

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Richmond, on a corner parcel at 26 Avenue SW and 21 Street SW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 38 metres long. The site currently consists of a single detached dwelling fronting onto 26 Avenue SW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as R-C2 District, developed with a mix of single and semi-detached dwellings. One block to the east of the subject site, along 26 Avenue SW, there are a range of small-scale commercial uses and medium density development including four-plexes.

Community Peak Population Table

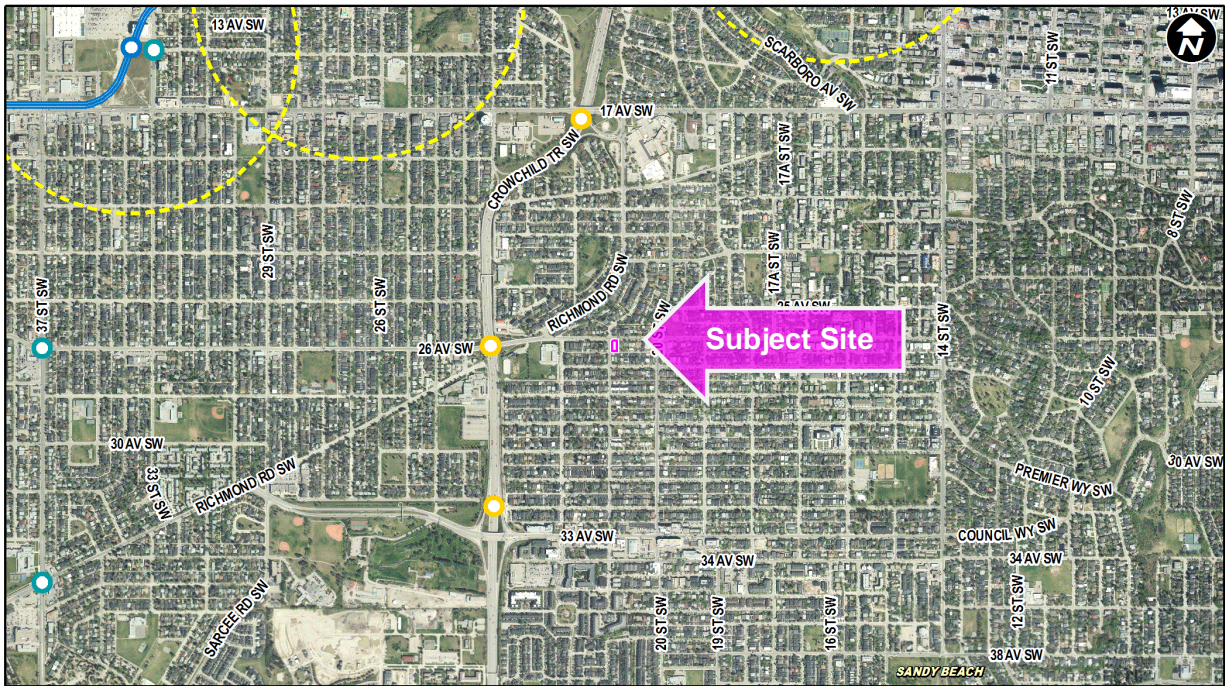
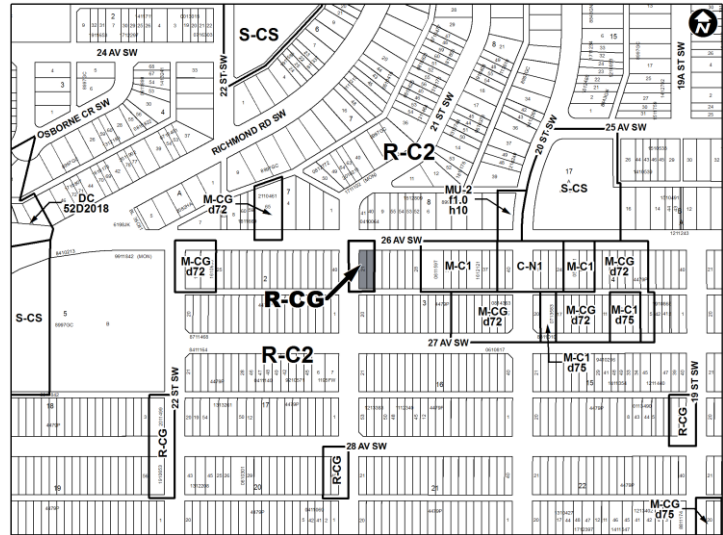
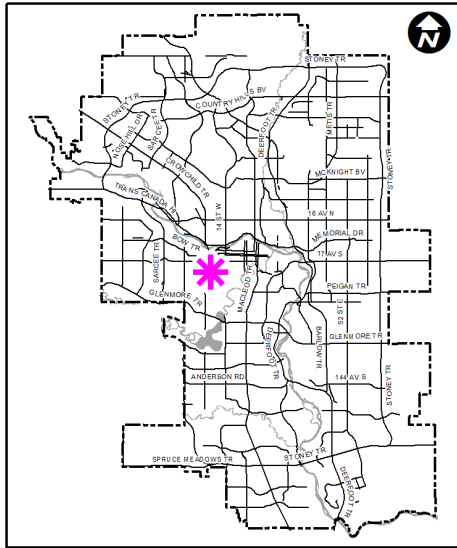
As identified below, the community of Richmond reached its peak population in 1968, and the population has since decreased.

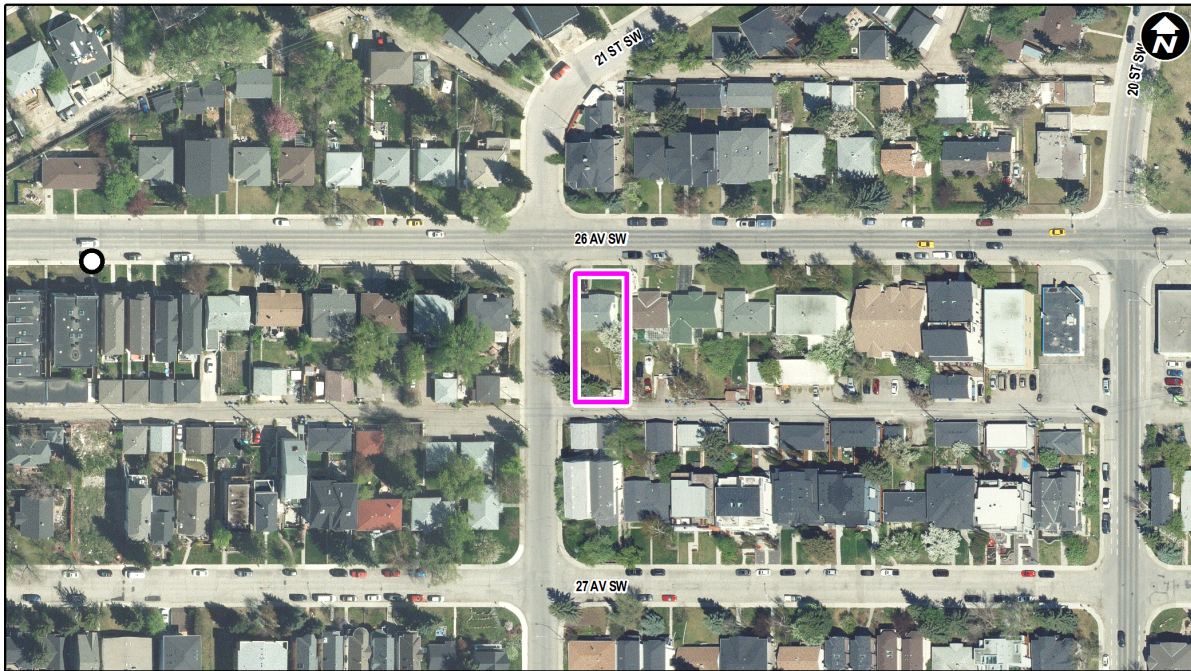
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.3%

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-C2 District is primarily for single detached, semi-detached, and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject land.

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 do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The intended development will consist of a Rowhouse Building with four units. 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 street frontages; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. The subject site is a corner lot with lane access. Pedestrian access to the site is available from existing sidewalks along 26 Avenue SW and 21 Street SW. Street parking is available on 26 Avenue SW and 21 Street SW. The site is serviced by Calgary Transit with bus stop located approximately 140 metres away, servicing Route 6, and offer service to downtown core.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing will be considered and reviewed as part of the development permit.

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, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

The subject site falls within the Inner City Developed area typology on the Urban Structure Map within the [Municipal Development Plan](#) (MDP). Policies under section 3.5.2 of the Developed Inner City area support:

- moderate residential intensification in the form and nature that respects the scale and character of the neighbourhood; and
- a parcel-by-parcel redevelopment approach whereby the development will be compatible and consistent within the existing built environment; and buildings that maximize front door access to the street and principal public areas to encourage pedestrian activity.

The proposal for the R-CG District is in conformance with the MDP.

Climate Resilience Strategy (2018)

The application 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 will be explored and encouraged at subsequent development approval stages.

Richmond Area Redevelopment Plan (Statutory - 1986)

Map 2: Land Use Policy of the [Richmond ARP](#) indicates that the parcels are located within Conservation and Infill land use category. The Conservation and Infill area is intended to support infill development in the form of single and semi-detached dwellings. To accommodate the proposed R-CG District a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential (Attachment 2). This category is intended to improve existing neighbourhood residential quality and character, while providing for low profile family-oriented redevelopment.