

Planning & Development Report to
Calgary Planning Commission
2018 October 04

ISC: UNRESTRICTED
CPC2018-1084
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Land Use Amendment in Rosemont (Ward 4) at 5 Cambrian Drive NW, LOC2018-0173

EXECUTIVE SUMMARY

This application was submitted by Channi Pannu, on 2018 July 30 on behalf of the landowner Ian M. D. Park. The application proposes to change the land use district of the subject site from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for the following:

- the subdivision of the subject site into two land parcels;
- a maximum of one main residential building per parcel (no change from R-C1 District); and
- a maximum building height of 10.0 metres (no change from R-C1 District).

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. As noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue development permit applications for single detached dwellings on each new parcel in the future.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 5 Cambrian Drive NW (Plan 5971HB, Block 15, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

On 2018 July 30, this land use amendment application was submitted by Channi Pannu, on behalf of Ian M. D. Park, who is the legal land owner of 5 Cambrian Drive NW situated in the community of Rosewood.

As noted in the Applicant's Submission (Attachment 1), the applicant proposes to subdivide the subject site into two legal parcels and develop each parcel with a single detached dwelling. Development permit applications have not been submitted for the new dwelling units.

Approval(s): D. Sargent concurs with this report. Author: G. Brenkman

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Site Context

The subject site is situated on a corner, approximately 22 metres (72 feet) wide and 31 metres (101 feet) deep, and developed with a single detached dwelling and double detached garage with vehicular access from the rear lane.

Surrounding properties are developed with low density residential dwellings with the R-C1 land use district to the north-east and north-west of the site and the R-C2 land use district to the south-east and south-west of the subject site. The corner property directly across Rosehill Drive NW from the subject site is designated with the R-C2 District.

Large green / park spaces are situated around the subject site, which includes Queens Park Cemetery and Confederation Park, and are within walking distance of the site.

As identified in *Figure 1: Community Peak Population*, Rosemont has experienced a population decline from its peak in 1969.

Figure 1: Community Peak Population

Rosemont	
Peak Population Year	1969
Peak Population	1,933
2017 Current Population	1,234
Difference in Population (Number)	-699
Difference in Population (Percent)	-36%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Rosemont](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for modest residential intensification of the site and is in keeping with applicable legislation as identified in the Strategic Alignment section of this report.

Planning Considerations

Land Use

The subject site is currently designated Residential – Contextual One Dwelling (R-C1). The R-C1 designation allows for low density residential development in the form of single detached dwellings, and in the instance of the subject site, on a 659 square metres (7093 square feet) parcel.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for the subdivision of the site into two separate parcels which can each be developed with a single detached dwelling, with or without a Secondary Suite (basement or Backyard Suite).

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Development and Site Design

The rules of the proposed Residential – Contextual One / Two Dwelling (R-C2) District will provide guidance for the future site development including appropriate uses, height and building massing, landscaping and parking.

The land owner's intention is to subdivide the site and develop each parcel with a single detached dwelling. It is the land owner's intention to reside in one of the two future single detached dwellings.

Transportation Networks

Pedestrian access is available to the subject site from Cambrian Drive and Rosehill Drive NW while vehicular access is from the rear lane. Public Transit exists along Cambrian Drive NW with bus stops for Routes 4 and 5 in close proximity to the subject site.

A Transportation Impact Assessment was not required for this application.

Utilities and Servicing

Water, sanitary and sewer services are available and can accommodate the potential subdivision of the subject site and additional dwelling units.

Adjustments to on-site servicing will be required for the potential new parcel at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration did not receive comments from the Rosemont Community Association (CA) by the Calgary Planning Commission report submission date. A second request was sent to the CA for comments with no response received.

Administration received two (2) letters of support for the land use amendment application. The letters expressed support for increased residential density resulting in better neighbourhoods and higher property values.

No public meetings were held by the Applicant or Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located within the 'Residential – Developed – Established Area' as identified on Map 1 - Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developing Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

Local Community and Area Plans

There is no local area plan for the community of Rosemont.

Social, Environmental, Economic (External)

This proposal has the potential to provide access to better housing choices as well as to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no risks associated with this proposal.

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REASONS FOR RECOMMENDATION:

The proposed R-C2 Land Use District is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and will allow for development that can meet the intent of *Land Use Bylaw 1P2007*.

ATTACHMENT

1. Applicant's Submission