

LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016

MAP 8C

EXECUTIVE SUMMARY

This land use amendment proposes redesignation of a residential parcel from Residential – Contextual One Dwelling (R-C1) District to (R-C1s) to allow for the potential development of a Secondary Suite.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2016 July 14

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 215D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2012 – 22A Street SW (Plan 7197FT, Block 3, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 215D2016

REASON(S) FOR RECOMMENDATION:

This proposal conforms with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements.

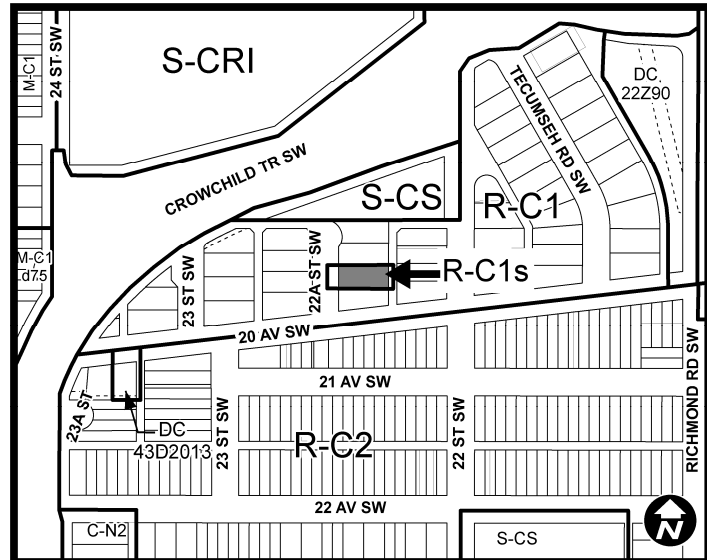
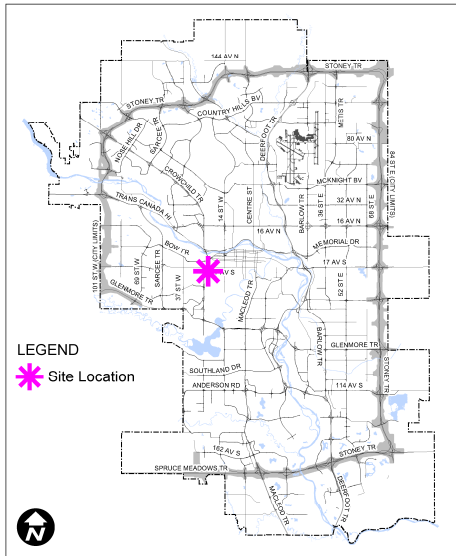
ATTACHMENT

1. Proposed Bylaw 215D2016

LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016

MAP 8C

LOCATION MAPS



LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016

MAP 8C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2012 – 22A Street SW (Plan 7197FT, Block 3, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 8 – 0

LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016

MAP 8C

Applicant:

Robert Stuart

Landowner:

Tracy L Johnson
Robert Stuart

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Richmond on 22A Street SW just north of 20 Avenue SW and southeast of Crowchild Trail SW. Surrounding development consists of low-density residential designated R-C1 to the north, east, south and west. There are also parcels designated R-C2 approximately 30 metres to the south. The site is 36.6 metres (120 feet) in length, 16.7 metres (55 feet) in width and has direct lane access at the rear.

Richmond	
Peak Population Year	1968
Peak Population	5,080
2015 Current Population	4,663
Difference in Population (Number)	-417
Difference in Population (Percent)	-8%

LAND USE DISTRICTS

The proposed R-C1s District allows for the development of a secondary suite or backyard suite in addition to a Single Detached Dwelling on this parcel.

The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate either a secondary suite or backyard suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified within the Developed – Inner City area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies:

LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016

MAP 8C

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

Richmond Area Redevelopment Plan (1986 – statutory)

The subject site is located within the Conservation/Infill land use policy area of the Richmond Area Redevelopment Plan (ARP). Although no reference is made to secondary/accessory suites in the ARP, the proposed application is in line with the ARP policies given that the Conservation/Infill land use policy area permits "low profile infill development that is compatible with surrounding dwellings."

TRANSPORTATION NETWORKS

The site is located approximately 800 metres from a transit stop, servicing Route 2 which provides service to the 45 Street SW LRT Station. Also, the site is approximately 400 metres from a transit stop, servicing Routes 18, 20, 112, where Route 18 provides service to Mount Royal University, Route 20 to the University of Calgary and Route 112 to the Richmond Terminal.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

**LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016**

MAP 8C

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Richmond / Knob Hill Community Association provided a letter of 'no objection' to the application (see APPENDIX II).

Citizen Comments

The applicant submitted eight letters of 'no objection' from residents of the directly adjacent properties, as well as one letter from a neighbouring resident stating they had minor concerns over parking issues. Each letter acknowledged the applicant's plans to develop a backyard suite above a rear garage.

No other letters were received by Administration by the CPC report submission date.

Public Meetings

No public meetings were held.

**LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016**

MAP 8C

APPENDIX I

APPLICANT'S SUBMISSION

My property has the original (1949) single detached garage, accessed from the back lane. I would like to replace the old garage with a double car garage and include a second floor with a self-contained secondary suite.

My property is currently zoned RC-1, in the Richmond/Knob Hill Community. Almost the entire Richmond/Knob Hill community is zoned for a density of RC-2 or higher, there are only a few streets that have RC1 designation. To allow for higher density use of the RC1 properties, I feel the best option is to allow for secondary suite designation on the RC1 lots.

My property has 16.76 metre width and 36.58 metres deep, which exceeds the 15 metre width required by for R-C1s designation. The back lane is paved and provides access to 7 other residents. The back lane has a streetlight that was installed as part of the Enmax "Bright Nights" program.

My property has easy access to both Crowchild Trail and 17 Ave. Transit stops within 5 minute walk of my property provide access to Mount Royal University, downtown and the University of Calgary. A pedestrian pathway is also easily accessed from the next block over. This pathway runs south along Crowchild Trail, on the east side of the sound barrier. The pathway continues south to Marda Loop (approx. 10 minute walk) and further to Flanders Avenue and MRU (approx. 20 minute walk). There is a park at the end of the back lane for recreation use.

I would like to be able to rent the secondary suite as a source of income and at a future time, the space might be needed by our parents if they are unable to stay in their current house.

I have spoken with the Director – Development for the Richmond/Knob Hill Community Association and he has indicated the community association does not have any concern with the land use redesignation at this time.

I have spoken with all 7 neighbours who live on 22 A Street and the 3 neighbours who access the back lane. One neighbour noted a concern that a secondary suite would affect street parking; however as our current garage is too small to fit a car, the new double garage would actually create 2 parking spaces freeing up space on the streets. None of the remaining neighbours had any concerns with the land use redesignation at this time.

LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF 20 AVENUE SW &
SOUTHEAST OF CROWCHILD TRAIL SW
BYLAW 215D2016

MAP 8C

APPENDIX II

LETTERS SUBMITTED

From: Doug Roberts [development@richmondknobhill.ca]
To: Brendyn Seymour

Subject: Community Association Comments on LOC2016-0122 (2012 22A ST SW)

Mr. Seymour

We understand that you are the File Manager for the captioned application to change the land use designation of the 2012 22A ST SW parcel (the "Subject Parcel") from R-C1 Residential - Contextual One Dwelling to R-C1s Residential - Contextual One Dwelling (Secondary Suite) to allow for a backyard suite to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association (the "Association") has reviewed the Application and advises that it has no objection to the Application.

Thank you.

Doug Roberts
Chair, Development Committee
Richmond/Knob Hill Community Association
403-252-8924
development@richmondknobhill.ca