

Background and Planning Evaluation

Background and Site Context

The subject site is comprised of two contiguous parcels located in the southwest community of Richmond, at the northwest corner of 26 Avenue SW and 21 Street SW. The total site area is approximately 0.11 hectares (0.27 acres) and approximately 29 metres wide by 46 metres long. The eastern parcel is developed with a single detached dwelling with an attached garage accessed from 21 Street SW. The western parcel is developed with a single detached dwelling with a detached garage accessed from the rear lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings. Directly southeast is a four-unit rowhouse located on a parcel designated Residential – Grade-Oriented Infill (R-CG) District. The site is located within 200 metres (a three minute walk) from the Richmond School (Grades K-6), 550 meters (a 9 minute walk) from North Point School (Grades K-7) and 200 metres (a three minute walk) from the 20 Street SW playground.

Community Peak Population Table

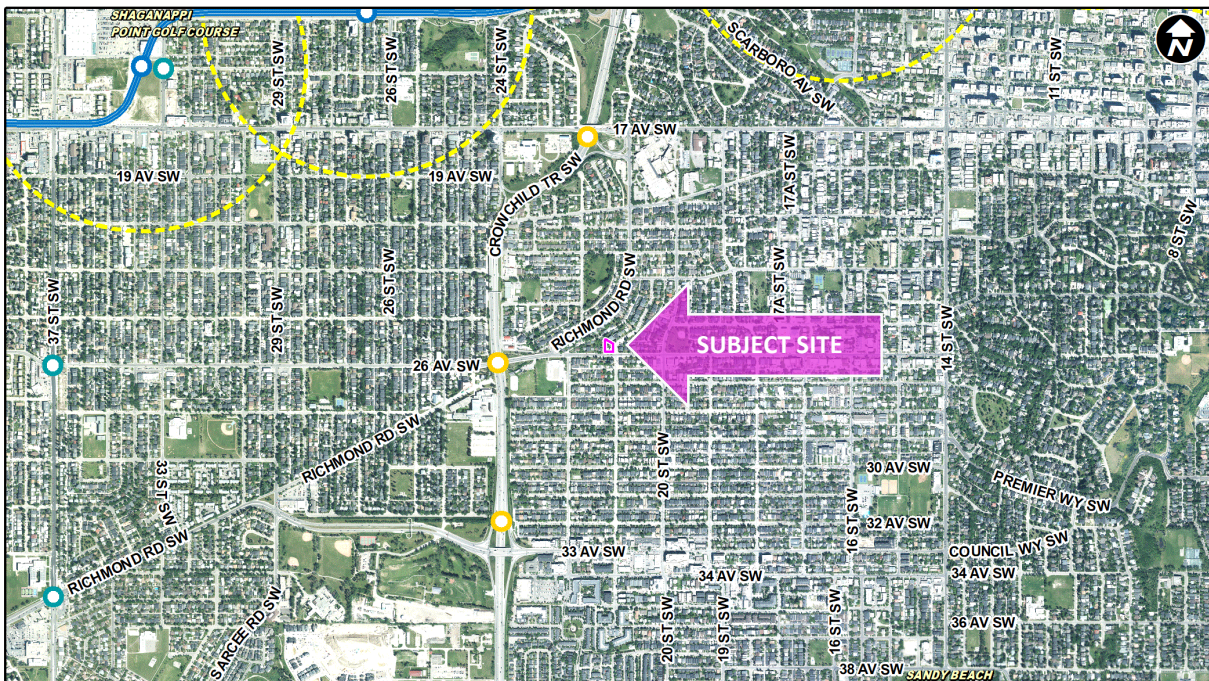
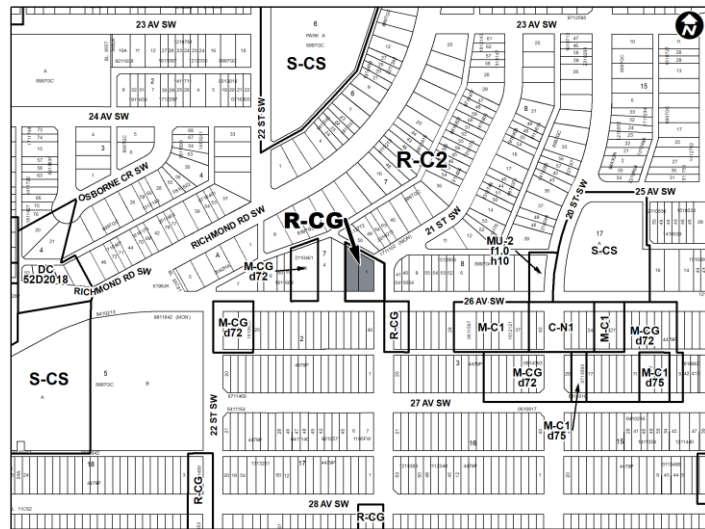
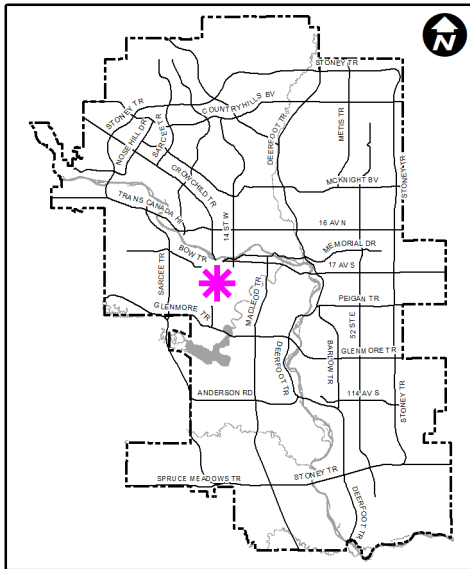
As identified below, the community of Richmond reached its peak population in 1968.

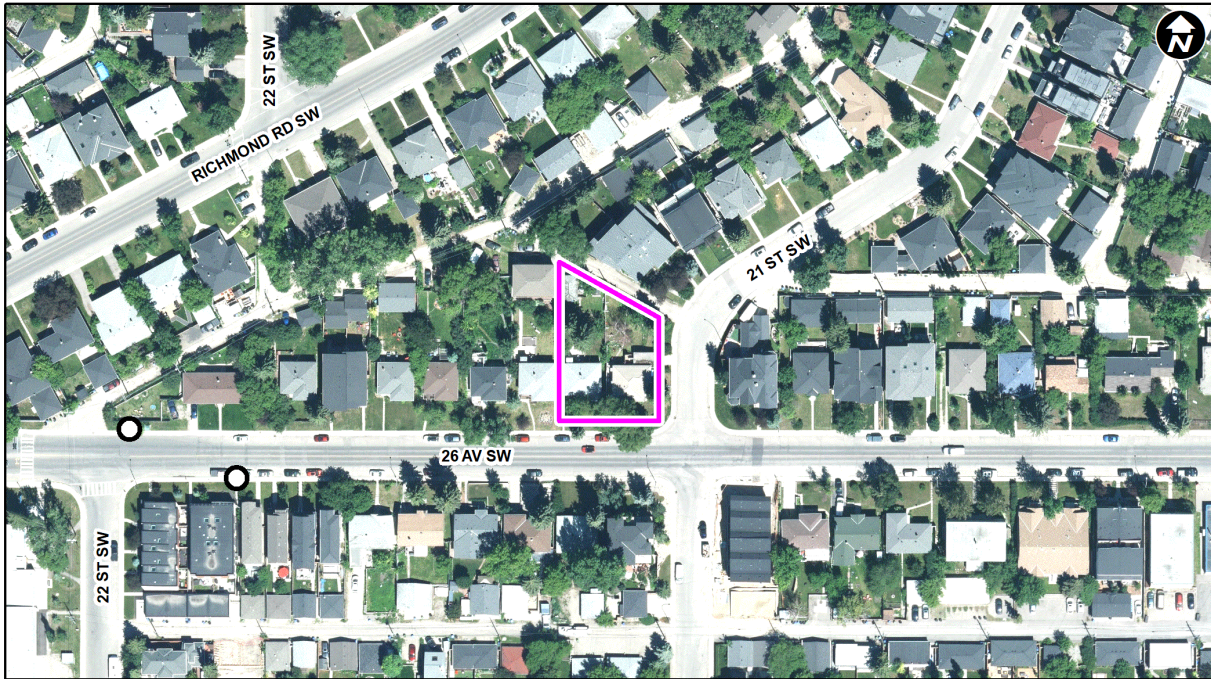
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.3%

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, duplex dwellings and secondary suites. The R-C2 District allows for a maximum height of 10 meters and a maximum density of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to eight dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards housing density. The parcel would require 0.5 parking stalls for each dwelling unit and secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. 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 26 Avenue SW and 21 Street SW;
- building massing and relationship with adjacent residential parcels to the west;
- access and parking provisions; and
- mitigating shadowing, overlooking and privacy concerns of adjacent development.

Transportation

Pedestrian access to the site is available from sidewalks along 26 Avenue SW and 21 Street SW, designated respectively as collector and residential streets. The site is adjacent to on-street bikeways on 26 Avenue SW and 20 Street SW. The 5A (Always Availability for All Ages and Abilities) network recommends future connections for on-street bikeways on Richmond Road SW.

The subject site is well served by Calgary Transit and is within 140 metres (a two minute walk) from bus stops serving eastbound and westbound Route 6 (Killarney/26 Avenue).

Direct vehicular access to the proposed development is anticipated from the lane. The existing curb cut on 21 Street SW is anticipated to be closed and rehabilitated at the time of redevelopment. There is currently unrestricted on street parking within the immediate area.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within the public road right-of-way). Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification within inner city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Richmond Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified in Map 2: Land Use Policy of the [Richmond Area Redevelopment Plan](#) (ARP). The Conservation and Infill policy is for “Residential Single-Detached (R-1) and Residential Low Density (R-2)” (2P80 Districts) with development guidelines, intended to promote improving existing neighbourhood quality and character while permitting low-profile infill development that is compatible with the surrounding area.

While the ARP generally supports the land use proposed in this application, Map 2: Land Use Policy currently identifies this site as “Conservation/Infill”. This land use category does not allow for the built form associated with the R-CG District. An amendment to Map 2: Land Use Policy of the ARP is proposed to accommodate the land use redesignation (Attachment 2). This amendment would redesignate the site to “Low Density Residential”, which is appropriate for a variety of housing types such as single and two-family dwellings and multi-family development that has a maximum density of 75 units per hectare.

This ARP was implemented prior to the adoption of the MDP in 2009, which encourages modest intensification of inner-city communities with which this proposal is well-aligned. The ARP was also created prior to the creation of the R-CG District, which was designed to achieve the intention of the MDP policy for contextually sensitive redevelopment. This application fulfills the general policies of the ARP, encouraging compatible infill development.

West Elbow Local Area Planning Project (Area 2/3)

Area 2/3 (West Elbow Communities) which includes Richmond (east of Crowchild Trail) and surrounding communities is currently planned to launch in fall 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.