

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Richmond, and is located on the southeast corner of 31 Avenue SW and 21 Street SW. The site is approximately 0.12 hectares in size with approximate dimensions of 30 metres wide by 38 metres in depth. A rear lane exists on the south side of the site.

Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with Mixed Use – Active Frontage (MU-2f3.0h16) District located approximately 200 metres to the south along 33 Avenue SW Main Street.

In 2019 February, Council adopted the policy and land use amendment for the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to facilitate redevelopment of the property.

In 2021 February, the Development Authority approved a development permit application for four new semi-detached dwellings with secondary suites (DP2020-3278). This application was appealed by the adjacent landowners and the Richmond Knob Hill Community Association (SDAB2021-00230).

On 2021 June 22, the Calgary Subdivision and Development Appeal Board (SDAB) overturned the decision of the Development Authority. Subsequently, the applicant applied for a DC District for a similar style of development while addressing some of the issues raised at the SDAB hearing, including:

- front doors that address both 31 Avenue SW and 21 Street SW;
- centralized Molok 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.

## Community Peak Population Table

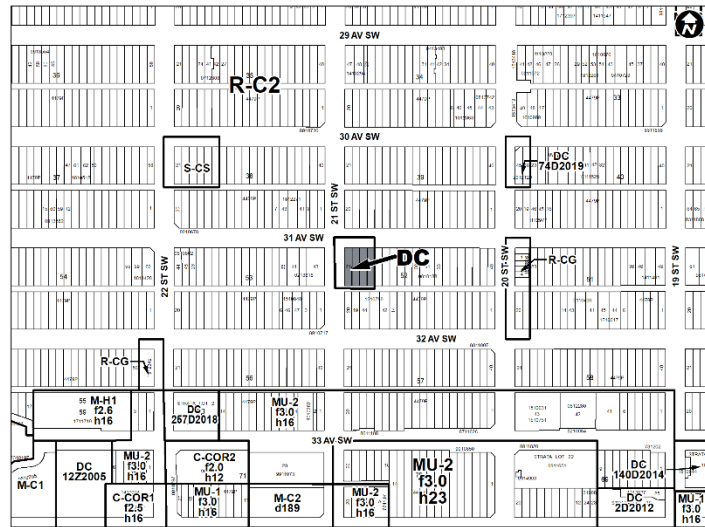
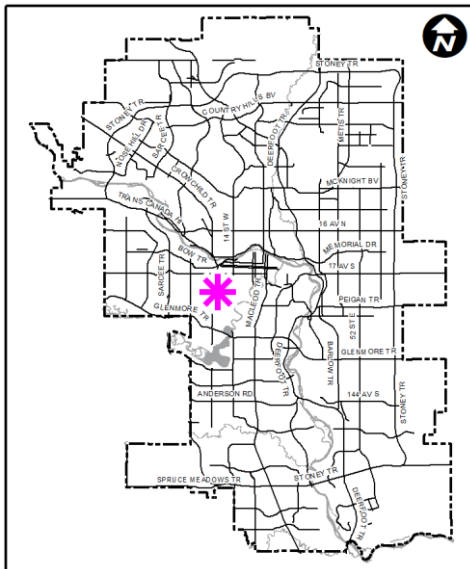
As identified below, the community of Richmond reached its peak population in 1968.

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%

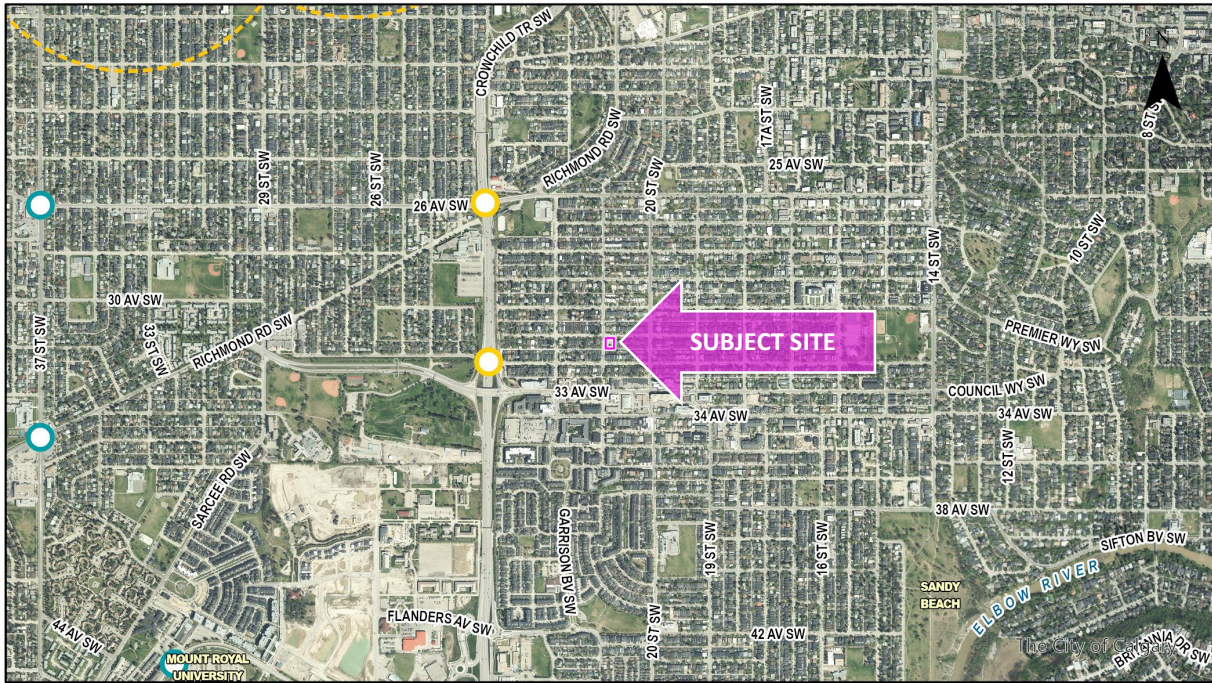
Source: *The City of Calgary 2019 Civic Census*

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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of nine dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

The proposed DC District is based on the R-CG District and is intended to

- allow for a specific semi-detached dwelling development as a permitted use;
- provide grade-oriented, low density residential development in a variety of forms and unit configurations on a corner parcel;
- accommodate the orientation of dwelling units around a central courtyard;
- allow secondary suites and backyard suites within new and existing residential development; and
- provide specific motor vehicle parking requirements.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Section 20 of Land Use Bylaw 1P2007 sets out the requirements for the use of a DC District that include unique characteristics, innovative ideas or unusual site constraints, which require specific regulation unavailable in other land use districts.

The proposed DC District allows 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 what the proposed development on site would look like as per the conceptual drawings included in the DC District.

### Development and Site Design

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

- ensuring an engaging built interface along both 31 Avenue SW and 21 Street SW;
- providing adequate solid waste and recycling management arrangement for the dwelling units and secondary suites;
- providing transportation demand management measures (e.g., bicycle storage); and
- mitigating shadowing, overlooking, and privacy concerns.

## **Transportation**

Pedestrian access to the site is available from 31 Avenue SW and 21 Street SW. Vehicular access is available from the rear lane. The area is well served by Calgary Transit bus service. North and southbound local service via Route 7 is available within 400 metres walking distance. A MAX Yellow Bus Rapid Transit station (Marda Loop) is located approximately 400 metres (5-minute walk) from the site, along the Crowchild Trail on-ramp. There are no on-street parking restrictions adjacent to the site. A Transportation Impact Assessment was not required as part of this application.

## **Environmental Site Considerations**

No environmental concerns were identified.

## **Utilities and Servicing**

Water, Sanitary and Storm mains are available to service the proposed development. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) 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 and policy 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 Map1: 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, and delivers small and incremental benefits to climate resilience.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### **Richmond Area Redevelopment Plan (Statutory – 1985)**

The subject parcel is located within the Low Density Residential area as identified on Map 2: Land Use Policy in the [Richmond Area Redevelopment Plan](#) (ARP). According to Section 2.1.3.2 of the ARP, a low-density policy is intended to improve existing neighbourhood residential quality and character, as described in the conservation and infill policy, while providing for low profile family-oriented redevelopment.

To accommodate the proposed DC District and future development, a minor policy amendment is required to clarify the intent to accommodate low density multi-unit development in the form of courtyard-oriented semi-detached development with multiple buildings that may include secondary suites on the subject site.