

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Richmond, at the northwest corner of 20 Avenue SW and 22 Street SW. The site is approximately 0.19 hectares (0.48 acres) in size and is approximately 44 metres wide by 36 metres deep. The subject site includes multiple parcels, each developed with a single detached dwelling and rear detached garage accessed from a lane.

The subject site is predominantly surrounded by low density residential development (single and semi-detached dwellings) designated as Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. Directly to the north of the site there is an open space (off-leash dog park) designated as Special Purpose – Community Service (S-CS) District.

Community Peak Population Table

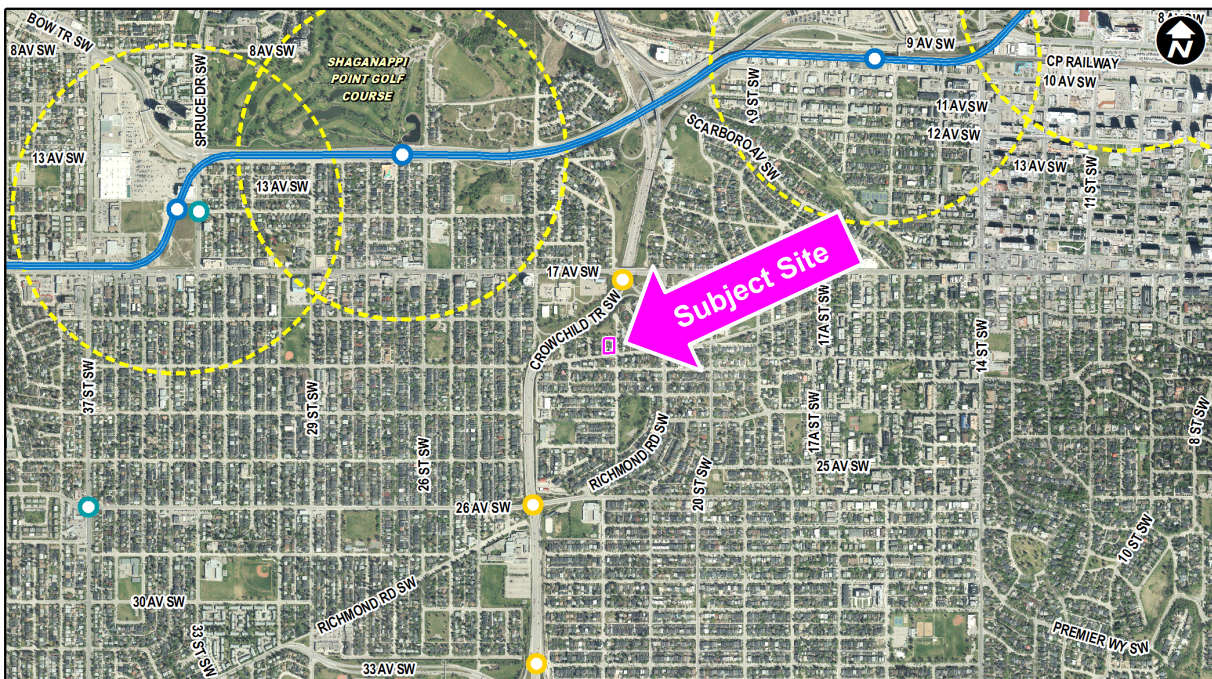
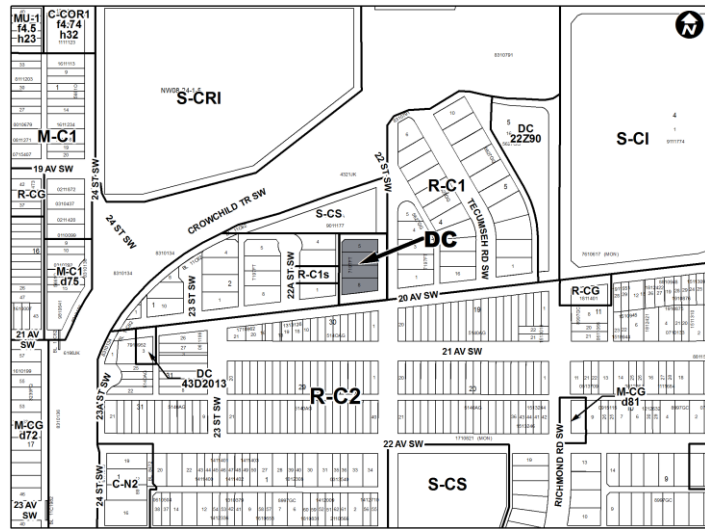
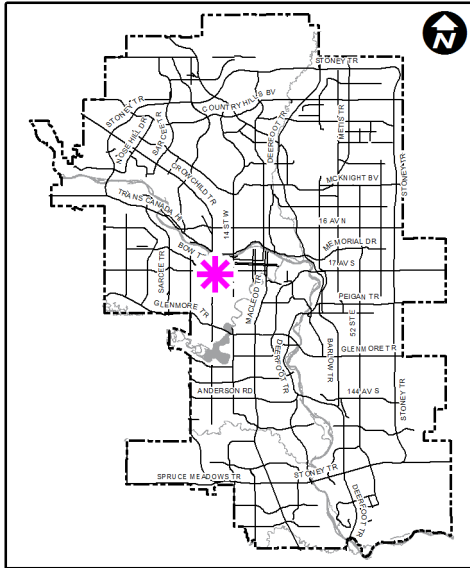
As identified below, the community of Richmond reached its peak population in 1968.

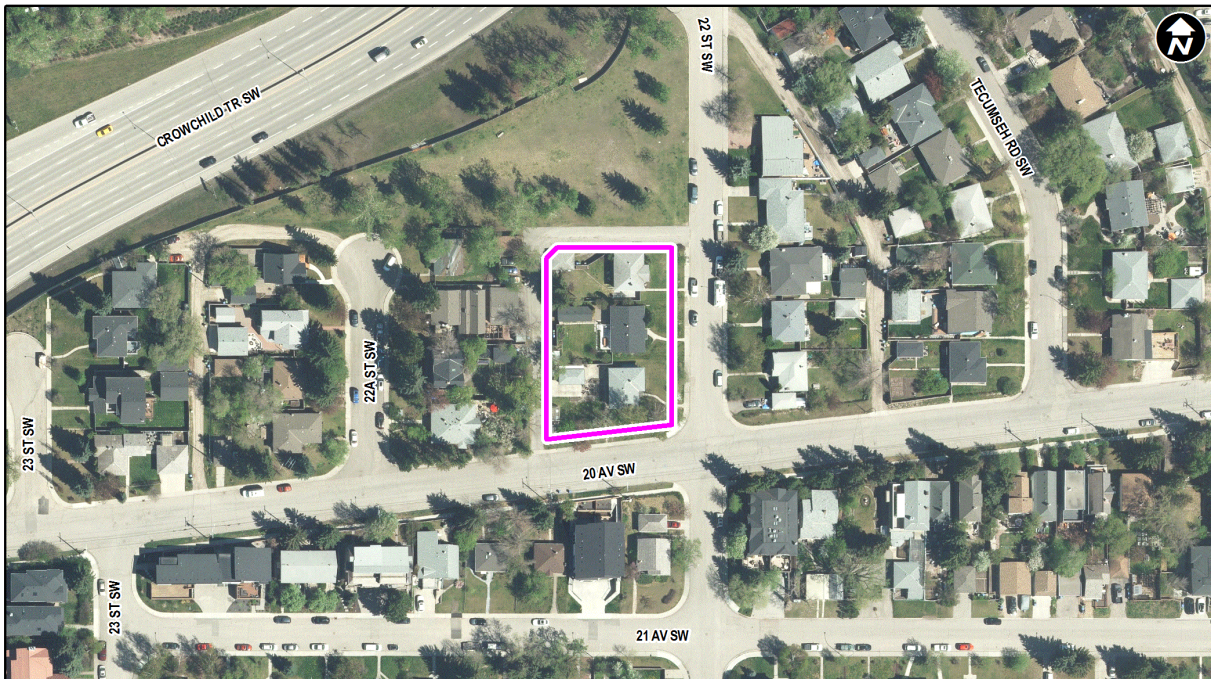
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32

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 R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings. The maximum building height is 10.0 metres and the maximum number of units on a parcel is one.

The proposed DC District is intended to accommodate low density residential development in a variety of forms that may also have basement secondary suites. The proposed DC District uses the R-CG District as its base district and maintains district rules such as maximum building height (11.0 metres) and density (75 units per hectare). The proposal also includes a defined use for Basement Secondary Suites. The proposed DC District includes provisions to facilitate:

- A low density residential development in a variety of forms and unit configurations that may have basement secondary suites with street-orientation for the units adjacent to 22 Street SW;
- A series of units oriented toward a courtyard; and
- Separation between residential buildings on the parcel to ensure usable and functional courtyard space between the blocks of buildings.

In addition, the proposed DC District has included the opportunity for relaxations for Sections 8 and 11 through 18 of the DC District which include many rules related to the built form including heights, setbacks and parcel coverage. The intent of including these additional DC sections in

the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the R-CG base district, will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- Emphasizing individual at-grade entrances and an engaging interface along the 20 Avenue SW and 22 Street SW;
- Ensuring high quality amenity space for all units on the site;
- Provision of trees and landscaping; and
- Mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian and vehicular access to the site is available from 22 Street SW, 20 Avenue SW and the rear lane. The area is served by Calgary Transit with Bus Routes 2, 20, and 6, which are within approximately 435 metres walking distance from the site (on 20 Avenue SW and Richmond Road SW), with service to the Downtown core. On-street parking adjacent to the site is regulated by Calgary Parking Authority (CPA). The site is approximately 470 metres from the Primary Transit Network on 20 Avenue SW at Crowchild Trail SW (with MAX Yellow Transit service).

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time. As such, no Environmental Site Assessment was deemed required.

Utilities and Servicing

Public water and sanitary mains are available to service the subject parcels. Storm is not available. Development servicing requirements will be determined at the future development permit and development site servicing plan 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 site is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable policies promote intensification that is compatible with the existing character of the neighbourhood.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Richmond Area Redevelopment Plan (Statutory – 1986)

The subject site currently falls within the Conservation/ Infill area on Map 2: Land Use Policy in the [Richmond Area Redevelopment Plan](#) which is intended to provide low profile infill development that is compatible with the surrounding dwellings (single and semi-detached dwellings).

This application proposes a minor map amendment to Map 2 of the ARP, which would place the subject site within the Low Density Residential category of the ARP which is intended to provide low profile family-oriented redevelopment in the form of multi-dwelling infill projects. The maximum density should not exceed 75 units per hectare. The proposed redesignation is in alignment with this policy as it will facilitate low density development and will not exceed the prescribed maximum density.

Westbrook Communities Local Area Planning Project

Administration is currently working on the [Westbrook Communities Local Growth Planning Project](#) which includes Richmond and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.