

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2139 – 26 Avenue SW, LOC2021-0045

RECOMMENDATION(S):

That the Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.60 hectares \pm (0.14 acres \pm) located at 2139 – 26 Avenue SE (Plan 4479P, Block 3, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Orientated Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The application represents an appropriate increase in density, would allow for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The R-CG District allows for a greater choice of housing types.
- Why does this matter? Providing a modest increase in density within existing developed areas promotes more efficient use of land and existing infrastructure.
- An amendment to the *Richmond Area Redevelopment Plan* (ARP) is required for the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application was submitted by Sinclair Signature Homes on behalf of the landowners, Jeremy Paylor and Kuljit Punia, on 2021 March 17. As per the Applicant Submission (Attachment 2), the owner intends to develop a four-unit rowhouse on the parcel.

The subject site is located at the corner of 26 Avenue NW and 21 Street NW in the community of Richmond. The site contains a single detached dwelling. To accommodate the proposed R-CG District, an amendment to Map 2 of the *Richmond ARP* is required (Attachment 2).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant contacted the Richmond Knob Hill Community Association, personally contacted direct neighbours and delivered mailers to over 100 neighbours. For further details of the engagement the applicant undertook the Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received a letter from the Richmond Knob Hill Community Association, dated 21 May 2021, advising of their support of the application (Attachment 5).

Administration received one letter in support from the public.

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

IMPLICATIONS

Social

The proposed land use allows for a wider range of housing types than the existing R-C2 District. As such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four rowhouse units would allow for more efficient use of land and existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

Planning & Development Report to
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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Amendment to the Richmond Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform