

**LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017**

MAP 13W

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a parcel from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development of up to four units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 August 24

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 327D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1102 – 40 Street SW (Plan 3136GF, Block C, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 327D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-CG district is compatible with and complementary to the established character of the community. The proposal conforms to the relevant policies of the Municipal Development Plan (MDP) and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007. In addition, the subject parcel is a corner site, has direct lane access, is within walking distance of transit stops, and is within close proximity to the Neighbourhood Main Street of 37 Street SW and Community Activity Centre of Westbrook Mall.

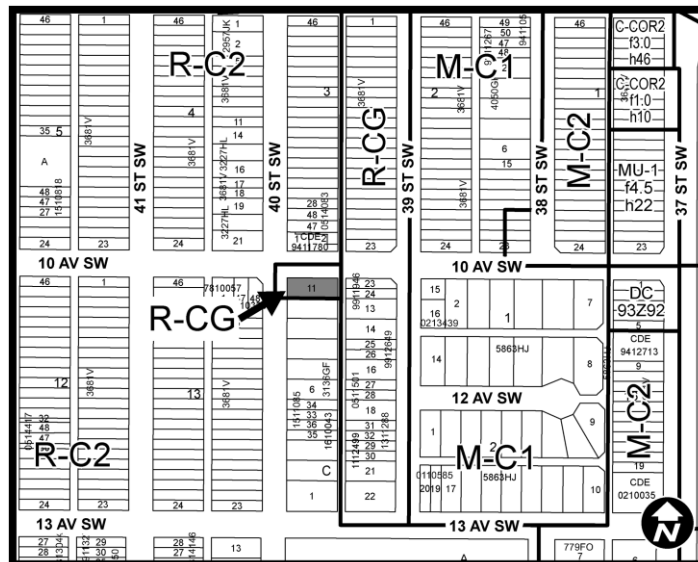
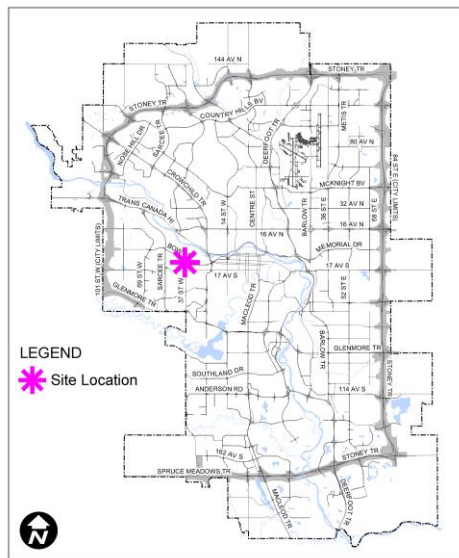
ATTACHMENT

1. Proposed Bylaw 327D2017

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017

MAP 13W

LOCATION MAPS



LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017

MAP 13W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1102 – 40 Street SW (Plan 3136GF, Block C, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: M. Tita

Carried: 5 – 1

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- This “spot zoning” application does not meet the City’s criteria for Multi-Residential (2016).
- A comprehensive rezoning to the entire block would be a far preferable approach to intensification.

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017

MAP 13W

Applicant:

JK Custom Homes

Landowner:

JK Custom Homes Ltd

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C2/R-CG setting in the community of Rosscarrock, the site is approximately 15 metres by 38 metres in size and is developed with a 1-storey single detached dwelling and a one-car garage that is accessed from 40 Street SW. Surrounding development consists of a mix of single detached, semi-detached, and duplex dwellings.

Under the Main Street initiative, 37 Street SW was identified as a corridor for new development and growth, as it is a Neighbourhood Main Street in the Municipal Development Plan (MDP). As a result of extensive public engagement, properties within the vicinity were redesignated in May 2017, to accommodate this additional growth. The subject parcel is immediately outside this area. Although the Main Street initiative does not define a set policy area, or preclude redesignations in adjacent areas, it should be noted that the neighbouring area underwent City initiated redesignations in May 2017 to support intensification.

The proposal is for a modest intensification that would allow for four dwelling units, resulting in an increase of two dwelling units over the current allowed maximum in the R-C2 district. As part of the application submission a letter of support from the Community Association to redesignate to R-CG was provided.

According to data from The City of Calgary 2016 Census, the following table identifies Rosscarrock's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2016 Current Population	3,639
Difference in Population (Number)	-229
Difference in Population (Percent)	-6%

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017

MAP 13W

LAND USE DISTRICTS

This application proposes to redesignate the subject site from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouses, duplexes, semi-detached dwellings and cottage housing clusters. The R-CG district is part of the Low Density Residential Districts, and includes rules to ensure compatibility with other low density residential.

LEGISLATION & POLICY

There is no applicable local area plan.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established” area on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Location Criteria for Multi-Residential Infill (2016)

The subject parcel meets approximately half of the guideline criteria for consideration of multi-residential infill. Criteria met include:

- Criteria 1: on a corner parcel
 - On the corner of 10 Avenue SW and 40 Street SW.
- Criteria 2: within 400 metres of a transit stop
 - Approximately 300 and 315 metres from route #72 and #73 bus stops.
- Criteria 7: along or in close proximity to an existing or planned corridor or activity centre
 - Approximately 250 metres from 37 Street SW which is identified as a Neighbourhood Main Street in the Municipal Development Plan.
- Criteria 8: direct lane access
 - Lane access along eastern property line.

**LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017**

MAP 13W

Criteria not met include:

- Criteria 3: within 600 metres of an existing or planned primary transit stop
 - Approximately 675 metres from Westbrook LRT station.
- Criteria 4: on a collector or higher standard roadway on at least one frontage
 - Both streets along the parcel are local residential roads.
- Criteria 5: adjacent to existing or planned non-residential development or multi-unit development
 - Properties immediately north, west, and south of the subject parcel are zoned R-C2. Across the rear lane to the east are properties zoned R-CG, which would allow for rowhouse type development.
- Criteria 6: adjacent to or across from an existing or planned open space, park or community amenity
 - Not adjacent to a park space. Nearest open space is Rosscarrock Elementary School, 175 metres away.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 40 Street SW, 10 Avenue SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on 37 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system).

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of rowhousing without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability considerations will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017**

MAP 13W

PUBLIC ENGAGEMENT

Community Association Comment

Administration did not receive a response from the Rosscarrock Community Association (CA) during the circulation period, however the applicant provided a letter of support to redesignate to R-CG from the CA at the time of application submission.

Citizen Comments

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Main Street Initiative already rezoned properties in area to allow for appropriate transition, and with extensive public input. Rezoning would not support or enhance this transition.
- Parcel does not meet the majority of the Location Criteria for Multi-Residential Infill.
- Increased traffic, congestion, noise, and impacts to parking.
- Overshadowing of adjacent properties, and privacy concerns.
- Decreased property value.

Administration received one (1) letter in support of the application.

Reasons stated for support are summarized as follows:

- Happy to see property rezoned, but are concerned with adequate parking on site due to increase in residents on site.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017

MAP 13W

APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this letter is to cover the issues that have come up when reviewing the R2 zoning to R-CG for 1102 40th Street SW. In the *location criteria for multi-residential landfill*, criteria 3, 4, 5, and 6 were not met. Following will be the explanations given for criteria not being met, and below that is an explanation as to why rezoning is still feasible.

Criteria 3: within 600 metres of an existing or planned primary transit stop

- **Approximately 675 metres from Westbrook LRT station.**

Being only 75 metres out of criteria is not too significant. It is very close to 600 meters.

Criteria 4: on a collector or higher standard roadway on at least one frontage

- **Both streets along the parcel are local residential roads.**

The corner parcel is 250 meters from 37 Street. Also, it is 350 meters from Bow trail. Both are busy roads, and it is close to them, while staying far away enough to avoid traffic noise.

Criteria 5: adjacent to existing or planned non-residential development or multi-unit development

- **Properties immediately north, west, and south of the subject parcel are zoned RC2. Across the rear lane to the east are properties zoned R-CG, which would allow for rowhouse type development.**

As mentioned, across the rear lane and to the east, properties are zoned R-CG. Although this may not be adjacent, they are very close. They are R-CG due to their location, being a negligible distance closer to the C-Train.

Criteria 6: adjacent to or across from an existing or planned open space, park, or community amenity

- **Not adjacent to a park space. Surrounding development consists of single detached, and semi-detached dwellings.**

Once again, it may not be adjacent, but very close to certain amenities. For example, there are 3 schools all, 2 C-train stations, the Rosscarrock community association, West brook mall, playgrounds, and fields all within 250 meters of the parcel.

I have read the advisory comments. I agree with and understand them all. All the responsibility included. My previous project address is 2417 17th Street NW. The new addresses are 2411, 2413, 2415 17th Street NW, and 1805 24th Avenue NW. I will attach the full drawings for that project with this letter.

**LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
40 STREET SW SOUTH OF 10 AVENUE SW
BYLAW 327D2017**

MAP 13W

Finally, I would like to point out that I do have community support. I will attach a letter from the Rosscarrock Community Association. Also, I've discussed this with the ward's alderman, who is in agreement with the plan to rezone, although there was no formal letter.