

Land Use Amendment in Rosscarrock (Ward 8) at 1445 – 42 Street SW, LOC2022-0181

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1445 – 42 Street SW (Plan 5177GE, Block 22, 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 allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- The proposal aligns with the *Municipal Development Plan*.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted on 2022 October 6 by Horizon Land Surveys on behalf of the landowners, John and Doreen Klassen.

The approximately 0.06 hectare site is situated at the northwest corner of 42 Street SW and 15 Avenue SW. The site is 380 metres northeast of 45 Street Station and within 550 metres of four schools and the community hall building. The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential uses and accommodates a maximum building height of 11 metres and 4 dwelling units. Secondary suites are a permitted use in the R-CG District.

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

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PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups and respective community association was appropriate. In response, the applicant contacted the Rosscarrock Community Association and Ward Councillor's Office directly. Prior to submitting the application, the applicant also delivered post cards to residents within a 90-metre radius. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 9 letters of opposition and no letters of support from the public. The letters of opposition cited the following concerns:

- rowhouses do not fit the character of the community;
- removal of established trees, carbon and heat sinks;
- increased traffic and parking issues;
- increased drainage issues;
- increased number of waste bins;
- increased shadowing;
- increased construction noise; and
- public infrastructure such as the electrical grid, may not be able to accommodate an increase in users.

The Rosscarrock Community Association provided a letter in opposition on 2022 December 14 (Attachment 4) identifying the following concerns:

- increased traffic and parking issues;
- rowhouses do not fit the character of the community; and
- effect on privacy of neighbouring homes.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. 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.

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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

The applicant has indicated that they plan to pursue LEED GOLD Certification, including green infrastructure, EV charging and roof top solar as part of a future development permit. This is in alignment with the *Calgary Climate Strategy – Pathways to 2050* (Programs A, F and K). Further opportunities to align future development on this site with applicable climate strategies will continue to be encouraged at the development permit stage.

Economic

The proposed land use would allow for a more efficient use of the land, existing infrastructure and services and provide more 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 Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform