

LAND USE AMENDMENT  
RICHMOND (WARD 8)  
25 STREET SW AND 26 AVENUE SW  
BYLAW 257D2017

MAP 7C

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhousing.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 June 15

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 257D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2803 – 25 Street SW (Plan 5661O, Block 46, Lots 1 and 2) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 257D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use designation is compatible with the established character of Richmond/Knob Hill and conforms to the relevant policies of both the *Municipal Development Plan* (MDP) and *Richmond Area Redevelopment Plan* (ARP). The proposed redesignation would result in a modest increase in the allowable density through a land use district that allows for no increase in height beyond what is currently permitted.

The subject site is located on a corner parcel, has a rear lane, and is in close proximity to local transit and downtown service via Crowchild Trail. Though Land Use Bylaw 1P2007 requires additional road right-of-way be reserved along 26 Avenue SW for future widening, the proposed district allows for development that is able to meet Bylaw requirements.

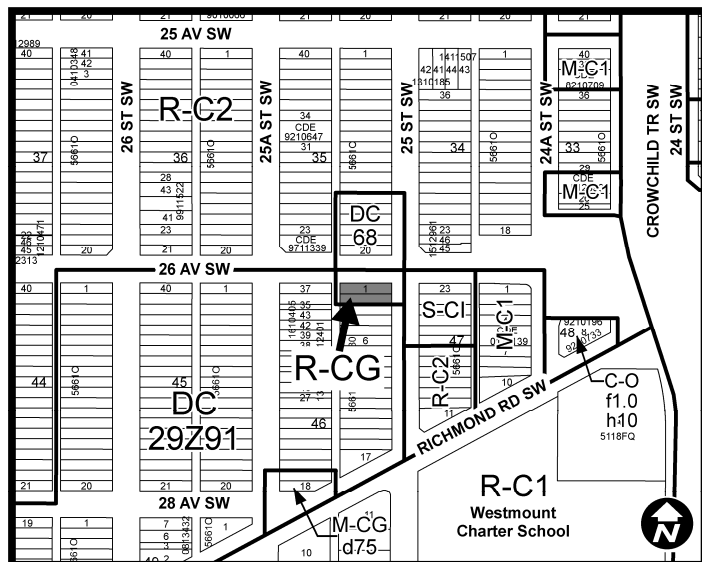
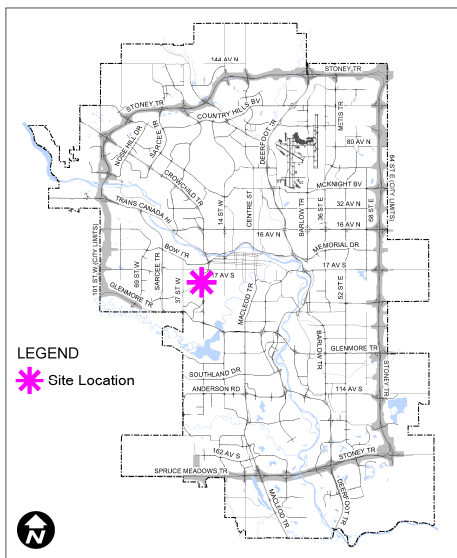
**ATTACHMENT**

1. Proposed Bylaw 257D2017

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LOCATION MAPS



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**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 2803 – 25 Street SW (Plan 5661O, Block 46, Lots 1 and 2) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District.

**Moved by: R. Wright**

**Carried: 6 – 1**  
Opposed: S. Keating

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**Applicant:**

Icon Design and Development

**Landowner:**

Hipo Holdings Corp

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Richmond/Knob Hill in the southwest quadrant of the city. The site is currently developed with a single detached dwelling with a rear detached double garage that is accessed by the lane. Located at the corner of 25 Street and 26 Avenue SW, the site is easily accessible by foot, bicycle, transit, and automobile.

Richmond/Knob Hill	
Peak Population Year	1968
Peak Population	5,080
2016 Current Population	4,705
Difference in Population (Number)	-375
Difference in Population (Percent)	-7%

**LAND USE DISTRICTS**

The current DC land use designation was implemented in 1991 to ensure that infill respected the existing low-density character of the community. It is based on the old R-2 district and differs by requiring slightly larger lots for new single detached and semi-detached developments than the stock district.

The proposed R-CG land use designation permits higher-density development in the form of rowhouses and offers more flexibility with regards to setback areas and amenity space. At the maximum density of 75 units per hectare this site could potentially accommodate 4 units, however at this time 3 units are proposed.

**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).

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Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City Area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to medium-density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

Richmond Area Redevelopment Plan (ARP)

The subject parcel falls within the Conservation/Infill land use area of the ARP. The plan envisions the site to be redeveloped as a detached, semi-detached, or duplex dwelling consistent with the existing low-density context. The policies of this plan are intended to maintain the quality and character of the existing neighbourhood by ensuring compatible infill that supports community renewal and vitality.

The Implementation section of the ARP identifies R-C1 and R-C2 land use districts as appropriate in this area, with M-CG being appropriate for the "Low Density" area. As R-CG was designed to bridge the gap between R-C2 and M-CG, Administration believes that R-CG is entirely appropriate for the Conservation/Infill typology.

**TRANSPORTATION NETWORKS**

The subject parcel is a corner lot with lane access. Eastbound and westbound transit service via Route 6 are available within 50 metres. A bike lane and pedestrian links along 26 Avenue SW provide connectivity across Crowchild Trail SW. The site is within Residential Parking area "T" with 1-hour parking along the west side of 25 Street SW and permit-only parking along the east side. Permit parking area "T" also covers the south side of 26 Avenue SW.

The adjacent roadway of 26 Avenue SW is listed as requiring 4.268 metres of additional right-of-way in Part 3 Division 1 of Land Use Bylaw 1P2007 in order to accommodate future widening. This additional setback is required to be reserved, and cannot be relaxed. The applicant is aware that an additional setback of 2.134 metres will be reserved at the development permit stage.

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**UTILITIES & SERVICING**

Sanitary and stormwater mains can service the site, however fire flow calculations will be required at the development permit stage to determine if an upgrade is needed to existing 150 millimetre water mains on 25 Street SW.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required. Asbestos-containing materials from the attic and basement were removed from the existing structure in January 2017

**ENVIRONMENTAL SUSTAINABILITY**

Sustainability measures 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.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Richmond/Knob Hill Community Association provided a letter of no objection.

**Citizen Comments**

One letter of objection was received from a neighbour citing the potential for increased demand for on-street parking along 25 Street SW.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This land use re-designation submission for the property located at 2803 25<sup>th</sup> Street SW (Lot 1 and 2, Block 46, Plan 56610) is to create a low-density triple occupancy row house development.

We are submitting to change the land use from DC29Z91 (R2 discretionary) to an R-CG to facilitate this type of development. The idea and the goal behind this project is to create a higher density structure that will allow for a larger square footage and 3 to 4 bedrooms. This would allow for a more efficient layout for families with children as well as creating a lower price point for a family to obtain housing in the Richmond neighborhood.

The current townhouse developments this neighborhood are primarily 2 bedrooms and are not well suited for those with larger families. To move up to a 3 or 4-bedroom option would require purchasing a significantly more expensive side by side or detached dwellings. We feel that there is a market segment for larger, more affordable row housing in the inner-city districts that this project would service.

Thank you for your consideration.

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**APPENDIX II**

**LETTERS SUBMITTED**

Mr. Pomreinke

We understand that you are the File Manager for the captioned application to change the land use designation of the 2803 - 25 ST SW parcel from DC Direct Control (based on R-2) to R-CG Residential - Grade Oriented Infill to allow for a 3-unit row house development to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association has reviewed the Application and advises that it has no objection thereto.

Thank you.

Doug Roberts  
Chair, Development Committee  
Richmond/Knob Hill Community Association

[REDACTED]

[development@richmondknobhill.ca](mailto:development@richmondknobhill.ca)