.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, 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 street frontages; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site is a corner lot with lane access. Pedestrian access to the site is available from existing sidewalks along Rosscarrock Gate SW and 7 Avenue SW. The subject site is located approximately 145 metres from the transit stop along Bow Trail SW servicing Route 11-Southwest Loop and Route 70-Valley Ridge Express which offer service to the Westbrook LRT Station and Downtown Core, respectively.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing will be considered and reviewed as part of the development permit.

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)

This site is within the Residential – Developed – Established Area typology of the [Municipal Development Plan](#) (MDP). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood.

The proposed redesignation aligns with policy as the R-CG District is a low-density residential district that provides building form, scale, and setback rules that respect the scale and character of the surrounding low-density residential land uses.

There is no local area plan for the subject site.

Climate Resilience Strategy (2018)

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

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.