

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Rosscarrock at the northwest corner of 15 Avenue SW and 42 Street SW. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of approximately 37 metres deep by 15 metres wide and is serviced by a rear lane. The site is 350 metres southeast of Rosscarrock Community Hall, 270 metres southwest of The Calgary Arts Academy – Rosscarrock Campus and 600 metres west of Westbrook Mall. St. Michael School, Vincent Massey School, Westgate School, and Westgate Community Association are also within 850 metres of the site. The 45 Street West LRT Station is 380 metres southwest of the site. There is currently a single detached building and detached garage on the site.

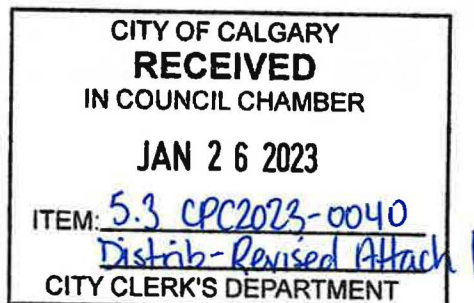
Community Peak Population Table

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

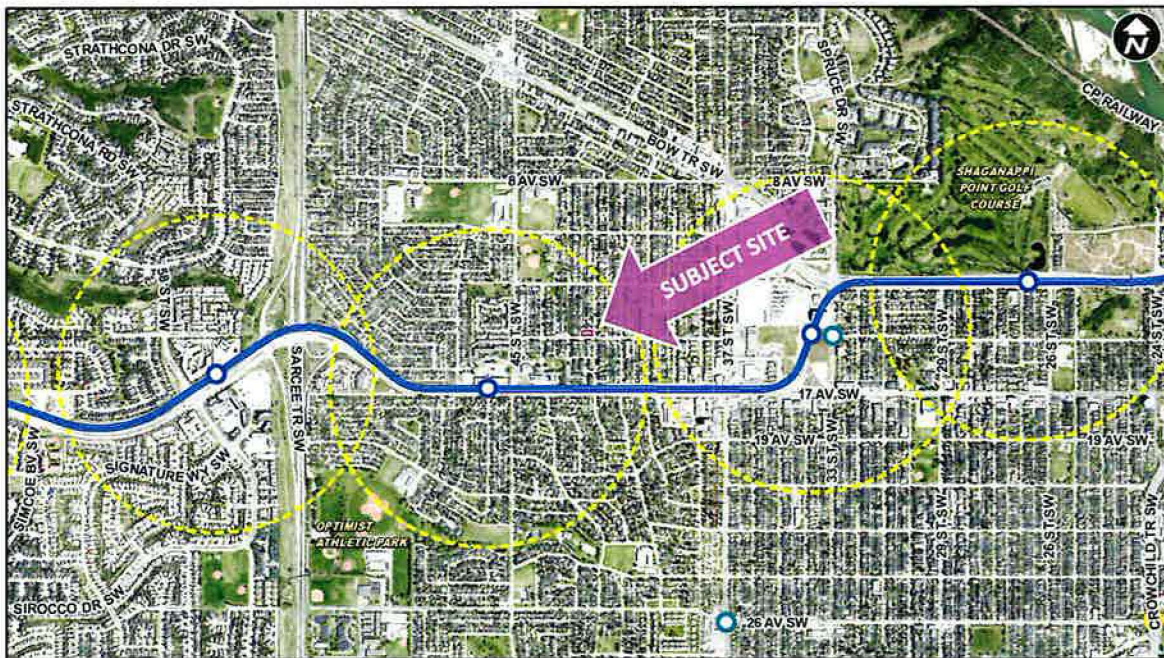
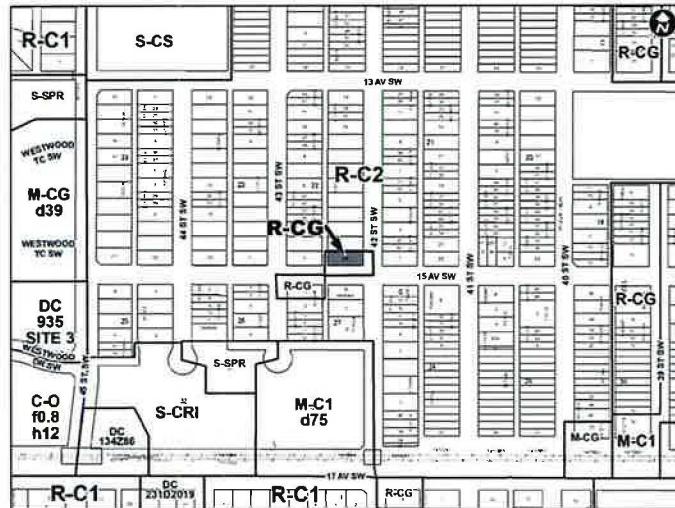
Rosscarrock	
Peak Population Year	2019
Peak Population	3,625
2019 Current Population	3,625
Difference in Population (Number)	0
Difference in Population (Percent)	0%

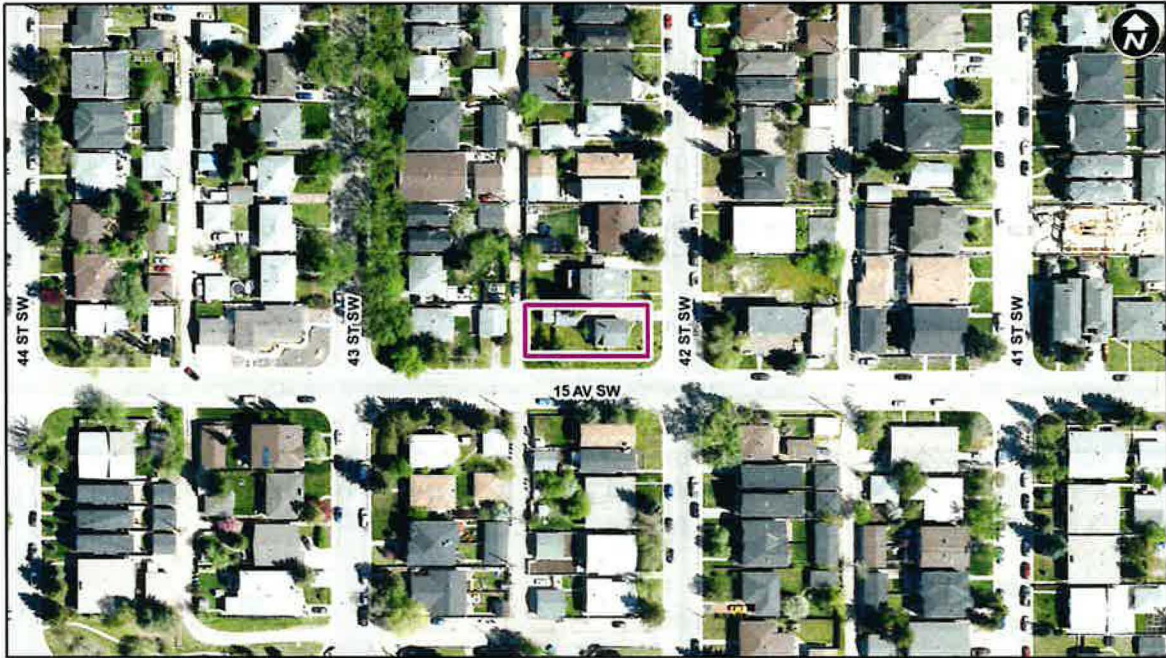
Source: *The City of Calgary 2019 Civic Census*

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 Residential – Contextual One / Two Dwelling (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 Residential – Grade-Oriented Infill (R-CG) District allows for the additional low-density housing form of rowhouses and townhouses. 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.

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 included, but are not limited to:

- ensuring an engaging built interface along 15 Avenue SW and 42 Street SW; and
- mitigating shadowing, overlook, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 15 Avenue SW and 42 Street SW.

The parcel is located near several cycling routes. An on-street bike route is located immediately adjacent to the site on 42 Street SW and provides a low-traffic connection to the broader cycling network. A multi-use pathway was recently installed along 37 Street SW as part of the [Main Streets program](#). A multi-use pathway is also provided along 17 Avenue SW.

The area is well-served by Calgary Transit. The 45 Street West LRT Station is 380 metres (8-minute walk) southwest of the site along 17 Avenue SW. Bus stops for Route 93 (Coach Hill/Westbrook Station) are located 310 metres (7-minute walk) west on 45 Street SW.

Direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently unrestricted along 15 Avenue SW and 42 Street SW. The parcel is located within [Residential Parking Permit \(RPP\)](#) Zone RCK.

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 identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest redevelopment of the Established area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application supports actions identified in the Net Zero Homes and Buildings, Zero Carbon Energy Transition and Zero Carbon Neighbourhoods sections (Programs A, F and K) of the [Calgary Climate Strategy – Pathways to 2050](#). Commitments described in the applicant's

Climate Resilience Inventory Form (LEED certification, EV charging, solar panel usage, tree retention and permeable landscaping) would be implemented at the DP stage.

Westbrook Communities Local Area Planning Project

There is no existing local area policy for this site. On 2023 January 17, Council gave first reading to the Westbrook Communities Local Area Plan, which includes Rosscarrock and surrounding communities. The Plan will be referred to the Calgary Metropolitan Region Board (CMRB) to be revised. If the Plan is approved by the CMRB, it will then return to Council for second and third reading. The proposed land use is in alignment with the applicable urban form category and building scale modifier in the proposed Westbrook Communities Local Area Plan.