

**Land Use Amendment in Rosscarrock (Ward 8) at 4316 – 10 Avenue SW, LOC2022-0134**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4316 – 10 Avenue SW (Plan 7289HJ, Block 6, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:**

That Council give three readings to **Proposed Bylaw 176D2022** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4316 – 10 Avenue SW (Plan 7289HJ, Block 6, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to enable rowhouses in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- This proposal would allow for an appropriate building form and set of uses along 10 Avenue SW, enable 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? The proposed redesignation would provide additional housing options in Rosscarrock with access to alternative modes of transportation and nearby amenities.
- Why does this matter? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow greater housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics in an established community with good access to amenities and services.
- No development permit 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 application, located in the southwest community of Rosscarrock, was submitted by Savoy Designs on behalf of the landowner, 2433996 Alberta Ltd. (Paola Abedini), on 2022 July 25.

The approximately 0.06-hectare parcel is located at the northeast corner of 43 Street SW and 10 Avenue SW. The site is currently developed with a single detached dwelling and detached garage with access from the rear lane. This land use amendment would enable a four-unit rowhouse that could be compatible with surrounding developments, as illustrated in the Applicant Submission (Attachment 2). A development permit has not been submitted at this time.

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant  
 Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part 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 respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

**City-Led Outreach**

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

Administration received 12 letters of opposition. The letters of opposition cited concerns which can be summarized as follows:

- lack of street parking;
- traffic and safety;
- noise;
- lot coverage and loss of mature trees;
- obstruction of views; and
- preference for development on busier streets.

Administration received three letters of support. The letters of support cited themes which can be summarized as follows:

- rowhouses appropriate on corner lots and busier streets;
- development brings vibrancy;
- ample street parking; and
- large alleyway.

The Rosscarrock Community Association provided a letter in opposition on 2022 September 01 (Attachment 4) identifying the following concerns:

- traffic and parking;
- reduction in tree canopy;
- privacy;
- relation to Local Area Plan;
- brief engagement timeline;

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- viewshed and shading; and
- isolated zoning change.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is for a low-density residential district in an amenity-rich established area and is compatible with the existing low-density character of surrounding development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a 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**

This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

### **Environmental**

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

### **Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and may provide more compact housing in the community.

### **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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter
5. **Proposed Bylaw 176D2022**
6. **CPC Member Comments**
7. **Public Submissions**

**Planning & Development Services Report to  
Calgary Planning Commission  
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform