

LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF RICHMOND ROAD SW AND
EAST OF 24 STREET SW
BYLAW 80D2017

MAP 8C

EXECUTIVE SUMMARY

The purpose of this land use redesignation application is to change the existing zoning on the subject parcel from a DC Direct Control District (14Z2000) to Commercial – Neighbourhood 1 (C-N1) District. There currently is an existing 2-storey commercial building on this site containing office uses on the first floor of the building. With the re-designation, this will allow for more varied commercial uses to be located within this development, while meeting the goals and objectives of the Richmond Area Redevelopment Plan (ARP).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 12

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 80D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2640 – 24 Street SW (Plan 8997GC, Block 4, Lot 4) from DC Direct Control District **to** Commercial – Neighbourhood 1 (C-N1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 80D2017.

REASON(S) FOR RECOMMENDATION:

Administration finds the proposal to adaptively re-use an existing building for small scale commercial uses in a primarily residential area is in keeping with the policies of the Richmond ARP.

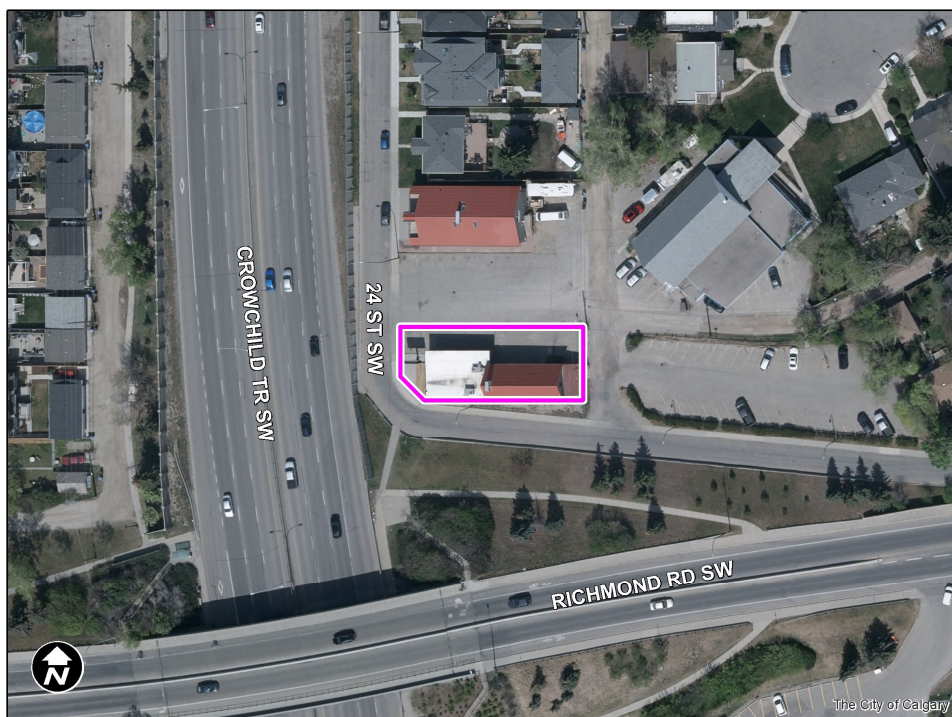
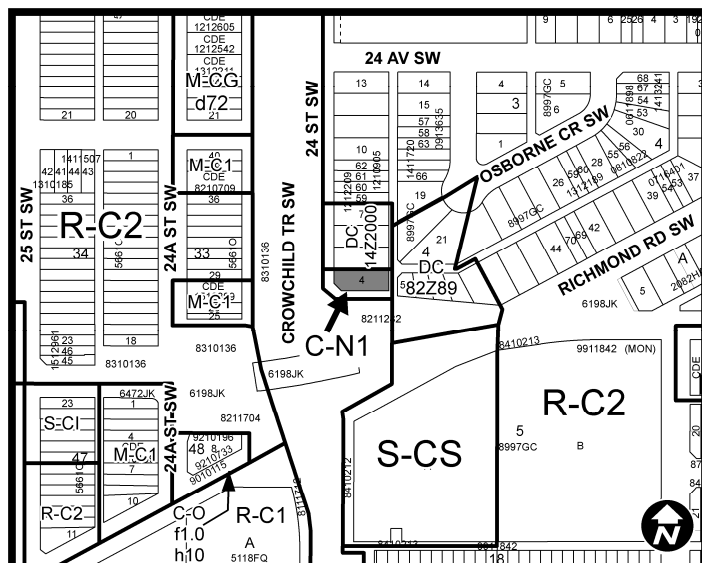
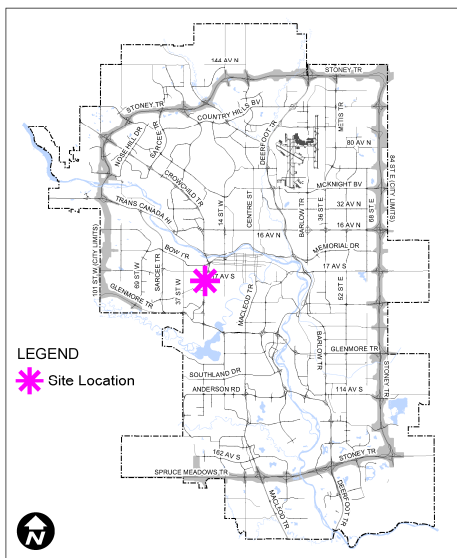
ATTACHMENT

1. Proposed Bylaw 80D2017

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed re-designation of 0.06 hectares ± (0.14 acres ±) located at 2640 – 24 Street SW (Plan 8997GC, Block 4, Lot 4) from DC Direct Control District **to** Commercial – Neighbourhood 1 (C-N1) District.

Moved by: L. Juan

Carried: 5 – 1

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The commercial uses are a carryover from converting 24 Street SW to Crowchild Trail SW. Given that was 40+ years ago, the commercial uses should have been phased out and more appropriate uses, including residential or institutional uses, should take over. Expanding the range of commercial uses just prolongs the commercial use.

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Applicant:

1956939 Alberta Ltd (Krista Reiach)

Landowner:

1956939 Alberta Ltd (Krista Reiach)

PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the corner of Richmond Road SW and 24 Street SW in the community of Richmond. The character of the community at this location is primarily residential, with some small scale commercial development and institutional uses in the near vicinity. The site is directly adjacent to Crowchild Trail SW, although a large sound attenuation wall separates the site from this major transportation corridor. The site currently contains a small office building and associated parking.

To the east and north of the site, there are primarily single detached dwellings with some infill development as well as one small office building and a Masonic Temple. To the west of the site is Crowchild Trail SW and the sound attenuation wall. To the south of the site is the 26 Avenue overpass over Crowchild Trail SW. The majority of parcels within close proximity to the subject site are designated Residential – Contextual One/Two Dwelling (R-C2) District, with the exception of a Direct Control district directly to the east of the site which contains the Masonic Temple.

LAND USE DISTRICTS

The subject site is currently designated DC Direct Control District which uses as its base the C-1 Local Commercial District from Bylaw 2P80. The current uses allowed within this DC District are very limited, essentially allowing for office uses and dwelling units only.

The proposed redesignation is to the Commercial – Neighbourhood 1 (C-N1) District. The intent of this district is to allow for small scale commercial developments that fit with the character and scale of nearby residential areas, while also allowing for the opportunity to have dwelling units develop above commercial uses.

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 Municipal Development Plan identifies this area as part of the *Residential, Developed: Inner City Area*. Relevant policies for this area include:

Section 2.2.4 iii – Complete Communities - Neighbourhood stores, services and public facilities that meet day-to-day needs, within walking distance for most residents.

Section 3.5.2 c – Inner City Area - Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

Richmond Area Redevelopment Plan

This land use re-designation is in keeping with Map 2: Land Use Policy within the Richmond ARP which identifies this parcel as being within a local commercial area. There are a number of objectives and policies found within this ARP that support this land use re-designation. For example:

Section 2.2.1 – Objective - To encourage commercial development that relates in appearance, scale and function to the surrounding residential areas.

Section 2.2.3 – Policy – Encourage the provision of goods and services catering to the needs of surrounding neighbourhoods.

TRANSPORTATION NETWORKS

No parking studies were required as part of this application.

UTILITIES & SERVICING

Water, Sanitary and Storm exist to the subject site.

Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning Water Resources.

ENVIRONMENTAL ISSUES

No Environmental Site Assessment (ESA) was required as part of this application.

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PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Richmond/Knob Hill Community Association, and there were no concerns raised regarding this land use application.

Citizen Comments

This application was also circulated to adjacent landowners. No comments were received by the CPC Report submission date.

Public Meetings

No public meetings were held as part of this application.

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APPENDIX I

APPLICANT'S SUBMISSION

This letter is on behalf of the application to re-designate the building located at 2640 24th St SW, Calgary, AB to C-N1 District, Commercial – Neighbourhood 1 District.

At present time the building is zoned for commercial office use and but does not allow for therapeutic medical purposes within the zoning. It is our opinion that changing the zoning to C-N1 District, Commercial – Neighbourhood 1 District we would stay within the spirit of the current DC, but allow us to place Osteopathic Manual Therapy, a form of manual holistic medicine, within this premises.

The intention is to move the Calgary West Osteopathic Wellness Centre from it's current location of 2719 Centre St NW to this building, which is owned by Chris and Krista Reiach, who are also the owners of Calgary West Osteopathic Wellness Centre.

The reasons that this will be good for the local Richmond Knob Hill Community are:

- The Calgary West Osteopathic Wellness Centre is an established health care clinic that promotes health and wellness, servicing over 3000 patients from Calgary and surrounding areas
- Appointments with Osteopathic Manual Practitioners are one hour in duration, therefore traffic flows will not be excessive and are limited to the number of therapists working at any given time (maximum = 4)
- Osteopathic Manual Practitioners do not prescribe pharmaceuticals that can attract an undesirable crowd trying to obtain them illegally, nor are there biohazards or x-ray/imaging machines in use
- The building has ample parking for the size of clinic as per City of Calgary requirements, so local parking should not be affected
- Other than minor cosmetic changes to the interior, there will not be any redevelopment of the site, which could disturb the neighbours

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APPENDIX II

LETTERS SUBMITTED

Email from the Richmond/Knob Hill Community Association -

Ms. Renne-Grivell

We understand that you are the File Manager for the captioned application to change the land use designation of the 2640 24A ST SW parcel (the "Subject Parcel") from DC Direct Control to C-N1 Commercial - Neighbourhood 1 to allow for an osteopathic practice to be carried on in the existing building (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association has reviewed the Application and advises that it has no objections or concerns.

Thank you.

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

development@richmondknobhill.ca