

Background and Planning Evaluation

Background and Site Context

The subject site, 4 Rossburn Crescent SW, is located in the southwest community of Rosscarrock at the northeast corner of Rossmere Road SW and Rossburn Crescent SW. The irregular shaped parcel is approximately 0.06 hectares (0.14 acres), with a frontage of approximately 21 metres and a lot depth of approximately 31 metres. The lot is currently developed with a single detached dwelling and a detached garage which is accessed by the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached residential developments. Redesignation to the Residential – Grade-Oriented Infill (R-CG) District has occurred in some areas of this community.

The site is located approximately 160 metres (a three-minute walk) from Bow Trail SW. Restaurants and other commercial services are located along Bow Trail SW. The subject site is also located within 350 metres (a six-minute walk) of an open green space, St. Michael School and Vincent Massey School.

Community Peak Population Table

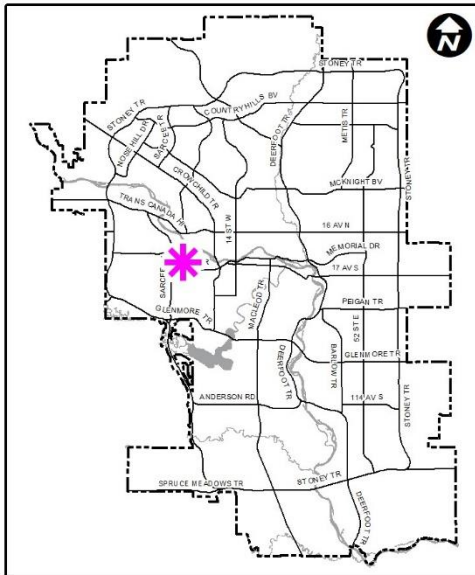
As identified below, the community of Rosscarrock reached its peak population in 1971.

Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	- 243
Difference in Population (Percent)	- 6.28%

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

Land Use

The existing Residential – One / Two Dwelling (R-C2) District allows for a range of low-density housing forms such as 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.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and 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 subject site parcel area, this would allow up to four dwelling units.

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 parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for 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 Rossmere Road SW and Rossburn Crescent SW; and
- mitigating shadowing, overlooking of neighbouring properties and privacy concerns.

Transportation

The site is a corner parcel, fronting onto Rossburn Crescent SW and Rossmere Road SW. Both are classified as Residential Streets. Vehicle access to the site is available via the existing rear laneway, typically accessed from Rossmere Road SW. Pedestrian access will be from the existing sidewalks along the site.

On-street parking is presently located under the Residential Parking Permit 'Zone RCK'. Parking is restricted for non-permit holders to two-hours maximum between the hours of 7:00 a.m. to 5:00 p.m., Monday to Friday.

The subject site is well-served by Calgary Transit. Bus stops are located 100 metres (a two-minute walk) for Route 93 (Coach Hill/Westbrook Station), 300 metres (a five-minute walk) for Route 70 (Valley Ridge Express) and Route 111 (Old Banff Coach Road), and one kilometre (a 17-minute walk) to the 45 Street SW LRT Station (Blue Line).

The parcel is located 100 metres east of 45 Street SW, which includes an existing on-street bikeway forming part of the Always Available for All Ages and Abilities (5A) network.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 identified as part of the Developed Residential – Established area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary 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 approval stages.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported near transit station areas, Main Streets, corner parcels or near a school, park or open space greater than 0.4 hectares. The proposed land use amendment is in alignment with applicable policies of the LAP.