

**POLICY AMENDMENT AND LAND USE AMENDMENT
RICHMOND (WARD 8)
RICHMOND ROAD SW AND 24 STREET SW
BYLAWS 10P2018 AND 52D2018**

MAP 8C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate two parcels of approximately 0.30 hectares ± (0.74 acres ±) located in the community of Richmond from DC Direct Control District to DC Direct Control District (based on the Residential Grade-Oriented Infill (R-CG) District).

The proposed amendment to the Richmond Area Redevelopment Plan is intended to allow for the associated land use amendment.

The current DC Direct Control District allows only for the Masonic Temple operating on the subject site. The proposed policy and land use amendment have a dual purpose. In the short-term, the proposed amendment will enable the change of use from Masonic Temple and allow for adaptive re-use of the existing building as an office. In the long-term it allows for future low density residential development on the subject parcels. To allow for the land use redesignation, a policy amendment is required for the subject parcels. The proposed policy amendment would change the land use from Conservation/Infill to Low Density Residential and is generally aligned with the land use objectives of the Richmond Area Redevelopment Plan.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 December 14

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 10P2018 and 52D2018; and

1. **ADOPT** the proposed amendments to the Richmond Area Redevelopment Plan, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 10P2018.
3. **ADOPT** the proposed redesignation of 0.30 hectares ± (0.74 acres ±) located at 2323 Osborne Crescent SW and 2425 Richmond Road SW (Plan 8997GC, Block 4, Lots 20, 21 and 48 to 52) from DC Direct Control District **to** DC Direct Control District to accommodate the use of office within the existing building, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 52D2018.

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REASON(S) FOR RECOMMENDATION:

This application generally achieves the policy objectives of the Richmond Area Redevelopment Plan (ARP) and provides an opportunity to realize the goals of the Municipal Development Plan (MDP), specifically policies for supporting modest intensification and greater housing and employment choice in Inner City communities.

This application can be supported for a number of reasons. Low density residential infill development is compatible with surrounding dwellings and allows a variety of street-oriented building forms and housing choice. The subject site is well served by public transit and is located in close proximity to public parks and schools. Additionally, the community of Richmond has experienced population decline since its peak in 1968 and development of the subject site will effectively utilize municipal infrastructure and make more efficient use of transit investment and community amenities in this area.

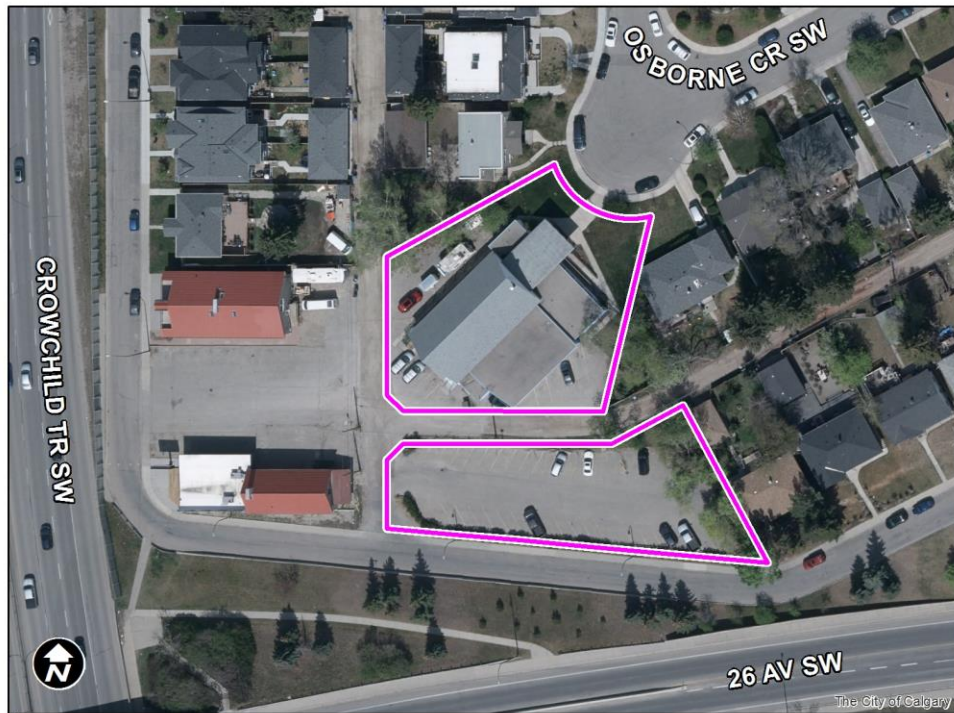
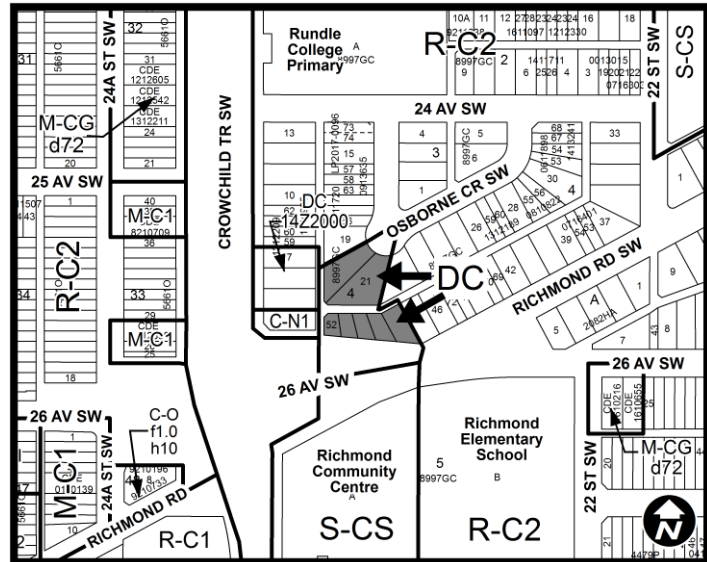
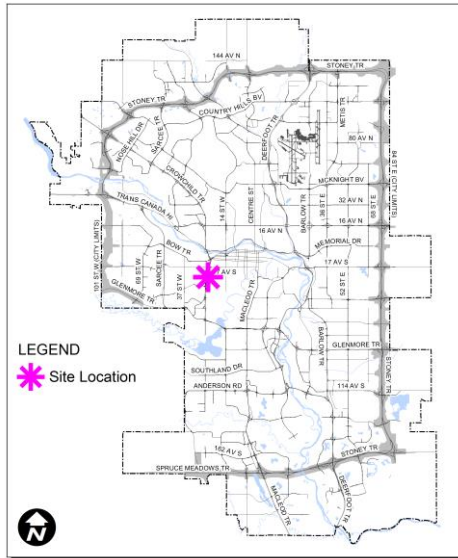
ATTACHMENTS

1. Proposed Bylaw 10P2018
2. Proposed Bylaw 52D2018
3. Subsequent Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Richmond Area Redevelopment Plan (APPENDIX II).

Moved by: E. Woolley **Carried: 8 – 0**
Absent: A. Palmiere

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.30 hectares ± (0.74 acres ±) located at 2323 Osborne Crescent SW and 2425 Richmond Road SW (Plan 8997GC, Block 4, Lots 20, 21 and 48 to 52) from DC Direct Control District to DC Direct Control District to accommodate the use of office within the existing building, with guidelines (APPENDIX III).

Moved by: E. Woolley **Carried: 8 – 0**
Absent: A. Palmiere

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Applicant:

1639078 Alberta (Mark Little)

Landowner:

King George Masonic Temple

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Richmond near the intersection of Richmond Road SW and 24 Street SW. The subject site consists of two parcels of land (\pm 0.30 hectares) which are separated by a public lane. The first parcel (Lots 20 and 21) located north of the lane includes a single storey building currently operating as a Masonic Temple. The second parcel (Lots 48 to 52) located south of the public lane contains surface parking associated with the Masonic Temple.

Adjacent development around the site consists of:

- Various low density residential developments (single family and semi-detached dwellings) fronting onto Osborne Crescent SW and Richmond Road SW;
- Local commercial developments within a small area fronting onto Richmond Road SW and 24 Street SW;
- Richmond School – a private elementary (K-6) school is located approximately 130 metres southeast and a private school for boys (K-9) is located approximately 160 metres north of the subject site; and
- A public park is located approximately 270 metres northeast of the site.

Richmond	
Peak Population Year	1968
Peak Population	5,080
2017 Current Population	4,781
Difference in Population (Number)	-299
Difference in Population (Percent)	-6%

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POLICY AMENDMENT

The subject parcels are currently identified as Conservation/Infill in the Richmond ARP (a statutory local area plan for the community of Richmond that was approved 1986 March 10). The purpose of the Conservation/Infill land use policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Policy 2.1.3.1 also states that existing structures in good repair should be protected, while structures in poor repair should be rehabilitated or replaced.

The proposed map amendment from Conservation/Infill to Low Density Residential allows for the adaptive re-use of the existing building in the short term while making way for future redevelopment of these parcels and modest intensification that is compatible with the existing neighbourhood character. The proposed Low Density Residential land use policy aligns with other R-CG designations in the community and accommodates a variety of low density residential building forms, including single, semi-detached or duplex dwellings as well as townhouse and rowhouse forms. The rules for the Residential Grade-Oriented Infill (R-CG) District support street-oriented building forms similar to surrounding dwellings and are better suited to shallow parcels like those facing Richmond Road SW.

LAND USE DISTRICTS

The reason for the DC (as per Section 20 and 21, Bylaw 1P2007) is to allow for both long-term and short-term planning objectives to be achieved on the subject parcels. The base Residential Grade-Oriented Infill (R-CG) District allows for future redevelopment of the subject parcels in a manner that is generally aligned with the Richmond ARP and is compatible with surrounding development.

DC Guidelines (see APPENDIX III) have been added to allow for the additional use of Office within buildings that existed prior to the date the Bylaw is adopted. These guidelines are intended to facilitate adaptive re-use in the short-term, but also to prevent residential units developed in the future from being converted into office uses contrary to the intent of the land use policy in the Richmond ARP.

There is a third parcel (Lot 5) which is impacted by the proposed land use redesignation but does not form part of this application. Lot 5 is located west of the subject parcels and is separated by a public lane. The current land use district for Lot 5 (Bylaw 14Z2000) contains a provision that "26 parking stalls required by Bylaw 82Z89 shall be provided" on Lot 5.

However, redesignation of the subject parcels (Lots 20, 21 and 42 to 58) will supersede the current Direct Control District (Bylaw 82Z89) for the Masonic Temple and therefore remove any requirement for off-site parking to be provided on Lot 5. This would allow for Lot 5 to be developed as local commercial envisioned by the Richmond ARP.

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LEGISLATION & POLICY

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 (MDP)

The MDP identifies the subject site as an Inner City Area within the Developed Residential Area. Inner City areas provide for moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The most relevant policy section(s) of the MDP to this item are:

5.5.2.b. A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.

Richmond Area Redevelopment Plan (ARP)

Policies of the Richmond Area Redevelopment Plan apply to the subject parcels. Map 2 Land Use Policy must be amended to allow for the proposed land use designation. Please refer to Policy Amendment section for more detail.

TRANSPORTATION NETWORKS

The subject site is located approximately:

- 150 metres from the Primary Transit Network with the following transit stops:
 - Route 20 with services connecting Heritage LRT station, U of C, MRU and the community of Huntington Hills
 - Route 112 with services to the West Hills Shopping Centre and the Downtown Core
- 235 metres from a transit stop for the 6 route with services to the Westbrook LRT station and the Downtown core.

The subject site has a public lane and vehicular access for future development is to be provided from this lane. Any future development shall meet all the required specifications and bylaw requirement for parking, stall size, etc. on-site.

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UTILITIES & SERVICING

Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources. Water, sanitary and storm mains are available to service the subject site. Upgrades required to support the redevelopment of the subject sites are at developer's cost.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this application and there are no issues identified at this time.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Comments were received by email from the Community Association and have been considered in the application review. There were no concerns raised with the redesignation itself, however there were questions raised about parking requirements, compliance with existing land use bylaw rules and how these rules, particularly density, apply to non-contiguous parcels.

Advisory comments have been shared with the applicant and will inform the Development Permit phase related to parking and any future development. Regardless of whether parcels are consolidated or not, development will be bound by the rules of the DC Direct Control Bylaw. The R-CG base district accommodates low density, grade-oriented residential development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters.

Citizen Comments

Comments were received from 9 residents in the community of Richmond throughout the circulation period, including one email from a neighbour on Osborne Crescent specifically expressing support for this application. The majority contacted The City by email and phone to verify that the application was representative of the proposal that the applicant had described to members of the community. Generally, there was support for the office use within the existing building as well as the future low density residential land use.

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Where there were concerns, they were largely related to the potential for a change in traffic pattern resulting from the change of use (i.e. transitioning from 86 parking stalls associated with the Masonic Temple, which generates vehicle traffic mostly at evenings and weekends, to a daytime, week-day traffic pattern with employees travelling to the site). There was also concern about the potential for increased traffic and safety issues for Osborne Crescent SW as well as concerns that the one-way direction of travel on 24 Street SW would lead to additional traffic in the neighbourhood and that the use would result in increased demand for on-street parking.

As part of the application review, Administration considered the potential impacts to the neighbouring properties, including vehicle requirements associated with both residential redevelopment as well as the office use envisioned for the existing building. The change of use anticipated for the site is likely to change the traffic pattern to weekday traffic from what is largely evening/weekend traffic, however the overall number of motor vehicle parking stalls and corresponding traffic anticipated for the site is likely to be substantially reduced as a result of the change of use proposed to office in the short-term and low density residential development in the long-term.

Questions related to capacity and size of the office use were raised largely in terms of traffic generation, parking requirements as well as noise impacts for neighbouring parcels. These issues will be considered as part of a future Development Permit Application.

Public Meetings

The applicant hosted a meeting for adjacent landowners and neighbours. No public meetings were held by The City.

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APPENDIX I

APPLICANT'S SUBMISSION

"The rationale to support the use of a direct control district based on Residential – Contextual Grade-Oriented Infill (R-CG) District is as follows:

1. Provides for a better contextual land use matrix than the existing DC, and
2. Reduces the usage of the existing building from a community gather space to an office space. This will result in a quieter and less intrusive evening and weekend alternative to the current use of the building, and as well complement the two existing office uses to the west
3. Allow for a general sprucing up of the existing structure
4. Establishes a low density residential base for the site's future redevelopment in keeping with the policies of the Richmond ARP promoting low density and conservation infill for these lands"

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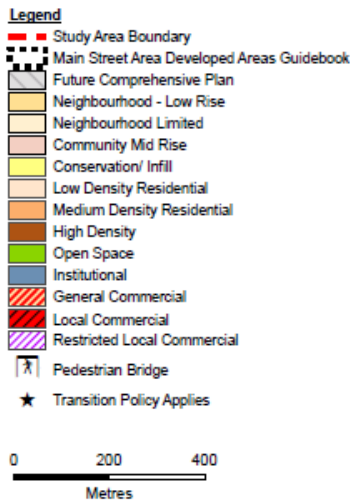
APPENDIX II

PROPOSED AMENDMENTS TO THE RICHMOND
 AREA REDEVELOPMENT PLAN

- (a) In Section 2.0 Land Use and Development, delete existing Map 2 Land Use Policy and replace with proposed Map 2 Land Use Policy, as follows:

Map 2

Land Use Policy



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APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) allow for the additional **use** of **Office** within an existing **building**; and
 - (b) allow for future low **density** residential **development**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **uses** are **discretionary uses** in this Direct Control District if they are located within the **building** existing on the **parcel** at the date of passage of this Direct Control District:
- (a) **Office**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.