

**Policy and Land Use Amendment in Richmond (Ward 8) at 2103 – 30 Avenue SW,
 LOC2022-0173**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2103 – 30 Avenue SW (Plan 4479P, Block 39, Lots 39 and 40) 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* is required to accommodate the proposal.
- A development permit for a three-unit rowhouse building has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Richmond was submitted by Lasting Legacies on behalf of the landowner, Wayne Leong, on 2022 September 19. The approximately 0.06 hectare (0.14 acre) site is a corner parcel located at the southwest corner of 30 Avenue SW and 20 Street SW.

As noted in the Applicant Submission (Attachment 3), the application proposes to change the land use from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to accommodate a rowhouse building. A development permit (DP2022-06635) for a three-unit rowhouse building was submitted on 2022 September 19 and is under review.

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

ENGAGEMENT AND COMMUNICATION

- 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 which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Richmond Knob Hill Community Association, the Ward 8 Councillor's office and neighbouring property owners. The Applicant Outreach Summary can be 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 support and five letters of opposition from the community. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased density;
- rowhouses do not fit the character of the community;
- insufficient space for waste bins;
- disruptions during construction;
- road repair post-construction; and
- safety risks for pedestrians and cyclists.

No comments from the Richmond Knob Hill Community Association were received. Administration contacted the Community Association to follow up on 2023 August 10 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, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed 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 land use district would allow for additional housing types that may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the development permit currently under review which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs D4.1: Develop and implement a city-wide strategy to accelerate the installation of solar photovoltaic (PV) panels and F3.1: Require that all new residential buildings be built to an electric vehicle (EV)-ready standard).

Economic

The ability to moderately increase density in this location would allow for 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