

**POLICY AMENDMENT AND LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND 22 STREET SW
BYLAW 4P2015 AND 12D2015**

MAP8C

EXECUTIVE SUMMARY

This land use amendment application seeks to allow for an increase in density and building height on two single titled residential parcels located in the Community of Richmond. The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd72) District will allow for grade oriented, multi-residential development, with up to 8 units and 12 metres in height.

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

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 November 20

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 4P2015 and 12D2015; 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 4P2015.
3. **ADOPT** the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 2235 and 2239 – 26 Avenue SW (Plan 4479P, Block 2, Lots 21 to 24) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 12D2015.

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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.

On 2014 March 31, Council adopted "Location Criteria for Multi-Residential Infill" to assist with the evaluation of land use amendment applications and associated amendments to local area plans. The location criteria (APPENDIX IV) was designed for land use amendment proposals such as this one.

While Administration is to apply the criteria when evaluating similar land use amendment proposals, Administration has been directed to report back to Council on the effectiveness of this new planning tool after one year of using it.

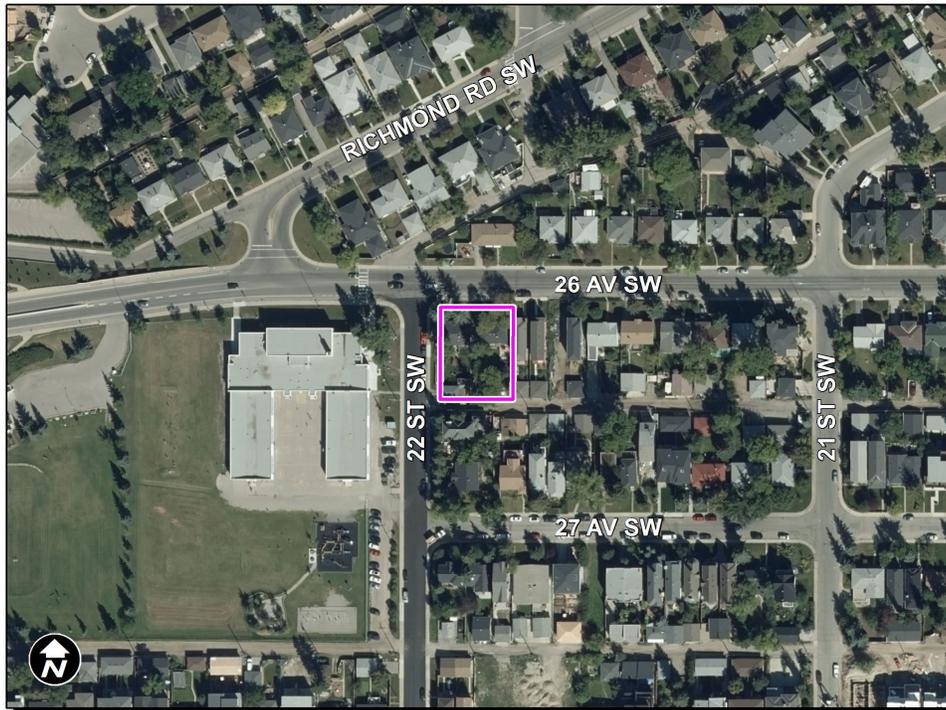
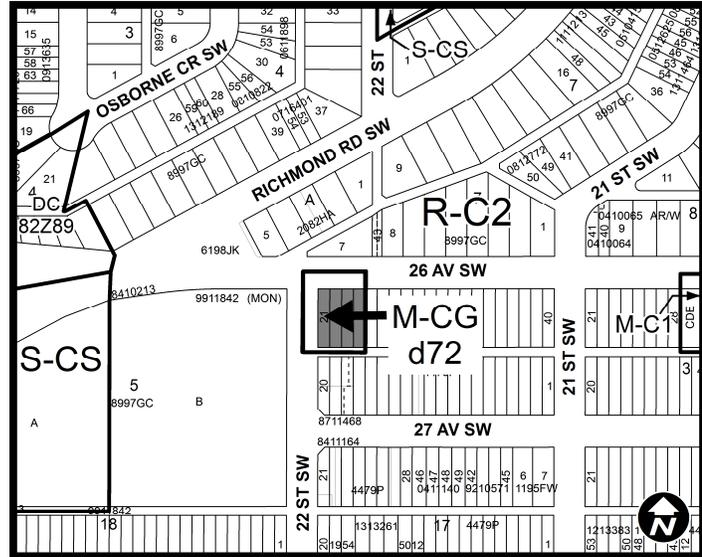
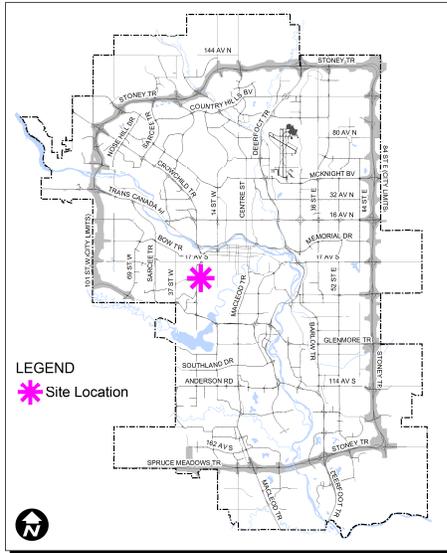
ATTACHMENT

1. Proposed Bylaw 4P2015
2. Proposed Bylaw 12D2015

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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: R. Honsberger **Carried: 9 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 2235 and 2239 – 26 Avenue SW (Plan 4479P, Block 2, Lots 21 to 24) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

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Applicant:

Sarina Developments

Landowner:

David Sells
 Diana Sells

| Planning Evaluation Content | *Issue | Page |
|---|---------------|-------------|
| Density <i>Is a density increase being proposed.</i> | Yes | 6 |
| Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i> | No | 6 |
| Legislation and Policy <i>Does the application comply with policy direction and legislation.</i> | Yes | 6 |
| Transportation Networks <i>Do different or specific mobility considerations impact this site</i> | No | 8 |
| 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 | 8 |
| Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i> | No | 8 |
| Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i> | No | 8 |
| Public Engagement <i>Were major comments received from the circulation</i> | Yes | 8 |

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located in the Community of Richmond, at the corner of 26 Avenue SW and 22 Street SW. Surrounding development consists of low density residential dwellings, with the Richmond Elementary School to the west. The subject site benefits from rear lane access off of 22 Street SW.

LAND USE DISTRICTS

The proposed M-CGd72 District allows for up to 8 units across both parcels, with a maximum building height of 12 metres. 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.

| | Maximum Building Height | Maximum Number of Dwelling Units |
|----------------------------------|-------------------------|---|
| Existing R-C2 District | 10 metres | 2 (on each parcel) |
| Proposed MCG d72 District | 12 metres | 4 on each parcel (8 across both parcels) |

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.

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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)

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.

Location Criteria for Multi Residential Infill (2014 – non-statutory)

Some existing ARP's do not provide the same level of flexibility as the MDP in relation to redevelopment and moderate intensification of established neighbourhoods. Also the MDP policies are primarily intended to provide a general rather than a site specific direction.

As a result, Council adopted 'Location Criteria for Multi-Residential Infill' (APPENDIX IV) to provide a more specific tool for the review of land use amendment applications and associated amendments to local area plans seeking to allow for multi-residential developments in low density residential areas.

The following statements can be made about the subject site relative to the location criteria (guidelines):

- One of the parcels is on a corner;
- Both parcels are within 400 metres of a transit stop;
- The site is in close proximity to an existing community amenity (with Richmond Elementary School to the west and Richmond Community Hall further west);
- Both parcels have direct lane access.
- Both parcels are located a collector road (26 Avenue SW)

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The following locational criteria were not met:

- Within 600 metres of primary transit stop or station
- Adjacent to existing or planned non-residential development or multi-dwelling development
- Along or in close proximity to an existing or planned corridor (MDP)

Administration finds that the proposed land use satisfies a majority of the locational criteria for multi-residential infill housing.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

Sidewalks are available in the area and provide pedestrian connections to 26 Avenue SW and 22 Street SW. The 26 Avenue corridor is served by Calgary Transit, with a bus stop immediately opposite 2239 - 26 Avenue SW. 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

Citizen comments and inquiries were provided, requesting additional clarification on the proposed land use. No specific objections or letters of support were filed.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

We are proposing to redesignate these parcels from R-C2 to M-CGd72 with the intention of developing two fourplexes. Each is a 50' x 125' lot, with an area of 0.058 ha, which would provide for a density of 4 with a d72 modifier.

This redesignation meets the criteria of the multi-Residential Infill Guideline. 2239 is a corner parcel, both are within 400m of transit stops (including one directly in front of the parcels), are on a collector, are adjacent to existing non-residential development which includes a school, community centre, and greenspace, and have direct lane access.

Sarina Homes has consulted with the Land Use and Planning authority through an informal pre-application discussion, and with the Richmond Knob Hill Community Association.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

Mr. Galoska

We understand that you are the File Manager for the captioned application to change the land use designation of the 2235 and 2239 26 Avenue SW parcels (the "Subject Parcels") from R-C2 Residential - Contextual One/Two Dwelling to M-CG Multi-Residential - Contextual Grade-Oriented to allow for a contemplated pair of 2-storey 4-plexes 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 Parcels, 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 comprised almost exclusively of middle class DINKs and empty nesters, with few if any housing options for renters, first-time home buyers, young families or seniors. The Association feels that the Subject Parcels, being located on along a reasonably busy collector road, 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

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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
 -  Restricted Local Commercial
 -  Pedestrian Bridge
 -  Transition Policy Applies

0 200 400
 Metres



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APPENDIX IV

PUD2014-0156
ATTACHMENT

Proposed Location Criteria for Multi-Residential Infill

In order to assist in the evaluation of land use amendment applications and associated local area plan amendments, the following criteria shall be applied and reported on in Administration reports to Calgary Planning Commission. These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site is considered for multi-residential infill development (all other things being considered equal). The following table represents a proposed checklist for preferred conditions to support land use amendments in low density residential areas. It is to be used in the review and evaluation of land use amendment applications for the following districts or direct control districts based on the following districts:

Multi-residential – Contextual Grade-Oriented (M-CG) District
Multi-residential – Contextual Low Profile (M-C1) District
Multi-residential - Contextual Medium Profile (M-C2) District

| Subject Site | Comments |
|--|--|
| On a corner parcel. | Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment. |
| Within 400m of a transit stop. | Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community. |
| Within 600m of an existing or planned Primary Transit stop or station. | Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community. |
| On a collector or higher standard roadway on at least one frontage. | Minimizes traffic on local streets. |
| Adjacent to existing or planned non-residential development or multi-dwelling development. | Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings. |
| Adjacent to or across from existing or planned open space or park or community amenity. | Creates an appropriate transition between low density and other land uses. |
| Along or in close proximity to an existing or planned corridor or activity centre. | Creates an appropriate transition between low density and other land uses. |
| Direct lane access. | Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks. |