

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Richmond, located mid-block on the west side of 25 Street SW, to the north of Richmond Road SW. The site is approximately 0.08 hectares in size and is approximately 15 metres wide by 35 metres deep. The parcels are currently developed with a semi-detached dwelling, one side of the semi-detached dwelling has a rear parking pads, whilst the other side has a single garage at the rear, both accessible via the rear lane.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings. A place of worship is located to the south of the subject site on the corner of Richmond Road SW and 25 Street SW.

Community Peak Population Table

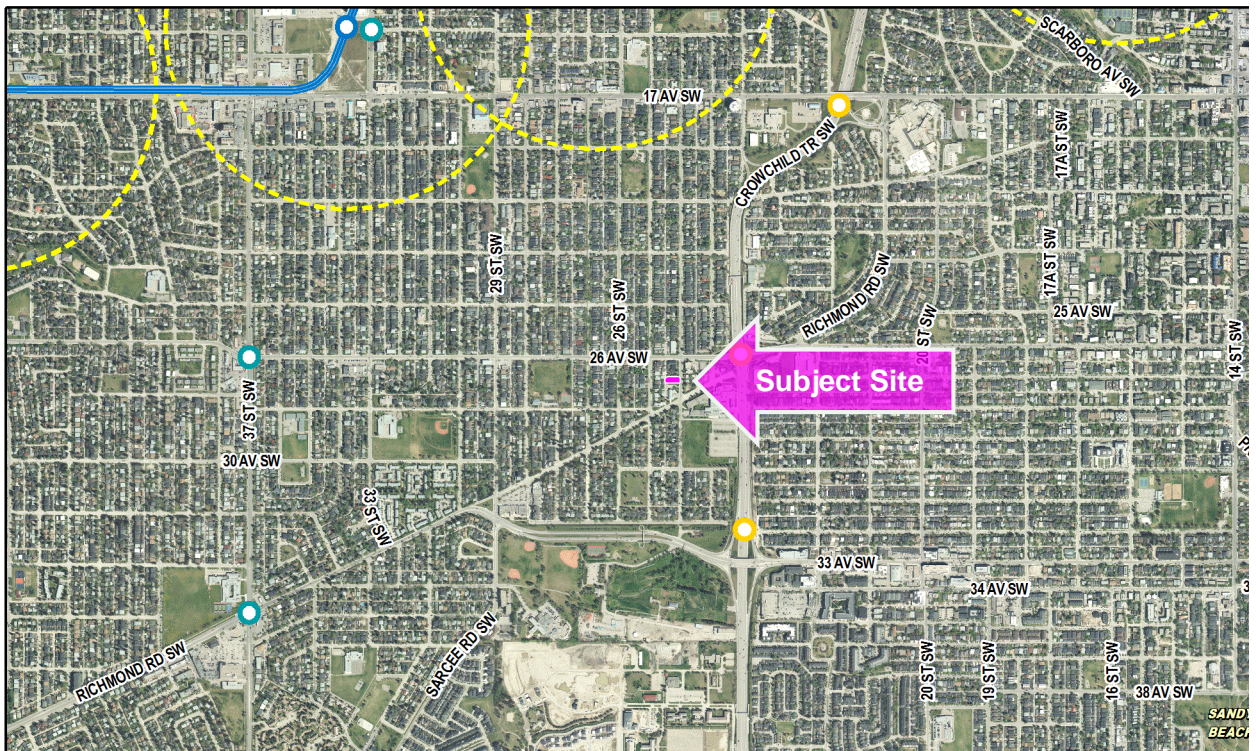
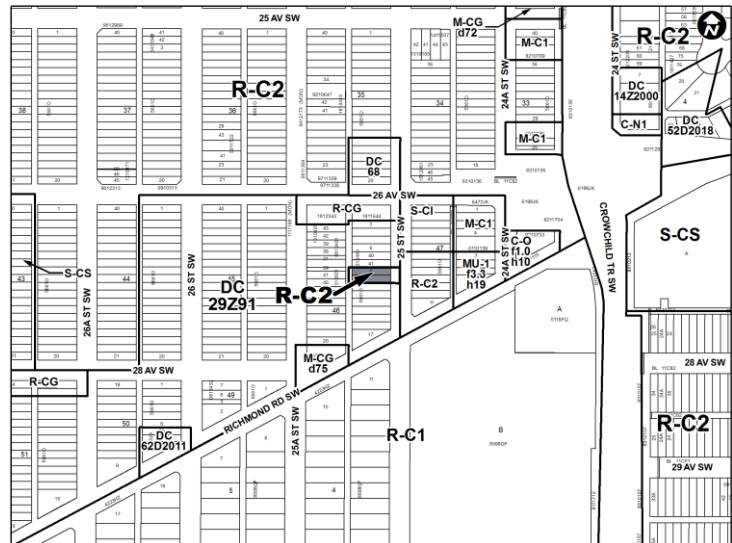
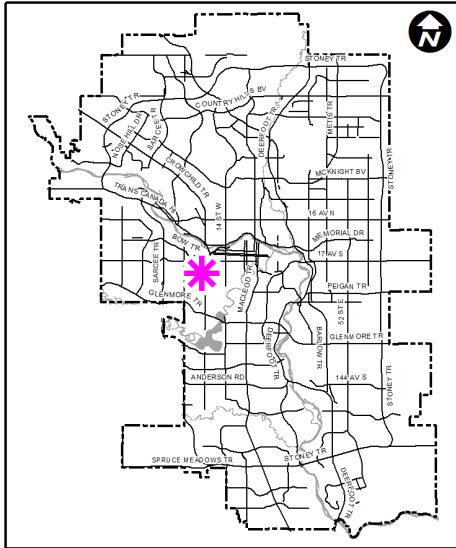
As identified below, the community of Richmond reached its peak population in 1968.

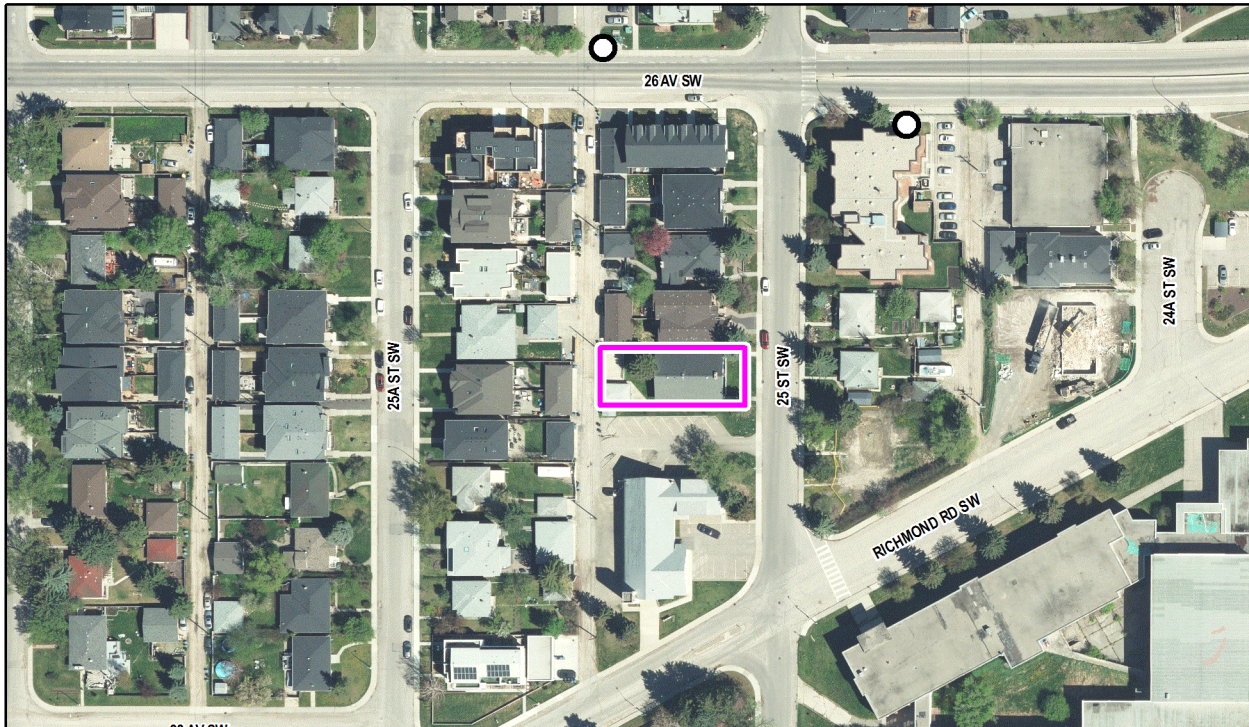
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.3%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Richmond Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [29Z91](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. The purpose of this district is to provide for low density residential development in the form of single detached, semi-detached and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites are not a listed use within the R-2 District.

The proposed R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. Secondary suites are a permitted use in the R-C2 District. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling unit per parcel. The proposed district would allow for one semi-detached dwelling, which would include one main dwelling unit on each parcel, and one secondary suite on each parcel. The intent of the proposed land use redesignation from DC to R-C2 to allow for and legalize the existing basement suites. As mentioned, Secondary Suites are a permitted use within the R-C2 District and therefore are exempt from requiring a development permit if the relevant rules of the Land Use Bylaw are met. A building permit is still required to ensure that the secondary suite meet the relevant building codes.

Development and Site Design

If the land use amendment is approved by Council, the rules of the proposed R-C2 District would provide guidance for the future redevelopment of the site, including number of dwelling units and suites, appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is available from existing sidewalks along 25 Street SW. Street parking is available on 25 Street SW. Future direct vehicular access is to be directed to the lane only.

The subject site is approximately 120 metres from both an eastbound and westbound Killarney Route 6 bus stop. The eastbound route provides service through South Calgary, Mount Royal, Beltline, and to the Downtown core with access to the LRT and other bus routes. The westbound route provides service through Killarney, Glendale, and on to the Westhills bus loop, with access to other bus routes.

The subject site currently has adequate parking for the proposed land use, by way of a single garage, and three surface parking stalls off the lane.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service existing and potential future development on the subject site. Specific details of site servicing and stormwater management will be reviewed at the development permit stage

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objective of the [Climate Resilience Strategy](#).

Richmond Area Redevelopment Plan (Statutory – 1986)

Map 2: Land Use Policy of the [Richmond ARP](#) indicates that the parcels are located within Conservation and Infill land use category. The Conservation and Infill area is intended to support infill development in the form of single and semi-detached dwellings. The proposed R-C2 District is in alignment with the intent of the area redevelopment plan.