

**POLICY AMENDMENT AND LAND USE AMENDMENT
RICHMOND (WARD 8)
RICHMOND ROAD SW AND 20 AVENUE SW
BYLAWS 10P2015 AND 34D2015**

MAP 8C

EXECUTIVE SUMMARY

This land use redesignation proposes an increase in density from Residential - Contextual One/ Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a multi-residential development.

A mapping amendment to the Richmond Area Redevelopment Plan is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 January 29

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 10P2015 and 34D2015; and

1. **ADOPT** the proposed amendments to the Richmond Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 10P2015.
3. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 2104 Richmond Road SW (Plan 8997GC, Block 11, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 34D2015.

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REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

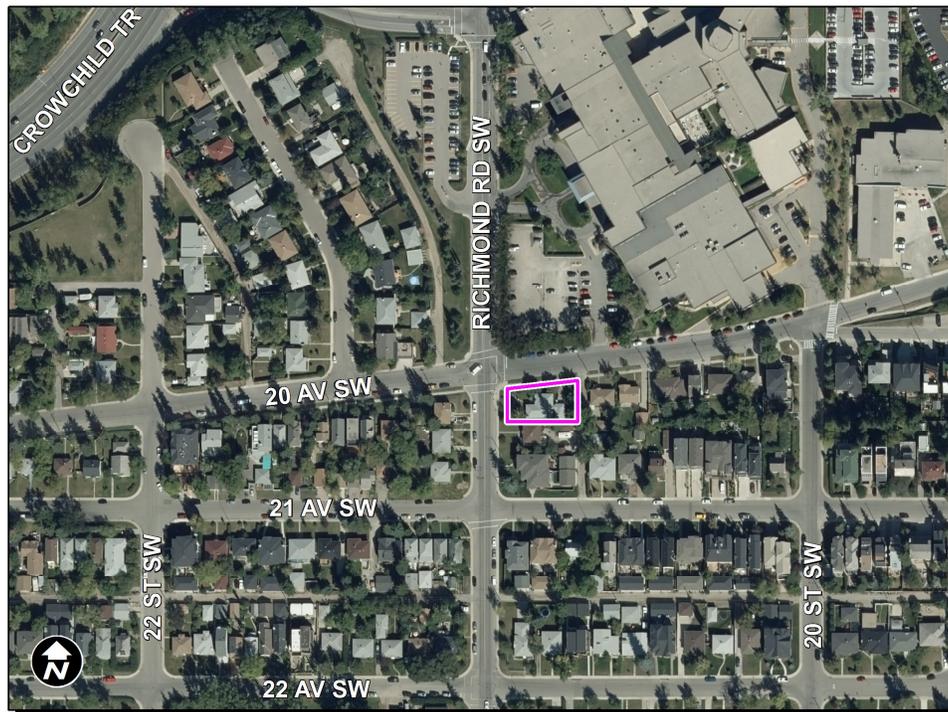
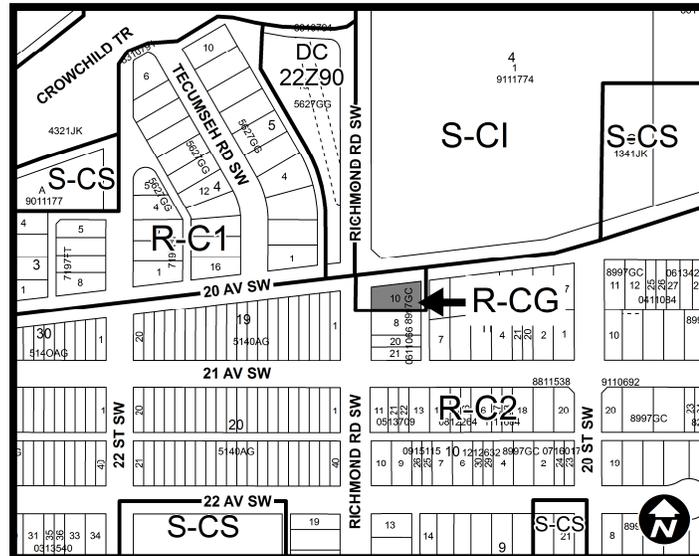
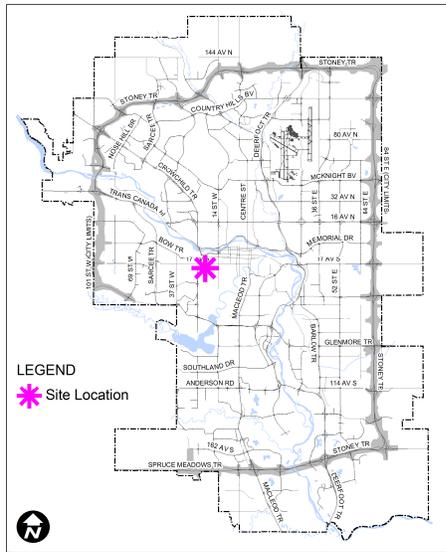
ATTACHMENTS

1. Proposed Bylaw 10P2015
2. Proposed Bylaw 34D2015
3. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (APPENDIX III).

Moved by: M. Wade **Carried: 8 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 2104 Richmond Road SW (Plan 8997GC, Block 11, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: R. Wright **Carried: 8 – 0**

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Applicant:

Sarina Developments

Landowner:

Rong Fan
 Song Song Li

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Richmond, at the south west corner of 20 Avenue SW and Richmond Road SW. Surrounding development consists of low density residential dwellings, with the Richmond Road Diagnostic and Treatment Centre to the north. The subject site benefits from rear lane access off of 20 Avenue SW.

LAND USE DISTRICTS

The proposed R-CG District allows for up to 5 units on the parcel. The M-CG district is intended to accommodate multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified as Developed Residential Area - Inner City on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the Richmond Area Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.
Richmond Area Redevelopment Plan (1986 – statutory)

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The subject site is located in the Conservation/Infill Residential Area as identified on Map 2 of the Richmond Area Redevelopment Plan (ARP). The Conservation and Infill Area policy of the ARP is intended to allow for protection and rehabilitation of existing dwellings, while encouraging infill development that is compatible in character and scale with existing dwellings. This policy provides for the form and density allowed under existing R-1 and R-2 districts.

The Richmond ARP supports compatible infill development. In order to bring the proposal into alignment with the Richmond ARP due to the density proposed on these parcels it is necessary to make an amendment to Map 2 of the ARP to change the allocation of the parcels from Conservation Infill to Low Density Residential. This amendment would allow for multi residential development in addition to single, duplex and semi detached dwellings that are already allowed in certain locations by the ARP.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

Sidewalks are available in the area and provide pedestrian connections to 20 Avenue SW and Richmond Road SW. The Richmond Road corridor is served by Calgary Transit, with a bus stop immediately north of the site. Vehicular access is available from the rear lane. Vehicular access design and its location will be reviewed and determined at the development permit stage.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required

ENVIRONMENTAL SUSTAINABILITY

An analysis of site specific measures that would contribute toward an environmentally friendly development will be conducted at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association has no objection to the proposal (APPENDIX II).

Citizen Comments

Two letters objections from the public were received with respect to the following issues:

- Perceived existing parking congestion.
- Efficiency of lane access (unpaved and narrow).
- Traffic level on Richmond Road during peak hours.
- Contextual: not suitable for location and size of lot.

Public Meetings

No public meetings were held

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APPENDIX I

APPLICANT'S SUBMISSION

We would like to redesignate the property at 2104 Richmond Rd NW from R-C2 to R-CG and intend to develop a row-style 5-unit townhome project.

This subject parcel is located within 400m of multiple transit stops along Crowchild Trail and 17th Avenue, and is on a collector (Richmond Road adjacent to the connector to Crowchild Trail). It is across 20th Avenue from the Richmond Road Diagnostic & Treatment Centre (a commercial centre for employment and service), is adjacent to the 17th Avenue neighborhood Corridor, and forms part of the network of collectors to the 33 Ave SW Neighborhood Corridors. It also has direct lane access from which the proposed development will provide parking entry & exit.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

November 6, 2014

Ms. Dutton

We understand that you are the File Manager for the captioned application to change the land use designation of the 2104 Richmond Road SW parcel (the "Subject Parcel") from R-C2 Residential - Contextual One/Two Dwelling to M-CGd72 Multi-Residential - Contextual Grade-Oriented to allow for a contemplated row-style 5-unit townhouse project to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association (the "Association") has reviewed the Application and advises that it has no objection to the Application.

The Association is concerned that the R-C2 land use designation which currently applies to the Subject Parcel, as well as to the vast majority of parcels in Richmond/Knob Hill, and the current trend to redevelop those parcels into narrow parcel 2- and 3-storey single and semi-detached dwellings, has the potential to turn Richmond/Knob Hill into a mono-culture community with few housing options for renters, first-time home buyers, young families or seniors. The Association feels that the Subject Parcel, being located along a busy collector road and across the street from the Richmond Diagnostic Centre, would be an appropriate location for a higher-density form of development than would be possible under the current R-C2 land use designation.

Thank you.

Doug Roberts
Chair, Development Committee
Richmond/Knob Hill Community Association
403-252-8924
development@richmondknobhill.ca

January 7, 2015

Hi Ms. Dutton

Thank you for the update regarding the captioned LOC application.

The Richmond/Knob Hill Community Association (RKHCA) completed a detailed review of, and provided extensive comments on, the draft rules for the new R-CG land use district, and is therefore quite familiar with those rules. The RKHCA has no concerns regarding the Applicant's revised request to redesignate the captioned parcel to R-CG instead of to M-CGd72. Please feel free to proceed with taking the LOC application forward to the Calgary Planning Commission.

J. Dutton

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APPENDIX III

PROPOSED AMENDMENT TO THE RICHMOND AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and insert the revised Map 2 entitled “Land Use Policy” as follows;

Map 2
 Land Use Policy

- Legend**
- Study Area Boundary
 - Conservation/ Infill
 - Low Density Residential
 - Medium Density Residential
 - High Density
 - Open Space
 - Institutional
 - General Commercial
 - Local Commercial
 - Restricted Local Commercial
 - Pedestrian Bridge
 - Transition Policy Applies

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 Metres

