

Land Use Amendment in Rosscarrock (Ward 8) at 933 – 38 Street SW, LOC2021-0096

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 933 – 38 Street SW (Plan 3681V, Block 2, Lots 15 to 17) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate a rowhouse development, 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 in order to allow for 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? This 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? This proposal contributes towards a more diverse range of housing options to meet the different social and economic needs of Calgarians.
- 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 K5 Designs on behalf of the landowner Trucapital Real Estate Inc. on 2021 June 16. The subject site is located at 933 – 38 Street SW in the southwest community of Rosscarrock and has an approximate area of 0.09 hectares (0.22 acres) that is currently developed with a single detached dwelling and a detached garage. The Applicant Submission (Attachment 3) indicates the owner's intention to redevelop the property to accommodate a four-unit rowhouse building with four secondary suites, parking and bike stalls.

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

A development permit application for a rowhouse development has been submitted and is under review. See Development Permit (DP2022-02550) Summary (Attachment 6) for additional information.

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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 conducted engagement with community stakeholders that included the following activities:

- email communication with the Rosscarrock Community Association on 2022 January 13;
- letters of proposal delivered to area residents (2022 February 18); and
- a dedicated project phone line and email inbox to directly contact the project team for all public inquiries, questions and comments.

The applicant's communication with the Community Association identified no issue with the proposed land use amendment. One resident's concern over parking for secondary suites was allayed by the applicant with assurance of the adequate size of the subject site and the proposed provision of seven parking stalls. The Applicant Outreach Summary has details of the outreach in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received two letters from the public in response to the application, expressing concerns over an increase in density, waste and recycling storage and collection issues, vehicular traffic congestion, lack of on-street parking and the safety of pedestrians on 38 Street SW.

The Rosscarrock Community Association provided a letter requesting that administration ensure that the applicant conducts community outreach with area residents. No other comments regarding the application were provided (Attachment 5).

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, interface, 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 offers a positive social gain of greater housing options to better meet the diverse needs of present and future populations 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 would allow for additional residential density that facilitates a more compact urban form, and thus encourages 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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Development Permit (DP2022-02550) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform