

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
NORTH OF BOW TRAIL SW AND WEST OF 37 STREET SW
BYLAW 5D2015

MAP 13W

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate the subject site (Residential – Contextual One/Two (R-C2) parcel) to Multi-Residential – Contextual Medium Profile (M-C2) District. The application is intended to provide a modest increase in intensity within proximity to the Westbrook Transit Station, as identified in the Westbrook Village Area Redevelopment Plan.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 November 06

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 5D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 943 – 38 Street SW (Plan 3681V, Block 2, Lots 20 to 23) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 5D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan to provide for modest intensification within close proximity to Primary Transit. The proposal is directly in line with the intensity, density and built form identified within the Westbrook Village Area Redevelopment Plan.

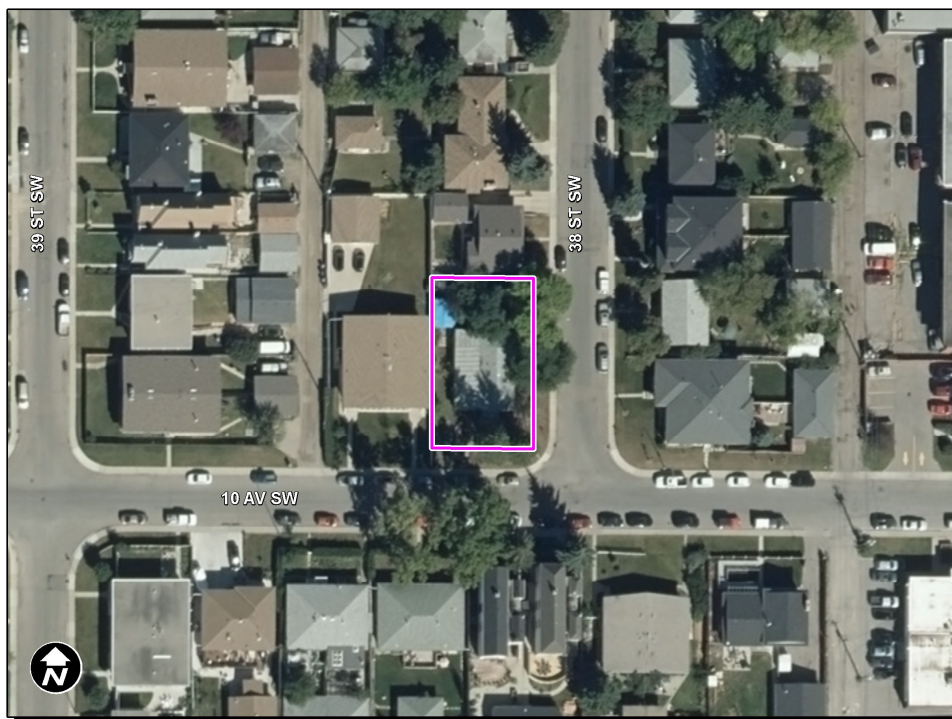
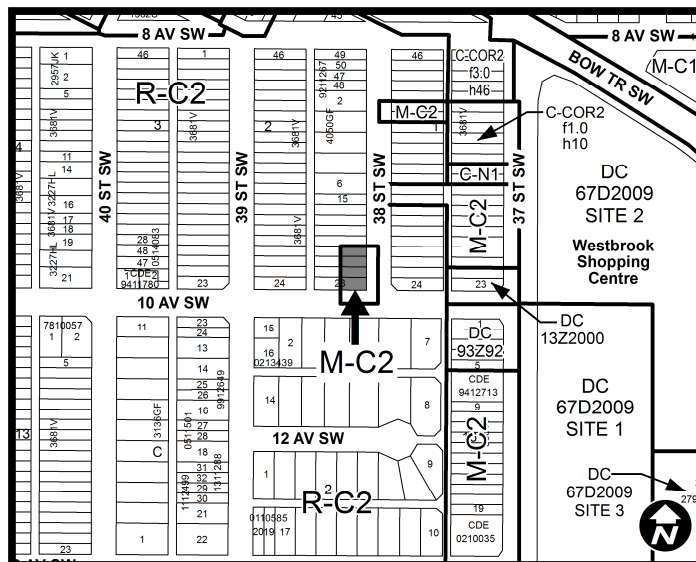
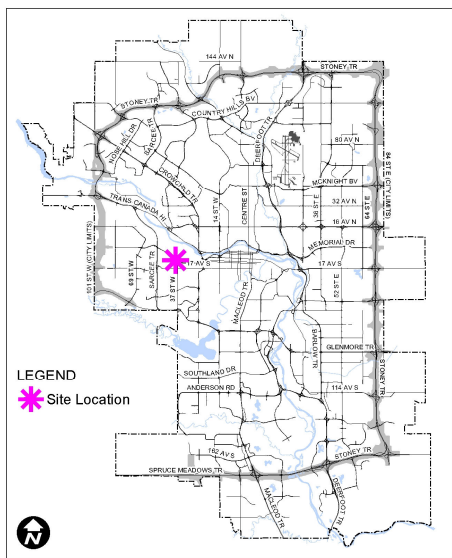
ATTACHMENT

1. Proposed Bylaw 5D2015
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 943 – 38 Street SW (Plan 3681V, Block 2, Lots 20 to 23) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: M. Wade

Carried: 7 – 2

Opposed: R. Honsberger and
G.-C. Carra

Reasons for Approval from Mr. Battistella:

- The proposed land use district matches what is outlined in the policy. Notwithstanding, the size of the site and possible physical limits of development, it is unknown what the ultimate size of the development parcel may be. This land use amendment should have been done in conjunction with the ARP approval, so as not to have the focus be on the site instead of the entire policy area. This approach adds significant time and introduces potential risk that the land use doesn't get approved.

Reasons for Opposition from Mr. Honsberger:

- M-C2 is too intense for this location particularly height. Poor transition to R-C2 to the west, M-CG would be more appropriate.

2014 November 06

MOTION: To insert the revised "Proposed Land Use Map" (page 2) that reflects Council's recent approvals of land use redesignations in the surrounding area.

Moved by: M. Wade

Carried: 9 – 0

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Applicant:

Haddad Homes

Landowner:

Ibtissam Haddad
Idriz Bahraktaraj
Nawshad Sunderju

| Planning Evaluation Content | *Issue | Page |
|---|--------|------|
| Density <i>Is a density increase being proposed.</i> | Yes | 5 |
| Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i> | No | 5 |
| Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i> | No | 5 |
| Transportation Networks <i>Do different or specific mobility considerations impact this site</i> | No | 5 |
| Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i> | No | 6 |
| Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i> | No | 6 |
| Growth Management <i>Does this site have the appropriate growth management direction.</i> | Yes | 6 |
| Public Engagement <i>Were major comments received from the circulation</i> | No | 6 |

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the south west quadrant of the City, west of 37 Street SW and south of Bow Trail SW in a developing mixed use area known as Westbrook Village.

The subject site is a corner parcel along a predominantly R-C2 block, although recently approved policy identifies the area for intensification to utilize the West LRT infrastructure investment. Previous owner initiated land use redesignation applications have been successful along this block to materialize the intent of the Westbrook Village Area Redevelopment Plan.

LAND USE DISTRICTS

The proposed land use is Multi-Residential – Contextual Medium Profile (M-C2) District. The purpose of this district is to provide multi-residential development in a variety of forms which provides flexibility in the building form through measuring intensity by floor area ratio. This land use district is also intended for areas within close proximity to low density residential and areas located near transit nodes.

This proposed land use district will accommodate a medium density transition area between the higher intensity activities proposed near the transit station and the low density residential uses located west of 39 Street SW.

LEGISLATION & POLICY

The subject site is located within the boundary of the Westbrook Village Area Redevelopment Plan. This plan identifies the site as Medium Density Residential with a maximum FAR of 2.5 and a maximum height of 16 metres. The Multi-Residential – Contextual Medium Profile (M-C2) District has a built-in maximum FAR of 2.5 and a maximum height of 16 metres, aligning this district with the approved local area plan.

TRANSPORTATION NETWORKS

No Transportation Impact Assessment was required for this application. The site is located approximately 600 metres from the Westbrook LRT station.

The subject site is not served with a rear lane as per the block and lot layout pattern. The ultimate consolidation with the parcel to the west is highly encouraged and would allow for rear lane access which is preferred to vehicular access off the street.

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UTILITIES & SERVICING

Services are available to the site. At the Development Permit stage, a sanitary servicing study may be required.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required as part of this land use redesignation application. At the Development Permit stage, an Environmental Site Assessment may be required.

GROWTH MANAGEMENT

This application does not present any concerns with regard to the City of Calgary's Growth Management policies and does not require an adjustment of the capital budget.

PUBLIC ENGAGEMENT

Community Association Comments

A letter was submitted identifying community concerns with the proposal. The Community did not provide feedback with respect to being in favour or against the proposal.
(APPENDIX II)

Citizen Comments

Fourteen letters were received in opposition to the application. The major issues identified in the letters were:

- Lack of available street parking
- Increased demand for curb space for garbage pick-up
- Too great of a height
- Loss of privacy
- Perceived loss of land value
- Opinion that a larger building would increase fire risk

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

After review of both the Municipal Development Plan and the Westbrook Village Area Redevelopment Plan (ARP) we would like to propose a land use redesignation as M-C2. The Westbrook Village ARP identifies that a multi-residential land use with a maximum density of 2.5 FAR and maximum building height of 16 meters are appropriate in this particular location. We feel this will support the Westbrook Village ARP by promoting medium density residential which will take full advantage of nearby amenities. One in particular would be the new West LRT. We also feel that by proposing a four unit town home would provide for alternative, more cost effective housing without sacrificing the neighborhoods integrity.

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APPENDIX II

LETTERS SUBMITTED

Hello Brad,

The Rosscarrock Community Association has received some comments from community members regarding this application. Please see below.

We have not had a chance to discuss this particular development proposal as a group, but the typical concerns with this type of development in our neighborhood have to do with parking issues and increased traffic – especially in this location which is adjacent to some medical offices. Even without this higher residential density, the residents are experiencing parking problems. We have in the past had community members present these concerns to the Community Association. Please keep this in mind as you progress with the planning in this area.

Thank you,

Lisa Kanik
Rosscarrock Community Association