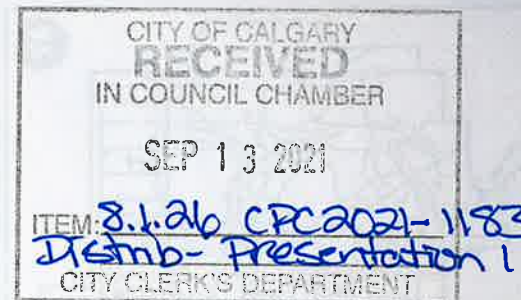


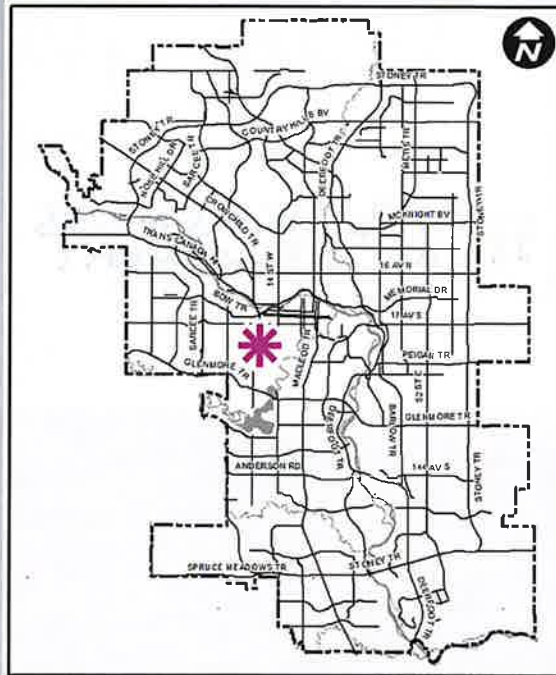


Public Hearing of Council

Agenda Item: 8.1.26



LOC2021-0119 / CPC2021-1183
Policy and Land Use Amendment
September 13, 2021



LEGEND

600m buffer from LRT station

LRT Stations

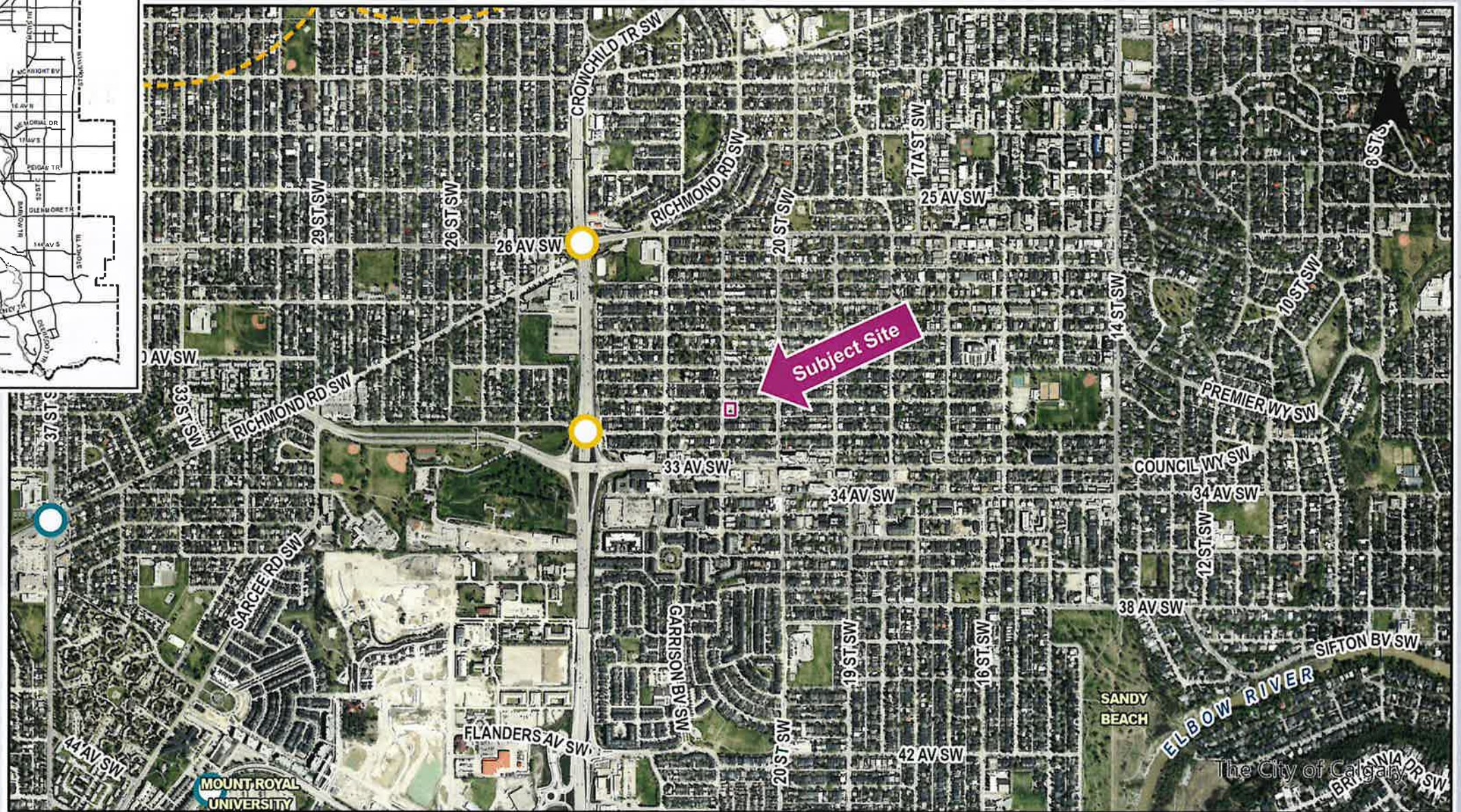
- Blue
- Downtown
- Red
- Green (Future)

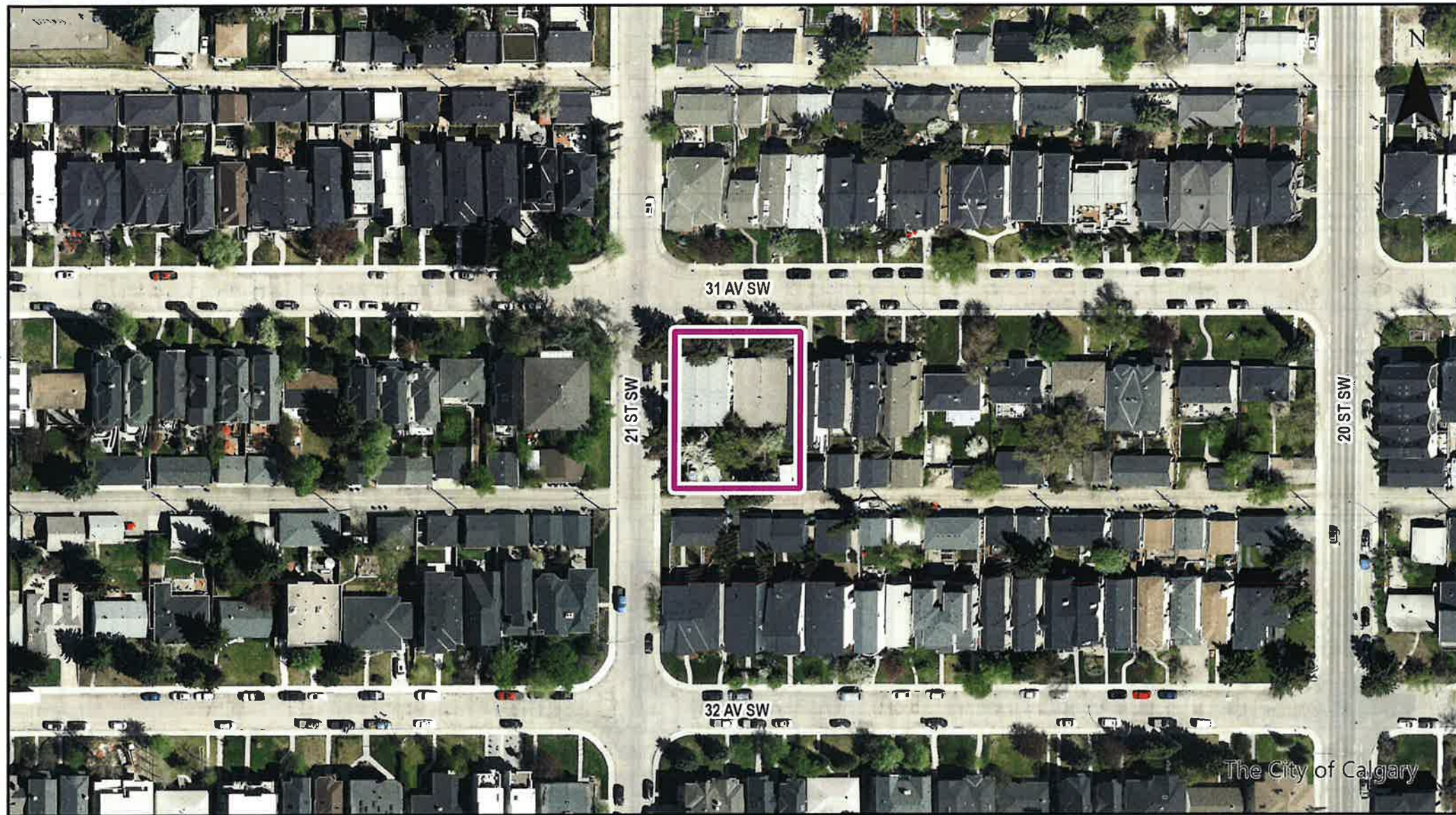
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





Parcel Size:

0.12 ha
30 m x 38 m

Surrounding Land Use

4

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 DC District:

- Based on the existing R-CG District.
- Allows for permitted use semi-detached development where it aligns with development concept included in the DC.

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

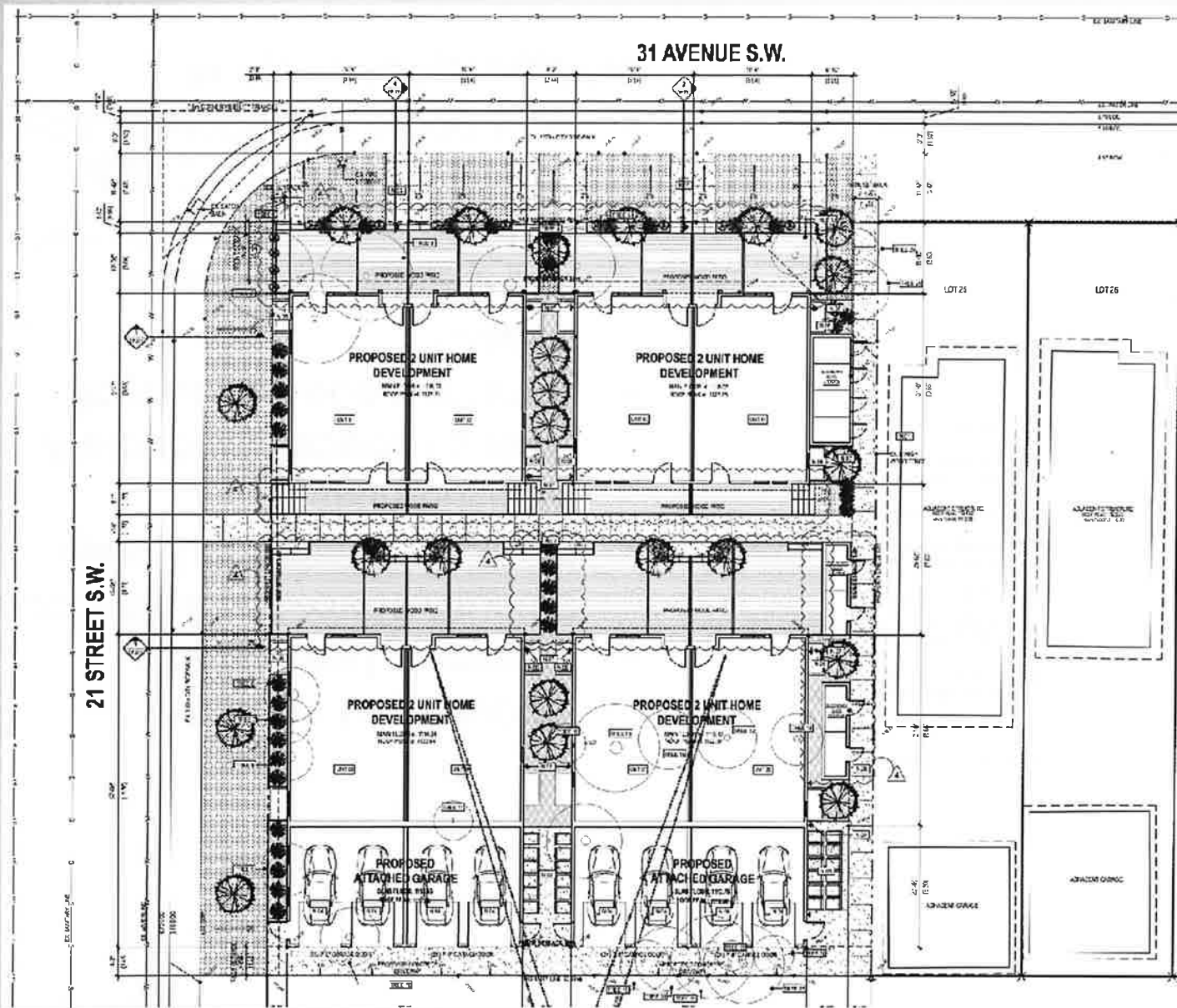
- “The parcel located at 2137 - 31 Avenue SW is considered appropriate for low density multi-unit development in the form of courtyard-oriented semi-detached development with multiple buildings that may include secondary suites.

Calgary Planning Commission's Recommendation:

That Council:

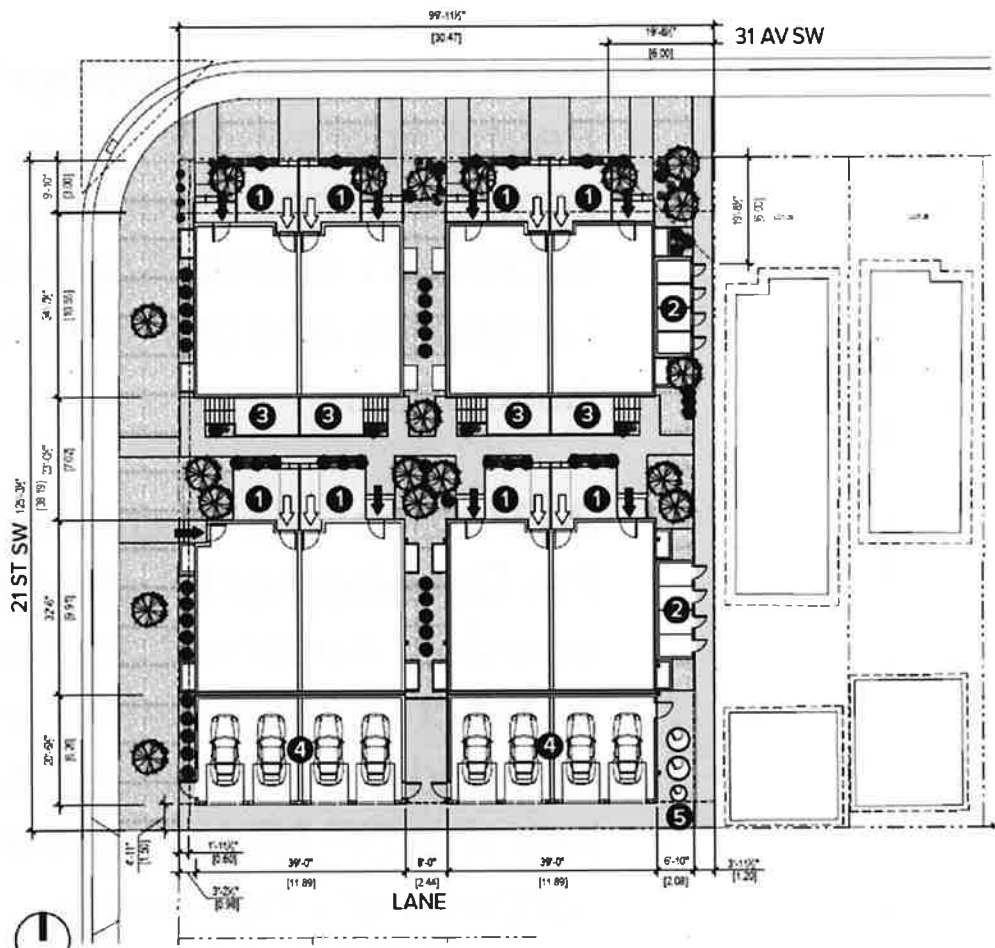
1. Give three readings to **Proposed Bylaw 58P2021** for the amendment to the Richmond Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 158D2021** for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 2137 – 31 Avenue SW (Plan 4479P, Block 52, Lots 21 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); and
3. Direct Administration to prioritize and undertake a sustainment review of Land Use Bylaw 1P2007 pertaining to Residential – Grade-Oriented Infill (R-CG) District. The scope of review should consider possible recommendations of refined or new rules to allow for:
 - grade-oriented, low density residential development in a variety of forms and unit configurations on mid-block and corner parcels;
 - development forms with an orientation of dwelling units around a central courtyard; and
 - specific motor vehicle parking requirements for secondary suites and backyard suites.

Supplementary Slides



- **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.

SCHEDULE C



SITE PLAN
SCALE: N.T.S.

LEGEND

- ① SECONDARY SUITE
PRIVATE AMENITY SPACE
- ② ALTERNATIVE MOBILITY STORAGE
- ③ PRIMARY DWELLING UNIT
PRIVATE AMENITY SPACE
- ④ PARKING GARAGE
(8 Stalls Allocated For Primary
Dwelling Units, 0 Stalls Allocated
For Secondary Suites)
- ⑤ SEMI-IN-GROUND WASTE
MANAGEMENT SYSTEM (e.g. Molok)
- ➡ PRIMARY DWELLING UNIT ENTRY
- ➡ SECONDARY SUITE ENTRY

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.

