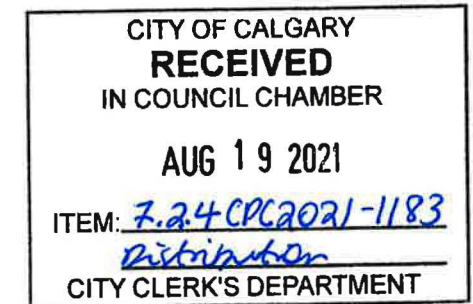




Calgary Planning Commission

Agenda Item: 7.2.4



1

LOC2021-0119

Policy and Land Use Amendment

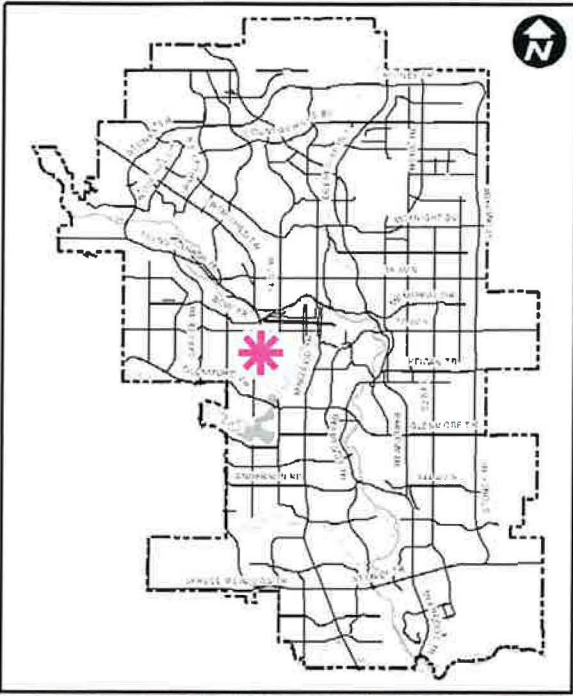
August 19, 2021

DC Amendments

Section 5 Discretionary Uses:

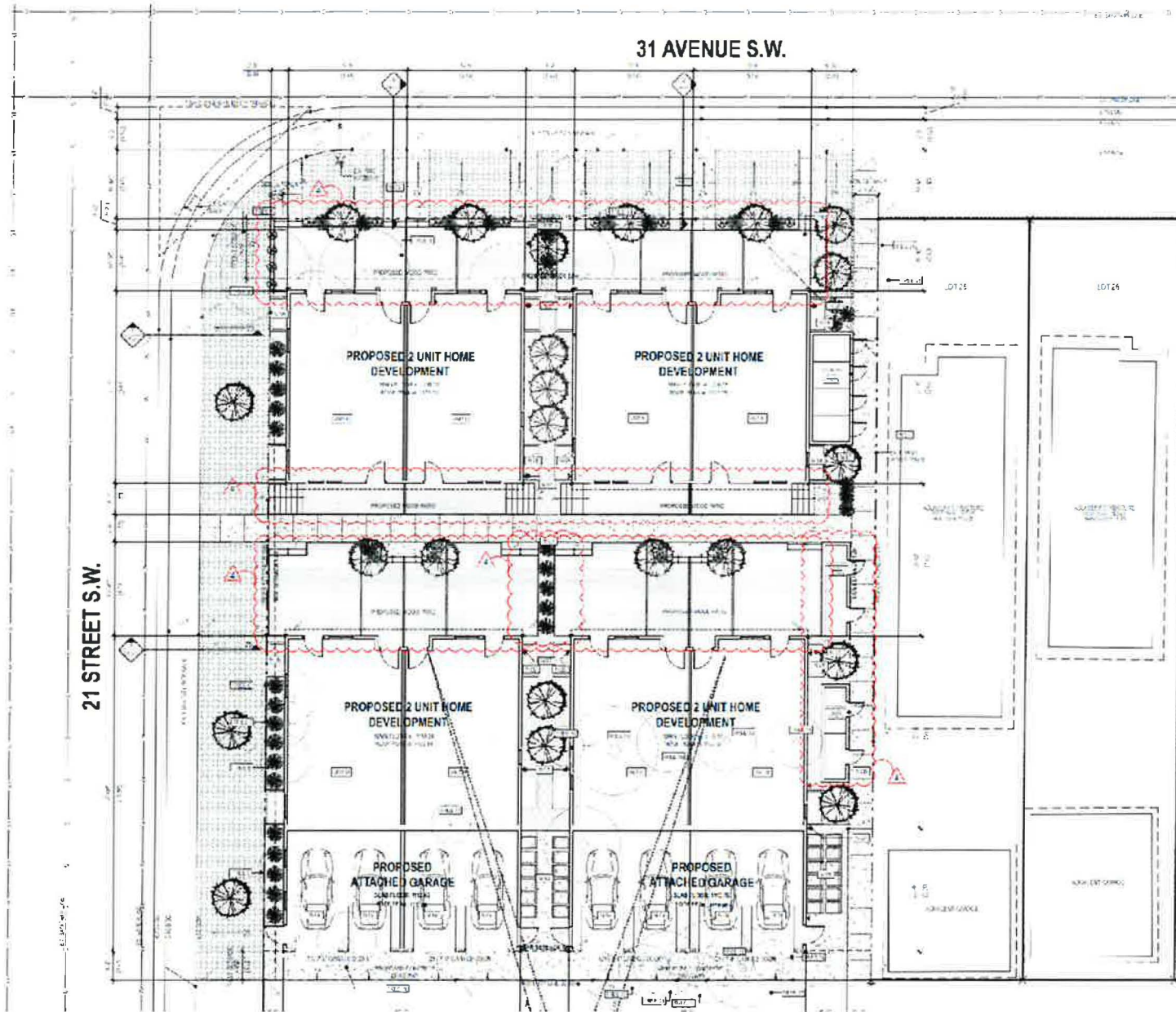
5 The *discretionary uses* of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District:

- (a) with the exclusion of:
 - (i) **Semi-detached Dwelling**; and
- (b) with the addition of:
 - (i) **Semi-detached Dwelling**, where the **Semi-detached Dwelling** does not conform with the plans attached to this Direct Control District Bylaw as Schedule “C”.



Parcel Size:

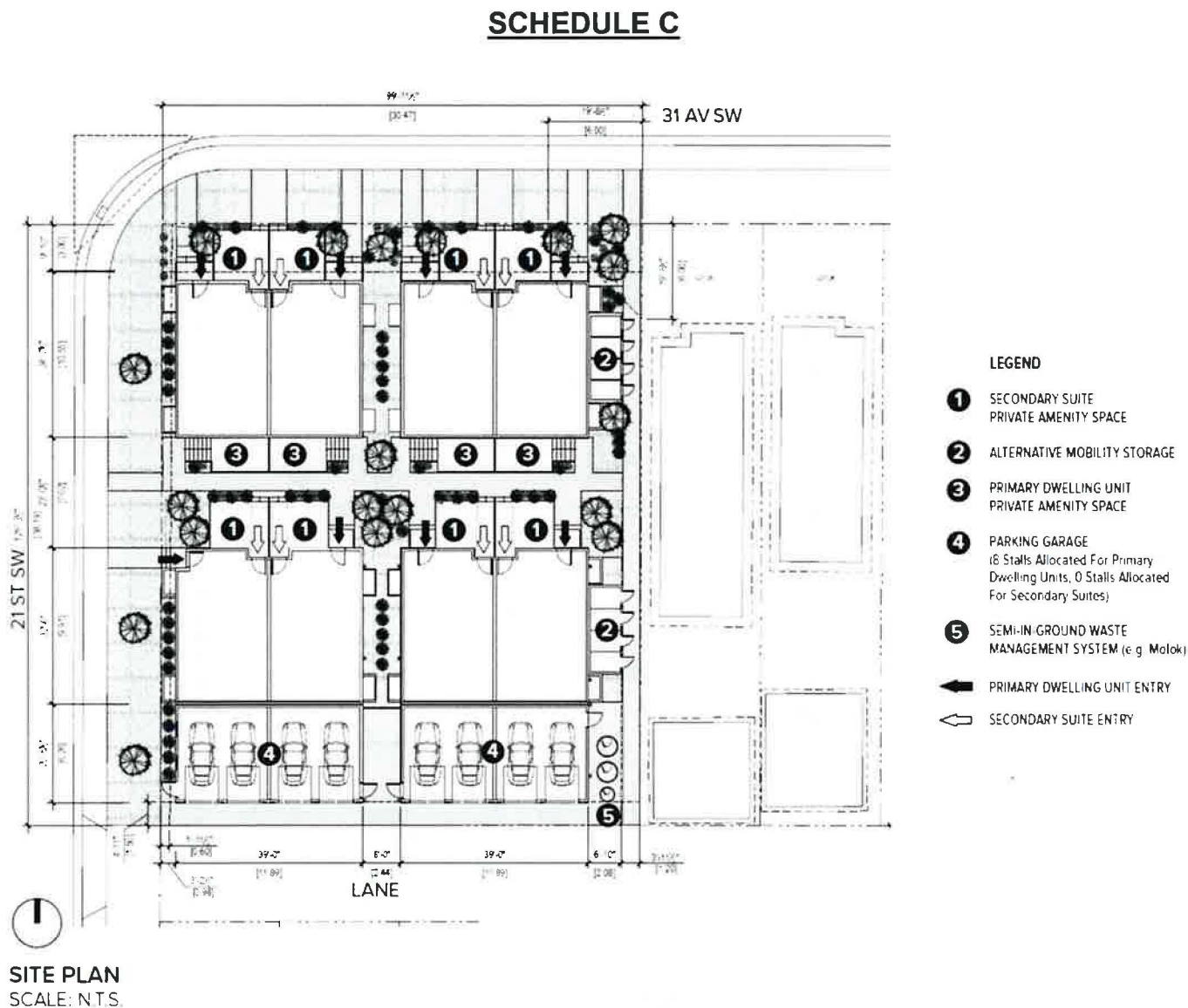
0.12 ha
30 m x 38 m



- **2019:** Policy and Land Use amendments approved.
- **2021 February:** Development Permit approved for four new semi-detached dwellings with secondary suites. Appealed by Neighbors and the Community Association
- **2021 June:** SDAB overturned the Development Authority's decision. Applicant applied for a Direct Control District that responds to the concerns heard at SDAB to provide certainty of what can be developed on this site.

Modifications include:

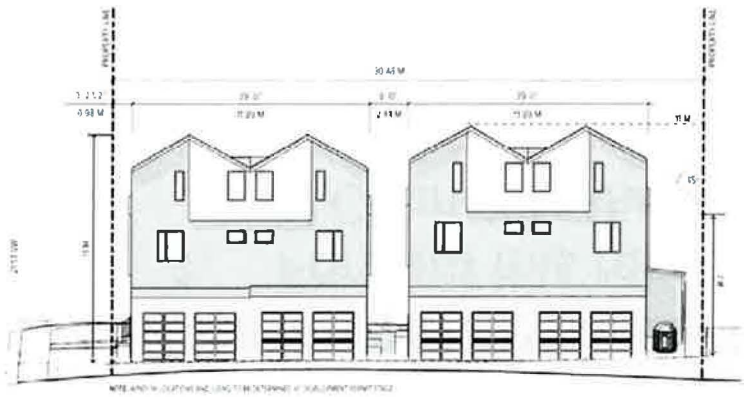
- front doors that address both 31 Ave SW and 21 St SW;
- centralized waste, recycling and organics collection system;
- courtyard-oriented rooftop amenity spaces for primary dwelling units;
- enhanced secondary suite amenity spaces at grade; and
- additional planting and landscaping at grade



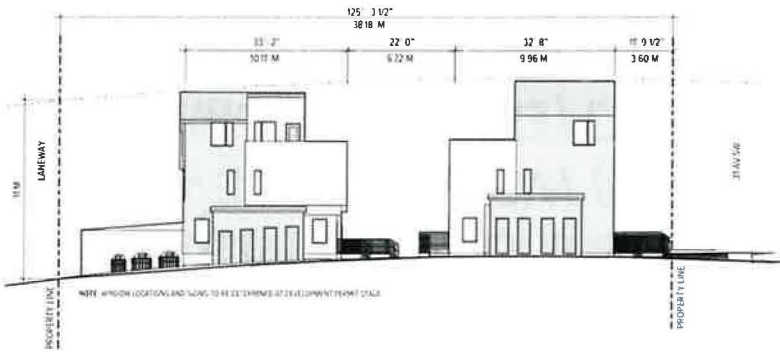
Land Use Bylaw Section 20 (1) Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.



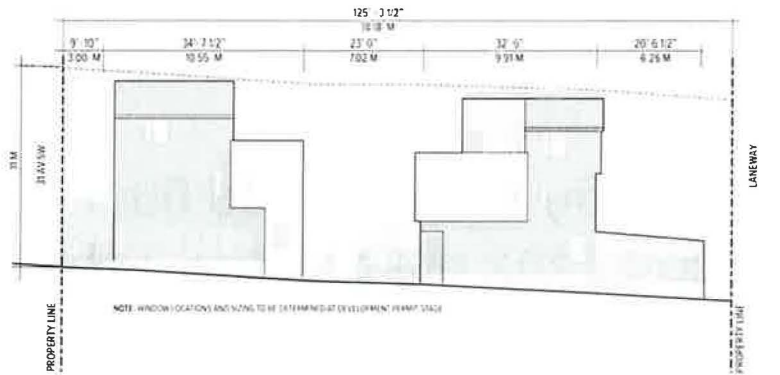
NORTH ELEVATION
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: N.T.S.



EAST ELEVATION
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.

RECOMMENDATION(S):

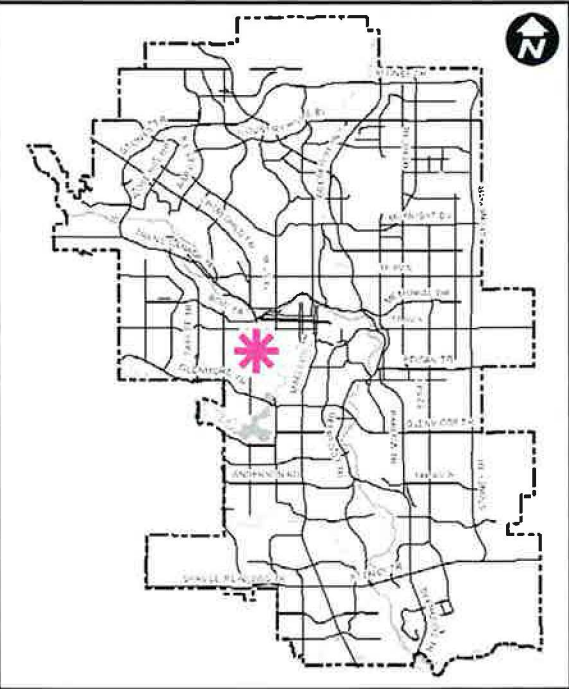
That Calgary Planning Commission:

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

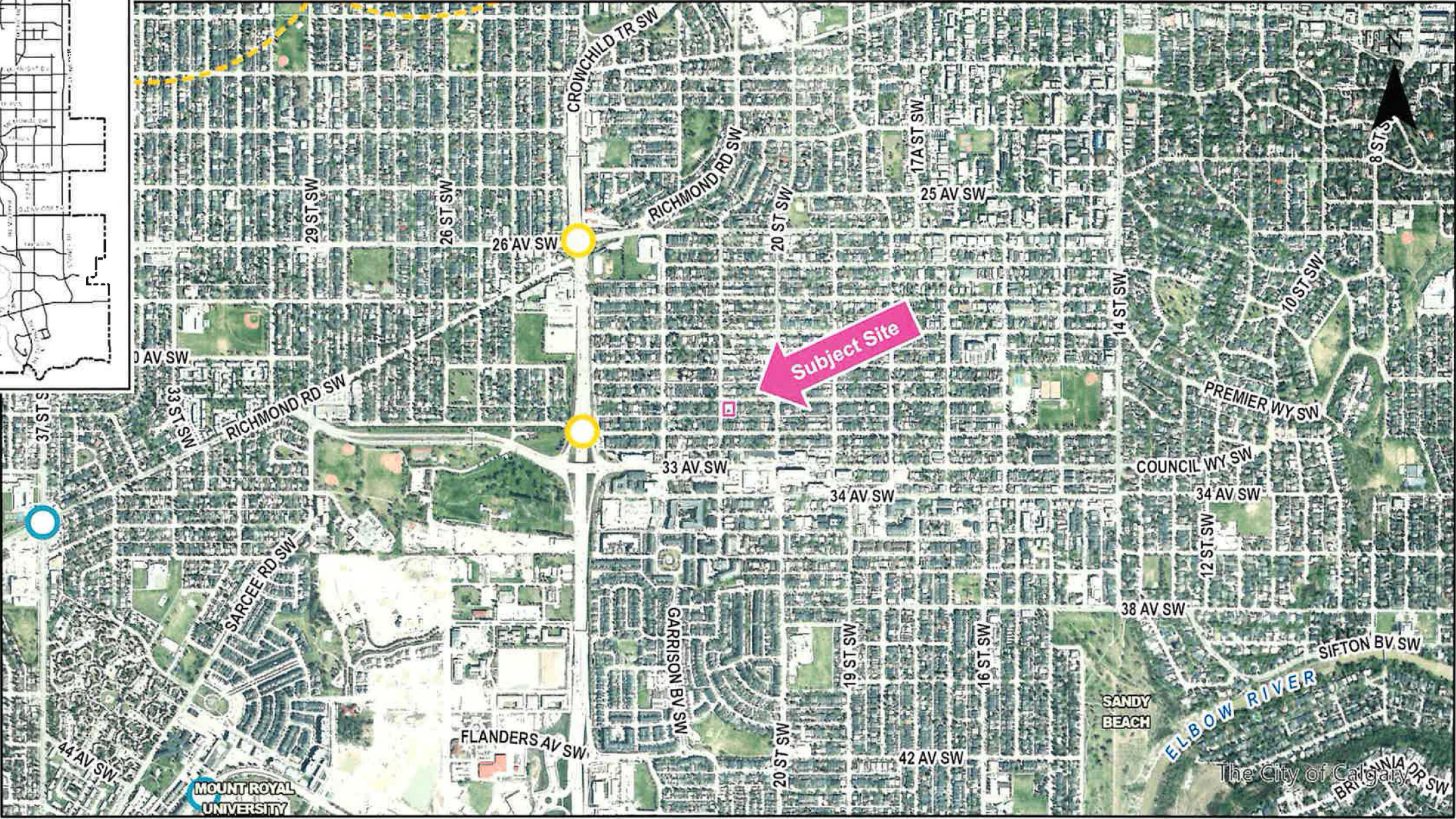
That Calgary Planning Commission recommend that Council:

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).

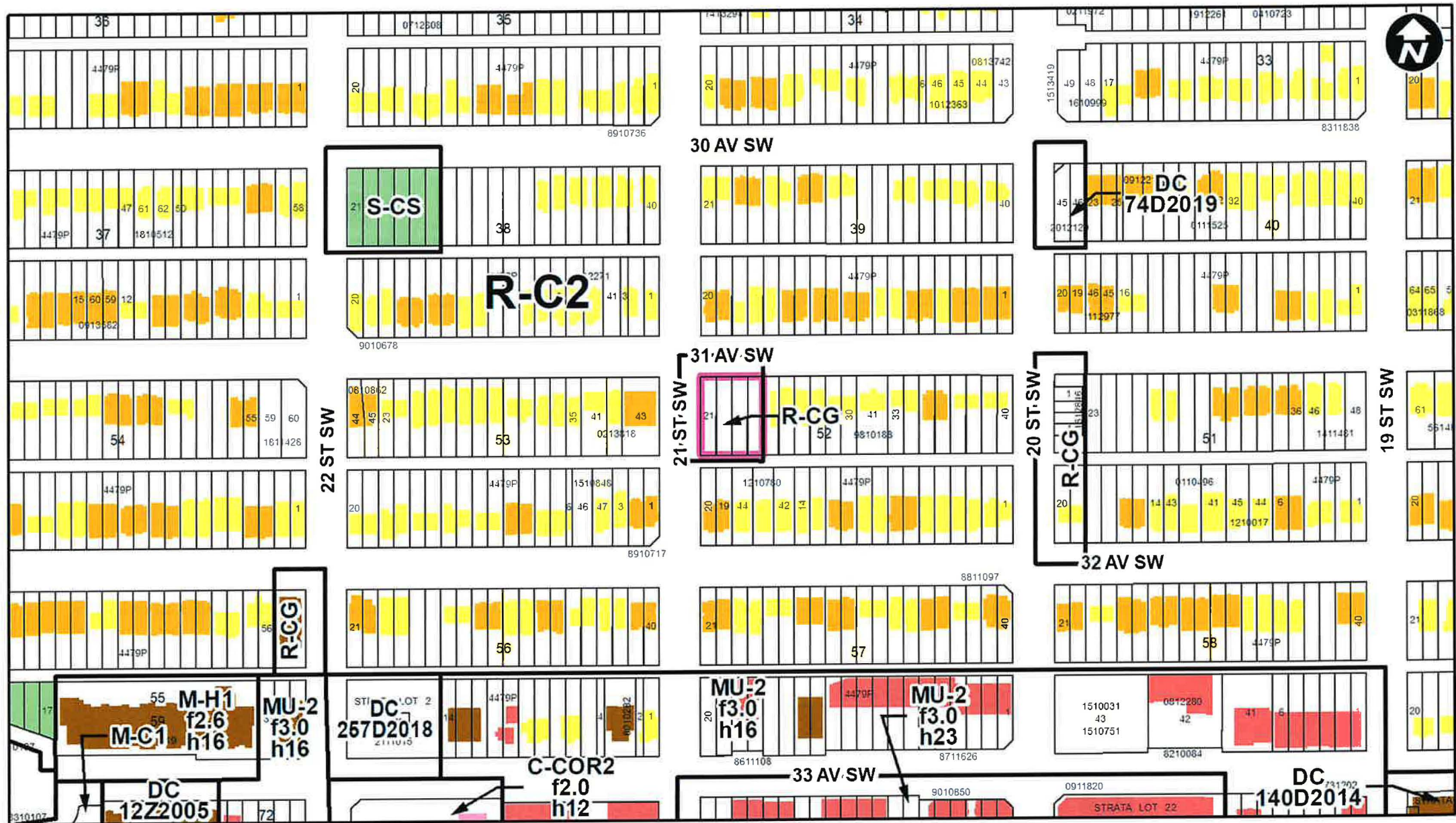
Supplementary Slides



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary









**Proposed Policy Amendment to the Richmond Area Redevelopment Plan
(Section 2.1.3):**

- “The parcel located at 2137 - 31 Avenue SW is considered appropriate for low density multi-unit development in the form of courtyard-oriented semi-detached development with multiple buildings that may include secondary suites.