

Background and Planning Evaluation

Background and Site Context

The approximately 0.11 hectare (0.28 acre) site is located in the southwest community of Richmond at the end of a cul-de-sac on 24A Street SW and contains a vacant building with lane access. While the site is directly to the south of 26 Avenue SW, only pedestrian access is available due to elevation changes.

The subject site is predominantly surrounded by commercial and low-to-medium density residential districts and is developed with a mix of single detached dwellings, multi-residential buildings, and mid-scale commercial development. Directly to the south of the site is a four-unit building on a parcel designated as M-C1 District. Across 24A Street SW is a two-storey dental care building on a parcel designated as Commercial – Office f1.0h10 (C-O f1.0h10) District and directly behind the site (across the lane) is a seniors home (Mennonite Senior Citizen Home) on a parcel designated as Special Purpose – Community Institution (S-CI) District.

The subject site contains a vacant one-storey building that was formerly used as a Canada Post mail distribution building. The applicant is seeking to redesignate the site the Mixed Use - General (MU-1f3.3h19) District to facilitate future redevelopment of the site. This is the same land use district as a parcel located south of the site on the corner of 24A Street SW and Richmond Road SW, where a five-storey 44-unit mixed-use building is currently under construction.

Community Peak Population Table

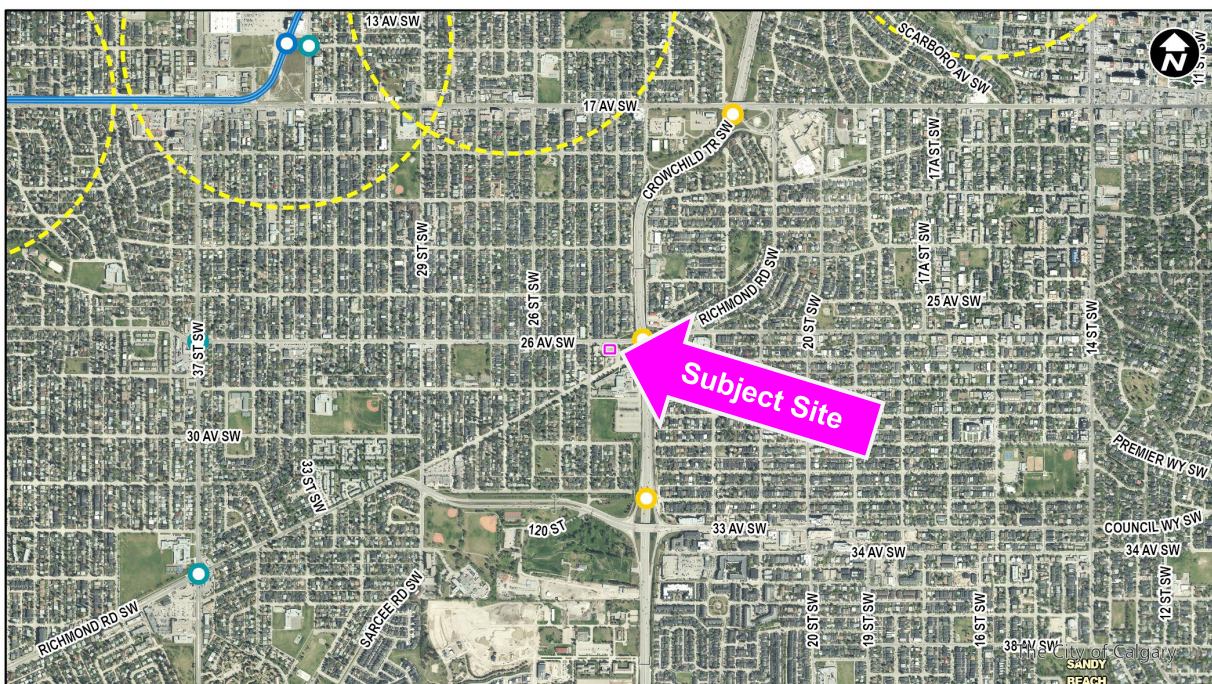
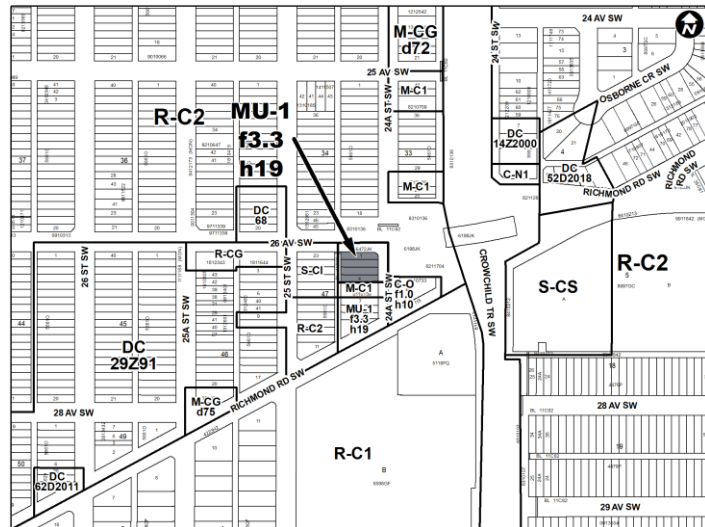
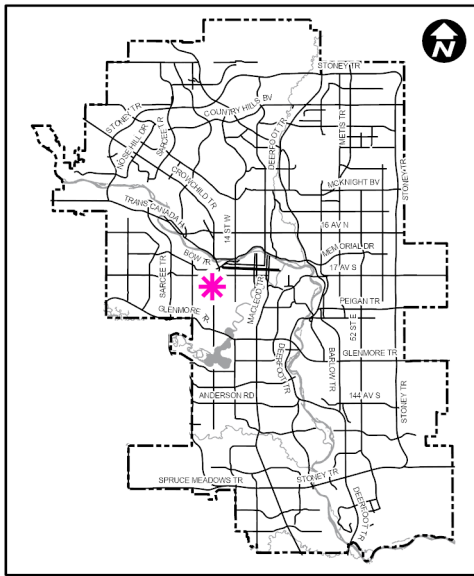
As identified below, the community of Richmond reached its peak population in 1969.

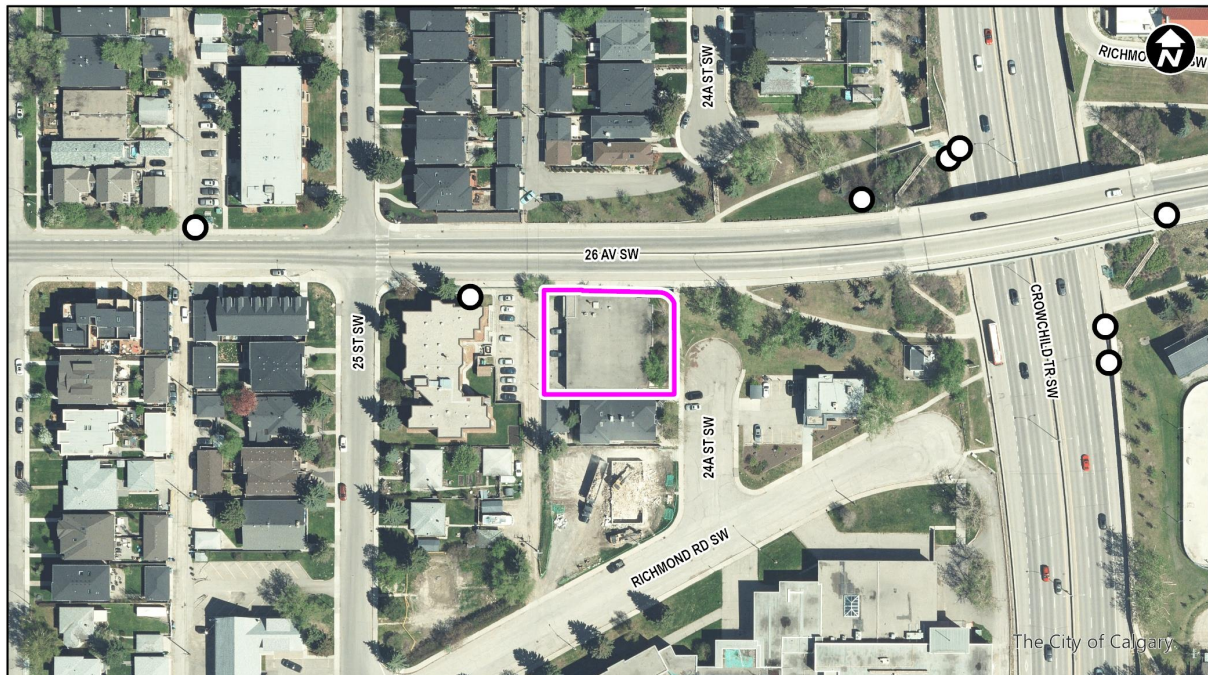
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District is intended to accommodate multi-residential development in a variety of forms. The maximum height is 14 metres and the maximum density is 148 units per hectare. Based on the parcel area, this would allow for a maximum of 16 dwelling units on the subject site.

The proposed MU-1 District proposes a maximum height of 19.0 metres and a maximum floor area ratio (FAR) of 3.3, which is the same designation as the property to the south of the site (on the corner of 24A Street SW and Richmond Road SW). The MU-1 District is compatible with existing lower density development as it promotes transitions to lower scale mixed-use buildings on adjacent parcels through building massing and landscaping.

Development and Site Design

If this application is approved by Council, the rules of the proposed MU-1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context, at the end of a cul-de-sac, additional items that will be considered through the development permit process include, but are not limited to:

- access location and parking; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the subject site is available from sidewalks along 24A Street SW and from 26 Avenue SW via a public access (staircase). Vehicular access to the subject site is to come from the existing rear lane, accessed from Richmond Road SW.

The area is served by Calgary Transit Route 6 (Killarney/26 Avenue SW) with bus stops located along 26 Avenue SW, which is approximately 80 metres (one-minute walk) to the northwest, with service to Downtown. A MAX Yellow BRT stop is located along Crowchild Trail, approximately 200 metres (three-minute walk) to the northeast of the site.

The subject site is well-served by cycling infrastructure, with existing bicycle lanes on 26 Avenue SW and on-street bikeways on 26 Street SW. Parking on 24A Street SW is currently restricted to permit holders of Residential Parking Program (RPP) Zone T, with a portion of the roadway directly adjacent to the development dedicated to two-hour parking.

Environmental Site Considerations

A Phase 1 ESA will be required prior to the approval of a development permit.

Utilities and Servicing

Water, sanitary and storm mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

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.

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site size, scale, and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.

Richmond Area Redevelopment Plan (Statutory – 1985)

The [Richmond Area Redevelopment Plan](#) (ARP) places the subject site in the Medium Density Residential land use area which is intended for to encourage redevelopment and include a variety of housing types such as apartments. The maximum density should not exceed 148 units per hectare (16 units on the subject site).

To facilitate this application, a minor map amendment to Map 2 will be required to change the subject site from Medium Density Residential to High Density Residential. This typology allows for slightly more intensive development and is considered to be aligned with the proposed MU-1 District.

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.