

**POLICY AMENDMENT AND LAND USE AMENDMENT
RICHMOND (WARD 8)
NORTH OF RICHMOND ROAD SW AND
EAST OF 25A STREET SW
BYLAWS 21P2016 AND 100D2016**

MAP 7C

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate one DC Direct Control District parcel to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for a multi-residential development.

The redesignation of the subject site requires a policy amendment to the Richmond Area Redevelopment Plan to accommodate the land use amendment proposal.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 March 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 21P2016 and 100D2016; and

1. **ADOPT** the proposed amendments to the Richmond Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 21P2016.
3. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2840 - 25A Street SW (Plan 5661O, Block 46, Lots 18 and 19) from DC Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 100D2016.

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REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with applicable policies of the Municipal Development Plan, many of the Guidelines for Multi-Residential redesignations, and the local area plan as amended. The proposed land use district was designed to be implemented in close proximity or directly adjacent to low density residential development and represents a modest increase in density for the subject site. Therefore, the proposal allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

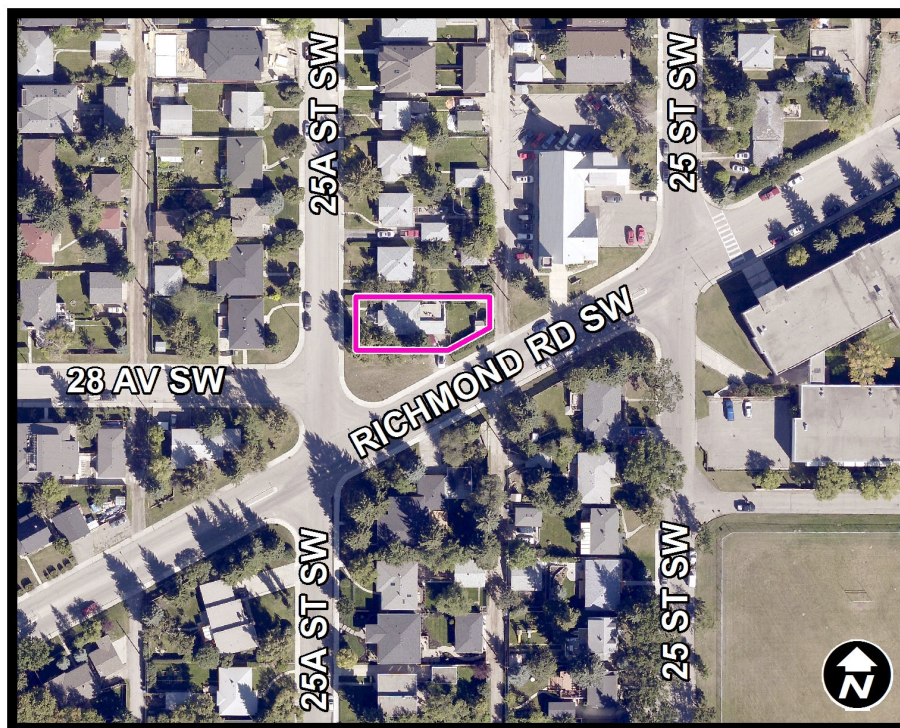
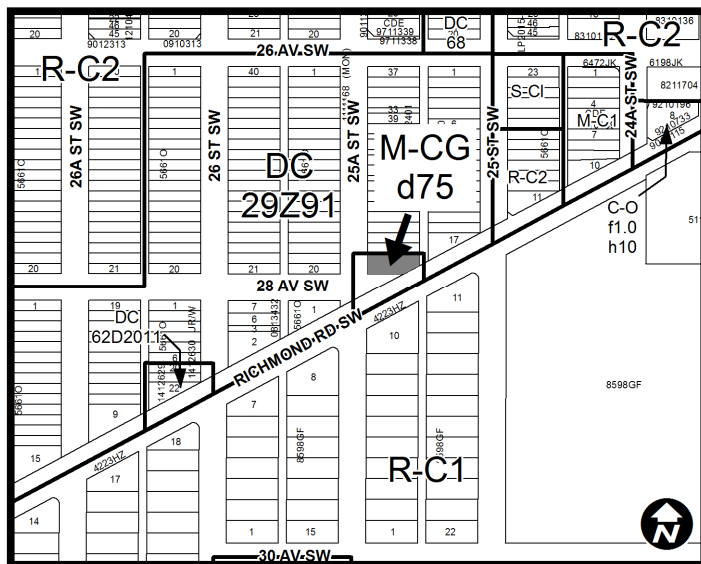
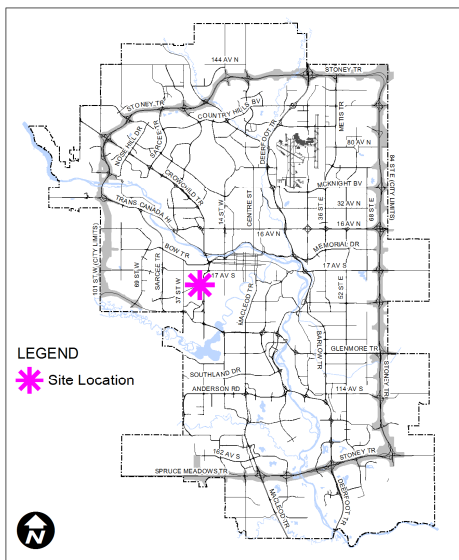
ATTACHMENTS

1. Proposed Bylaw 21P2016
2. Proposed Bylaw 100D2016
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (APPENDIX III).

Moved by: G. Morrow
Absent: S. Keating

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2840 - 25A Street SW (Plan 5661O, Block 46, Lots 18 and 19) from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

Moved by: G. Morrow
Absent: S. Keating

Carried: 8 – 0

Reasons for Approval from Mr. Morrow:

- This is exactly the kind of small-scale infill development that Calgary needs more of. It also highlights a couple of flaws in the land use bylaw and planning process. First, the Richmond Area Redevelopment Plan is 30 years old – Calgary was literally half the population it is now (1986=686,107 people, 2015=over 1.2 million people). We should not be making policy decisions based on such outdated policy. Neighbour complaints about added density are unfounded. The population in Richmond in 1974 was 4,800 residents, in 2014, it was 4,551 residents. So over a 40 year time span Richmond was not seen an increase in density. The idea that 2 more units than the previous Direct Control District is excessive density is absurd. This equates to 5 to 6 people. Moreover, it is a flaw in the R-CG district that is cannot accommodate a development like this – we should be encouraging developments that look like a duplex from the street with units in behind that are accessible from a side path. This allows these developments to fit in better in residential areas, but this is not allowed in R-CG district because it does not meet our definition of “rowhouse” and strangely the R-CG district does not have “townhouse” as a discretionary use. This is a flaw in the land use bylaw – this kind of development should be allowed under the R-CG designation.

Reasons for Approval from Ms. Wade:

- Good use of lot for infill.
- Unfortunate that the RG zone could not be used as it does not address the site context and rowhouses.
- The green space is City owned and has limits on use due to utilities – hopefully the City and the Applicant can work together to enhance the area for semi-private uses.

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2016 March 10

MOTION: The Calgary Planning Commission accepted correspondence from:

- Glen and Corinne Godlonton dated 2016 March 07.

Moved by: J. Gondek

WITHDRAWN

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Applicant:

Stirling G. Karlsen

Landowner:

Angelie C. Karlsen
Stirling G. Karlsen

PLANNING EVALUATION

SITE CONTEXT

This corner site is located in a predominantly low density residential area in the southwest community of Richmond on the corner of Richmond Road and 25A Street SW.

The parcel is surrounded by single detached dwellings to the north, west and across Richmond Road SW to the south and a church across the lane to the east.

LAND USE DISTRICTS

The proposed land use is the Multi-Residential – Contextual Grade-Oriented (M-CGd75) District which includes a density modifier of 75 units per hectare to align with the *Low Density* area of the Richmond Area Redevelopment Plan. This would allow for a maximum of four units to be built on the site with a maximum height of twelve metres. The M-CGd75 district is intended to be in close proximity or adjacent to low density residential.

	Maximum Building Height	Maximum Number of Dwelling Units
Existing DC District	10 metres	2
Proposed M-CGd75 District	12 metres	4

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009 – statutory)

The subject site is located in the *Residential – Developed – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). The *Inner City Area* land use policies allow for a range of intensification strategies including parcel-by-parcel intensification to larger more comprehensive approaches.

Richmond Area Redevelopment Plan (ARP) (1986 – statutory)

The site is located within the *Conservation and Infill* area as identified on Map 2 of the Richmond Area Redevelopment Plan (ARP). Section 2.1.3.1 states that *this policy provides for the form and density allowed under the existing R-1 and R-2 districts*. The proposed M-CGd75

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district does not comply with this section of ARP and therefore an amendment to the ARP is proposed concurrently with this application (APPENDIX III).

The map amendment will convert the site to the *Low Density* area on map 2 of the ARP. Section 2.1.3.2 states that *acceptable redevelopment under the RM-2 district would include single and two family dwellings and multi-dwelling infill projects comprised of townhousing or stacked townhousing. Maximum density should not exceed 75 units per hectare (30 units per acre)*. The proposed M-CGd75 district will comply with this land use and maximum density in the *Low Density* area of the ARP.

Multi-Residential Infill Guidelines (2014 – non-statutory)

Council approved the Location Criteria for Multi-residential Infill (APPENDIX VI) to provide specific guidance in reviewing land use amendment applications and associated amendments to local area plans. The proposal meets the following criteria:

- Within 400 metres of a transit stop (the closest transit stop is 300 metres away);
- Adjacent to existing or planned non-residential development or multi-dwelling development (existing church across the lane);
- Corner parcel (on the corner of Richmond Road and 25A Street SW);
- On a collector street on one frontage (Richmond Road SW); and
- Direct lane access.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required for this application.

The subject site is located approximately 300 metres from the nearest transit stop servicing Route 6, and offers service to the Westbrook LRT station and to the downtown core.

Vehicular access is available from the east lane and pedestrian access is available from the public sidewalk along 25A Street SW.

UTILITIES & SERVICING

Water, sanitary and storm services exist adjacent to the site within 25A Street SW.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Richmond/Knob Hill Community Association submitted two letters in response to the application (APPENDIX II).

The first letter, in response to the initial circulation dated 2015 November 26, stated that the Community Association does not object to the increase in density but they did request that a maximum height of 10 metres be added through a Direct Control district to be sensitive to the adjacent parcels.

The second letter, in response to a meeting with neighbouring citizens dated 2016 February 29, stated that although the Community Association no longer supports the application, they are still not opposed to the increase in density. Reasons for not supporting the application include:

- It is not appropriate for the height limit to be increased beyond the current 10 metre building height limit given that the subject site is adjacent to a single storey bungalow;
- Concerns with opposition from neighbours; and
- Concerns with engagement with neighbours.

Administration does not support a Direct Control District to modify the maximum height as the M-CG district contains additional height rules specifically for redevelopment that is adjacent to low density residential. Citizen comments and engagement have been summarized in the next section.

Citizen Comments

Eleven letters of opposition were received from neighbouring citizens. These letters can be summarized as follows:

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- Higher density is not in keeping with the look and feel of the street and neighbourhood;
- The development will cause an increase in demand for street parking;
- Concerns with an increase in traffic congestion;
- Having a multi-residential building here will decrease the property values of adjacent parcels;
- Concerns with the loss of mature trees; and
- Concerns with the height, shadowing, and increase in building coverage.

The M-CG District is intended to be in close proximity or directly adjacent to low density residential to provide for a development that is compatible with surrounding low density residential developments. The development form, building coverage, height, parking, and shadowing will be reviewed through the evaluation of a Development Permit.

A 28 signature petition representing 24 households was received in opposition of the application. Nine of the households represented in the petition also submitted letters which were included in the preceding section. A sample of the signed petition form can be found in APPENDIX IV.

Two letters of support were received from neighbouring citizens. These letters can be summarized as follows:

- The redevelopment will be an improvement to the block and neighbourhood; and
- This will be the best use of the lot and location.

A 47 signature petition representing 46 households was received in support of the application. A sample of the signed petition form can be found in APPENDIX V.

One additional letter with no concerns was received from a neighbouring citizen.

Public Meetings

Although no public meetings were held, the applicant met with the Community Association and many of the neighbours to discuss this application.

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APPENDIX I

APPLICANT'S SUBMISSION

- Subject parcel is a corner parcel with Licence of Occupation for the 196 sq m adjacent green space.
- Green space has potential for landscaping and front door access
- The width of the parcel at rear is sufficient for a 4-car garage, with waste and recycling access, as well as potential guest parking.
- M-CG allows for 2 units to face 25A St SW, and 2 units to face Richmond Road.
- M-CG development would mimic the key by-laws from R-CG: side setback, privacy conditions, etc.
- M-CGd75 is consistent with the ARP (low density).
- An M-CG development would be a row-house type development.
- ARP supports the density of the development of 4 units on this parcel @ 75 units/ha as low-density (ref. to 2.1.3.2).
- ARP supports the development of townhouse developments on this parcel as low-density (ref. to 2.1.3.2).
- ARP and MDP acknowledges Richmond Road collector road designation and design.
- A 4 unit row-house development will be able to meet with the ARP and MDP development guidelines.
- MDP supports moderate increase in density to parcels adjacent to lower density areas, such as the R-1 parcels across Richmond Road (MDP 3.5.2).
- A future row-house development permit should find it easy to comply with the contextual development guidelines of both the ARP and MDP.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

November 26, 2015

Ms. Duff

We understand that you are the File Manager for the captioned application to change the land use designation of the 2840 25A ST SW parcel (the "Subject Parcel") from DC Direct Control (based on R-2) to M-CGd75 Multi-Residential - Contextual Grade-Oriented to allow for a contemplated 4-unit townhouse project 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 fundamental objection to the Application. The Association feels that the Subject Parcel, being located along a collector road (Richmond Road SW) and having a Licence of Occupation for the adjacent 196m² City-owned green space (the "Green Space"), would be an appropriate location for a slightly higher-density form of development, but not a taller form of development, than would be possible under the current R-2-based DC Direct Control land use designation, and that such a development would help to increase the diversity of housing options available in our primarily R-C2 community. If possible, we would like to see a 10m height modifier added to the proposed M-CGd75 land use designation to help ensure that the height of the contemplated 4-unit townhouse project is not excessive relative to the adjacent bungalow to the north.

The Association's other potential areas of concern regarding the construction of a higher-density form of development on the Subject Parcel along the lines shown on the preliminary site plan included with the Application would include:

- 1) mass, particularly with respect to the extra long south facade;
- 2) overshadowing of the adjacent property to the north;
- 3) overlooking of the adjacent property to the north;
- 4) adequate on-site motor vehicle parking stalls accessed from the rear lane, and rehabilitation of the existing street-accessing driveway and curb cut;
- 5) adequate outdoor amenity spaces;
- 6) proper drainage that does not adversely impact the adjacent property to the north; and
- 7) adequate trees and other landscaping, including on the Green Space, which we anticipate can be addressed through the development permit approval process.

Thank you.

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

J. Duff

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February 29, 2016

Ms. Duff

As we indicated previously regarding the captioned land use redesignation application (the "LOC Application"), the Richmond/Knob Hill Community Association (the "Association"):

- 1) is not fundamentally opposed to the concept of having slightly higher density than R-2 on the 2840 25A Street SW parcel (the "Subject Parcel"), given that it is effectively a corner parcel located along a collector road (Richmond Road SW) and that we understand it has been granted a Licence of Occupation for the adjacent 196m² City-owned green space; but
- 2) does not consider it appropriate for the Subject Parcel's building height limit to be increased beyond its current 10m building height limit, given that it is located immediately adjacent to, and on the South side of, a single storey bungalow.

The Association therefore requested that the LOC Application be amended to maintain the Subject Parcel's existing 10m building height limit by either:

- 1) adding a 10m height modifier to the proposed M-CGd75 land use designation; or
- 2) replacing the proposed M-CGd75 land use designation with the same form of Direct Control land use designation that was used a few years ago to accommodate a 3-plex at 3015 26 Street SW, another corner parcel along the North side of Richmond Road SW, 1 block to the west of the Subject Parcel (Bylaw No. 62D2011, LOC2011-0022, the "DC Bylaw"), but no such amendment has been made. In this regard we do not agree that Subsection 20(1) of the Land Use Bylaw precludes the application of a Direct Control land use designation to the Subject Parcel, as that subsection did not preclude the application of the DC Bylaw to the nearby 3015 26 Street SW parcel in 2011.

It has also recently come to our attention that there is significant opposition to the LOC Application among the neighbouring residents, including the neighbours immediately to the North and across the street to the South of the Subject Parcel, which is contrary to what we had been told by the Applicant. It also does not appear that the Applicant has conducted adequate consultation with the neighbouring residents regarding the LOC Application and the proposed redevelopment of the Subject Parcel, as the concerned residents that attended our Development Committee meeting last week indicated that they had not previously seen the concept plans that the Applicant had provided to the Association almost 2 months ago.

For these reasons the Association does not support the LOC Application.

Thank you.

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

J. Duff

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AMENDMENT TO THE RICHMOND AREA REDEVELOPMENT PLAN

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APPENDIX IV

SAMPLE OF SIGNED PETITION IN OPPOSITION OF THE APPLICATION

Received: February 25, 2016

We, the undersigned owners of property affected by the requested zoning change for 2840 25A ST SW, Calgary, AB, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current state of DC with 2P80 Guidelines.

Name:	Address:	Signature:

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APPENDIX V

SAMPLE OF SIGNED PETITION IN SUPPORT OF THE APPLICATION

Received: February 19, 2016

This letter hereby acknowledges my support for the proposed redevelopment of 2840 25A ST SW with the 4 townhomes to be built. I feel that the proposed project will be an improvement to the block and neighbourhood and the best use of the unique shaped lot and busy corner of Richmond Road.

Address:	Name:	Signature:	Date:

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APPENDIX VI

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of a Primary Transit stop or station	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Have direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.