

**Policy and Land Use Amendment in Richmond (Ward 8) at 2208 – 26 Avenue SW
 and 2645 – 21 Street SW, LOC2023-0142**

RECOMMENDATION:

That 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 \pm (0.27 acres \pm) located at 2208 – 26 Avenue SW and 2645 – 21 Street SW (Plan 8997GC, Block 7, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Richmond Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application in the southwest community of Richmond was submitted by Horizon Land Surveys on behalf of the landowner, Stephen Mark Petrovich, on 2023 May 25. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant intends to eventually build a rowhouse building in the future. The approximately 0.11 hectare (0.27 acre) site is at the northwest corner of 21 Street SW and 26 Avenue SW.

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

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PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess the which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant conducted a postcard mail drop to neighbours within a 90 metre radius of the site and conducted one-on-one discussions as postcards were delivered. The Applicant Outreach Summary is found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of opposition from the public. These letters of opposition expressed the following areas of concern:

- loss of privacy;
- increased density and lot coverage;
- increased building height and shadowing impacts to neighbouring dwellings;
- increased traffic, loss of available on-street parking and available on-site parking;
- noise impacts; and
- servicing constraints and impact on existing infrastructure.

No comments from the Richmond Knob Hill Community Association were received. Administration contacted the Community Association to follow up on 2023 July 7 and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, parking and impacts of privacy and shadowing to adjacent development will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out 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 application accommodates more housing choices. The moderate increase in housing density would result in more efficient use of infrastructure and offer a variety of dwelling types to accommodate the housing needs of different age groups, lifestyle and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

A moderate increase in housing density in this location represents more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform