

# Background and Planning Evaluation

## Background and Site Context

The subject site is situated in the inner-city community of Rosscarrock at the northeast corner of 10 Avenue SW and 43 Street SW. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of approximately 38 metres deep by 15 metres wide and is serviced by a rear lane. There is currently a single detached dwelling and detached garage on the site.

Development in the immediate area consists of single and semi-detached buildings designated as the Residential – Contextual One / Two Dwelling (R-C2) District. Further east of the site at 39 Street SW, several blocks are designated as the R-CG District.

The site is 100 metres (a one-minute walk) east of Rosscarrock Community Hall, 250 metres east of Vincent Massey School and 200 metres (a three-minute walk) southeast of St. Michael School. Westbrook School is also 600 metres (a seven-minute walk) west of the subject site. Transit Route 93 (Coach Hill/Westbrook Station) runs north/south on 45 Street SW which is one block west of the subject site.

## Community Peak Population Table

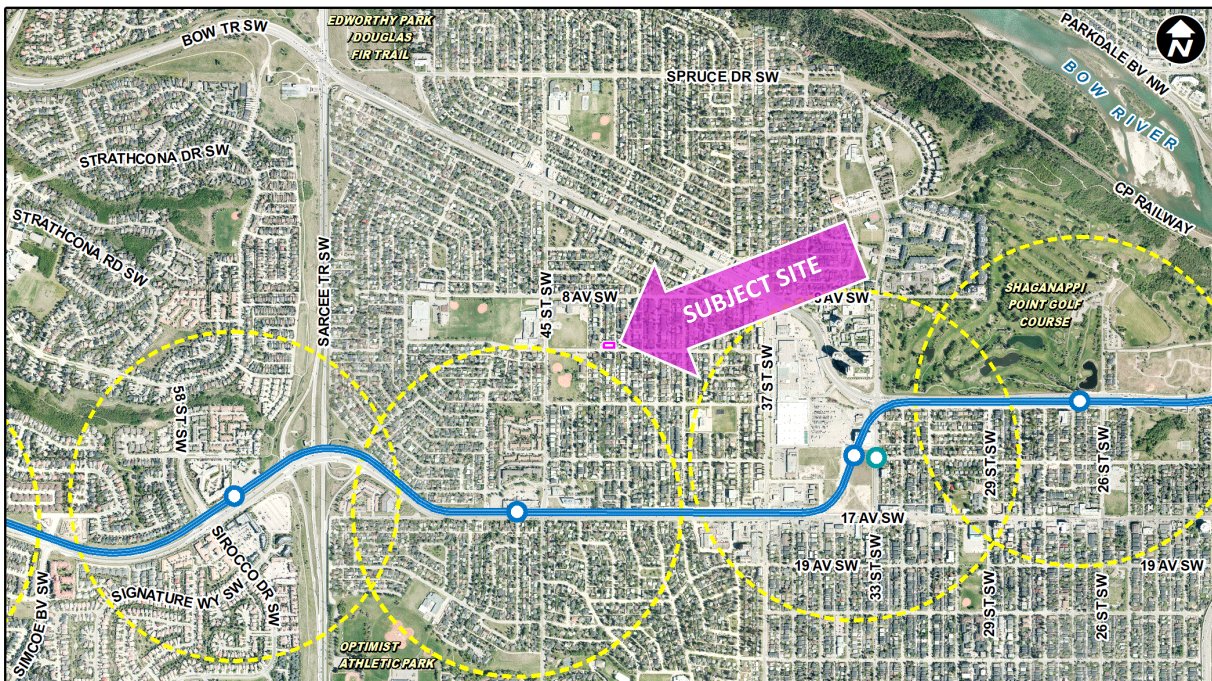
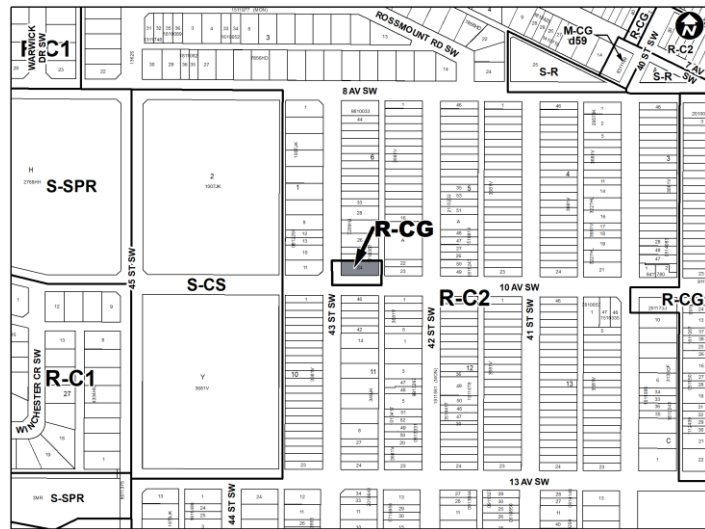
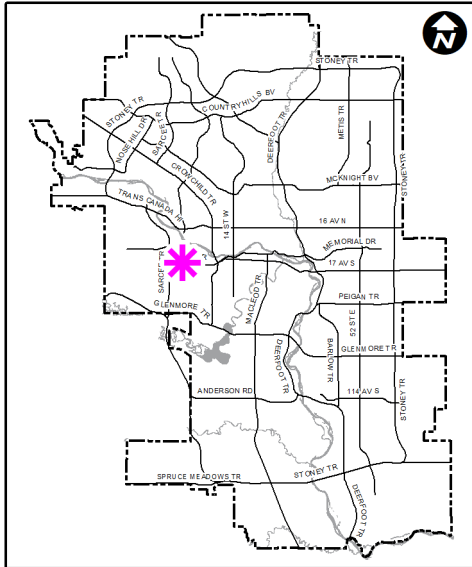
As identified below, the community of Rosscarrock reached its peak population in 2019.

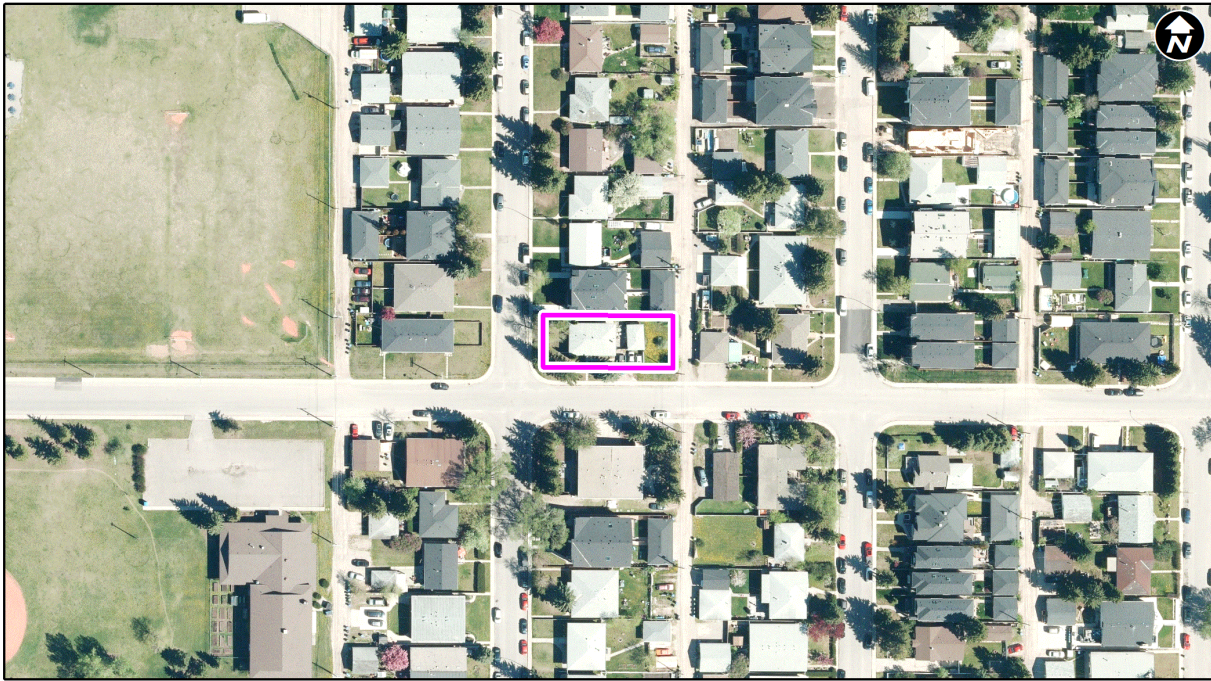
| <b>Rosscarrock</b>                 |       |
|------------------------------------|-------|
| Peak Population Year               | 2019  |
| Peak Population                    | 3,625 |
| 2019 Current Population            | 3,625 |
| Difference in Population (Number)  | 0     |
| Difference in Population (Percent) | 0%    |

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

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing form of rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to four dwelling units on the subject site.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the current rules of Section 546(2) of the Land Use Bylaw 1P2007. However, with the proposed changes to the R-CG District approved on 2022 October 05 by Council, parking requirements will be 0.5 parking stalls per unit and suite as of 2023 January 02. Should this land use amendment be approved by Council, future development permit reviews will be based on the regulations that are in effect at the time of development permit decision.

### **Development and Site Design**

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, 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 10 Avenue SW and 43 Street SW; and
- mitigating shadowing, overlooking, and privacy concerns.

### **Transportation**

Pedestrian access to the site is available via 10 Avenue SW and 43 Street SW. Bus stops for Route 93 (Coach Hill/Westbrook Station) are located one block west (a five-minute walk) on 45 Street SW, providing access to the Primary Transit Network. Street parking is available along both 10 Avenue SW and 45 Street SW and vehicular access to the site is via the lane.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of the future development permit application.

## **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.

### **Growth Plan (2022)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developed Residential – Established area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Modest redevelopment is encouraged in established areas and efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

### **Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Westbrook Communities Local Area Plan (under development)**

There is no existing local area policy for this site. Administration is currently developing the [Westbrook Communities Local Area Plan](#) project which includes Rosscarrock and other surrounding communities. Planning applications are being accepted for processing during the local area plan process. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Westbrook Communities Local Area Plan. The Westbrook Communities Local Area Plan is anticipated to be finalized in Q1 2023.