

Planning & Development Report to
Calgary Planning Commission
2022 February 10

ISC: UNRESTRICTED
CPC2022-0156
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Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2801 and 2805 – 24A Street SW, LOC2021-0136

RECOMMENDATIONS:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.28 acres ±) at 2801 and 2805 – 24A Street SW (Plan 5661O, Block 47, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f3.3h19) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to facilitate the future redevelopment to a five-storey mixed-used development, however in the short term the existing building could be converted into a medical and/or office building.
- The proposal would allow for an appropriate increase in height and development intensity and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? More residential and commercial mixed uses in a walkable and mixed-use area which may maximize investments and would provide housing diversity.
- Why does this matter? Providing a modest increase in density in an existing developed community would promote more efficient use of existing services and infrastructure.
- An amendment of the *Richmond Area Redevelopment Plan (ARP)* is required as part of this application.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Richmond, was submitted by the landowner, Postal Projects Company Inc, on 2021 September 01. No development permit has been submitted at this time; however, the applicant has indicated that the building could be used in the interim as a medical and/or office space as per the Applicant Submission (Attachment 3). The building is currently vacant and was formerly used for Canada Post mail distribution.

An amendment to Map 2 of the *Richmond Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use amendment (Attachment 4).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. According to the applicant, the following activities were undertaken (see Attachment 5):

- sent postcards with project information to residents within a 200 metre radius;
- posted project information on the Richmond Knob Hill Community Association (CA) Facebook page;
- spoke at a Richmond Knob Hill CA meeting; and
- spoke with the Ward Councillor's Office.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received two letters in opposition to the application from the public. Reasons for the opposition are summarized below:

- proposed height and density;
- privacy impacts;
- parking and traffic impacts; and
- future development will be commercial rather than a strictly residential development.

The Richmond Knob Hill CA responded on 2021 September 01, indicating that they would be supporting the application as the applicant had indicated that the building would be converted into a medical/office use (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment applications will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use meets the vision of the MDP which is to provide development which accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

The ability to develop a mid-rise mixed-use development may support the viability of the local neighbourhood. It would also allow for a more efficient use of land and existing services and leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Richmond Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |