

**Policy and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW,
 LOC2021-0119**

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-1183) to the 2021 September 13 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 2137 – 31 Avenue SW (Plan 4479P, Block 52, Lots 21 to 24) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard-style semi-detached development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a DC District based on the Residential – Contextual Grade-Oriented Infill (R-CG) District to allow for a courtyard-style semi-detached development in addition to the building types already allowed in the R-CG District (e.g., single detached, semi-detached, duplex dwellings, rowhouse building and secondary suites).
- The proposal accommodates the same number of units currently allowed but in a different building configuration than what is currently intended. It would allow for development that is generally 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 specific built form along with 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 as part of this application.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application was submitted by Civicworks on behalf of the landowner, SC31 Ltd, on 2021 July 09. The subject site is located in the southwest community of Richmond at the southeast corner of 31 Avenue SW and 21 Street SW.

The proposed DC District, based on the R-CG District, would allow for a courtyard-style semi-detached development that is unique in character. The intent of the DC is to enable this unique built-form and provide greater certainty to the developer and adjacent landowners in terms of what the future development on site would look like as per the conceptual drawings included in the DC District.

To accommodate the proposed DC District, a policy amendment to the *Richmond ARP bis* required to accommodate the intended built form of courtyard-oriented semi-detached dwellings that may include secondary suites (Attachment 2).

No development permit application has been submitted at this time. However, the conceptual drawings of the future development are included in the DC District (Attachment 3).

As indicated in the Application Submission (Attachment 5), the intent is to facilitate the construction of an eight-unit courtyard-oriented residential development with front doors facing 21 Street SW and 31 Avenue SW, including eight secondary suites and eight total parking stalls.

The Development Authority previously approved a development permit application for new semi-detached dwellings with secondary suites on the site (DP2020-3278). The development permit was then appealed by the adjacent landowners and the Richmond Knob Hill Community Association (SDAB2021-00230). The Calgary Subdivision and Development Appeal Board (SDAB) overturned the decision of the Development Authority. Subsequently, the applicant applied for the subject DC District for a similar style of development while addressing some of the issues raised at the SDAB hearing.

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 respective community association was appropriate.

In response, the applicant placed signage on the property encouraging members of the public to reach out with questions or for more information and delivered letters to nearby homes within 200 metres of the subject site. The Applicant Outreach Summary can be found in Attachment 6.

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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 28 letters in opposition from the public with regards to:

- lack of parking provided for the number of units proposed;
- increase in height and density that may affect adjacent properties;
- increase in traffic, noise and parking issues;
- concerns about waste and recycling arrangements on site;
- proposed development not compatible with respect to adjacent development;
- decrease in property value; and
- lack of meaningful engagement with the adjacent landowners.

The Richmond Knob Hill Community Association provided comments on 2021 August 09 (Attachment 4), and is not supportive of this application for the following reasons:

- the applicant tried to address the sanitation issue, but have not addressed the other issues that were outlined in the Calgary SDAB appeal; and
- the purpose of this application appears to circumvent land use bylaw requirements that the applicant was not able to address as per the SDAB appeal.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposal may allow for additional housing forms which may meet the diverse needs of present and future populations in this community.

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 proposed land use amendment would allow for a more efficient use of land, existing infrastructure, and services, and provide more compact housing in the community.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENT(S)

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform