

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0082

RECOMMENDATIONS:

That Calgary Planning Commission recommend 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 0.19 hectares \pm (0.48 acres) located at 2003, 2009 and 2015 – 22 Street SW (Plan 7197FT, Block 3, Lots 5 to 8) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District to accommodate a low density development, with guidelines (Attachment 5).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control District, based on the Residential – Grade Oriented Infill (R-CG) District in order to allow for a low density development in variety of forms in addition to the building types already allowed in the R-CG District (e.g. single detached, semi-detached, and rowhouse buildings).
- The proposal allows for an appropriate increase in height and density. It is 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 proposed DC District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure, and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Richmond Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use amendment.
- A development permit for a 14-unit residential development has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by CivicWorks on behalf of the landowners, Jeremy Irwin, Jeffrey Ung, Kimberley Ung, and RK22 Ltd, on 2021 May 20. The subject site is located in the southwest community of Richmond and encompasses the blockface along 22 Street SW. The site contains three single detached dwellings and rear detached garages, all with access from a lane.

The Applicant Submission (Attachment 3) indicates that the owners are seeking to redesignate the site in order to develop a two-phase, 14-unit residential development (two phases).

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The applicant's initial land use proposal was submitted on 2020 November 06 (LOC2020-0169) which proposed a redesignation to the R-CG District located on 2015 – 22 Street SW to facilitate a five-unit development. After discussions with Administration on a future development design concept, it was determined that the proposed design would not comply with the Land Use Bylaw's rowhouse building definition that requires one façade of a dwelling unit to face a public street. As such, the applicants withdrew the initial application and submitted the subject application to redesignate the site to a DC District, based on the R-CG District, to facilitate a 14-dwelling unit development. The subject application also amended the site area to include the two adjacent parcels to the north.

A development permit application (DP2021-2908) for the first phase of the project (5 dwelling units) was submitted on 2021 April 26 and is under review. The proposed development is located at the southern portion of the site (2015 – 22 Street SW) and includes two two-storey buildings with two units along 22 Street SW and three units along an interior courtyard. All the units have entrances facing the interior courtyard and include basement secondary suites. Additional details are included in Attachment 6.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment 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 conducted extensive engagement with community stakeholders that included the following activities:

- Ongoing discussions and communications with the Richmond Knob Hill Community Association and Ward 8 Office;
- Postcard notifications delivered to area residents (November 2020 and May 2021);
- A dedicated [project website](#) with project information and feedback form;
- A project voicemail and email address providing a direct line to the project team;
- Supplementary onsite signage;
- The applicant attended a virtual meeting hosted by the Richmond Knob Hill Community Association (2020 December 07) with presentation and facilitated question and answer session; and
- A digital information session was hosted by the applicant (2021 June 14) with presentation and facilitated question and answer session.

The Applicant Outreach Summary can be found in Attachment 4.

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City-Led Outreach

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

Administration received 99 letters in opposition from the public in response to the application. Reasons for the opposition are summarized below:

- Concern with the proposed height and density;
- Concern with the precedent this is setting for future redevelopment;
- Negative impact on privacy;
- Negative impact on the existing community character;
- Increase in vehicular traffic;
- Increase in on-street parking;
- Increase in noise pollution;
- Community is not walkable and there are no nearby amenities;
- The future development will put on a strain on the local infrastructure;
- Impact on the mature public trees;
- Proposal is not in alignment with MDP policies; and
- The applicant has not efficiently communicated to residents on the amendments to the initial proposal or on the details of a future development.

Administration received four letters in support which indicated that this was an appropriate location for infill development and an increase in density, which will spur the local economy (new businesses and restaurants). Further, that the proposal was in keeping with MDP policies.

Administration circulated to the Richmond Knob Hill Community Association for comments and contacted them again prior to the file proceeding to Calgary Planning Commission, however no comments were received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, interface, and on-site parking are currently under review with the first phase development permit application.

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

IMPLICATIONS

Social

The proposal allows for a wider range of housing types than is currently allowed in the existing R-C1 District, which may better meet the diverse needs of present and future populations in this community.

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Environmental

This application does not include any actions that specifically address the 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 proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Richmond Area Redevelopment Plan
3. Applicant Submission
4. Revised Applicant Outreach Summary
5. Proposed Direct Control District
6. Development Permit (DP2021-2908) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform