

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Richmond, at the southwest corner of 30 Avenue SW and 20 Street SW. The site is approximately 0.06 hectares in size (0.14 acres) and is approximately 15 metres wide by 38 metres long. The parcel is developed with a single detached dwelling and a garage accessed from rear lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. Parcels to the southeast across 20 Street SW are designated as Residential – Grade-Oriented Infill (R-CG) District. The site is located within approximately 700 metres (an eight-minute walk) from the Richmond School (Grades K-6) and within 500 metres (a five-minute walk) from the 20 Street playground.

Community Peak Population Table

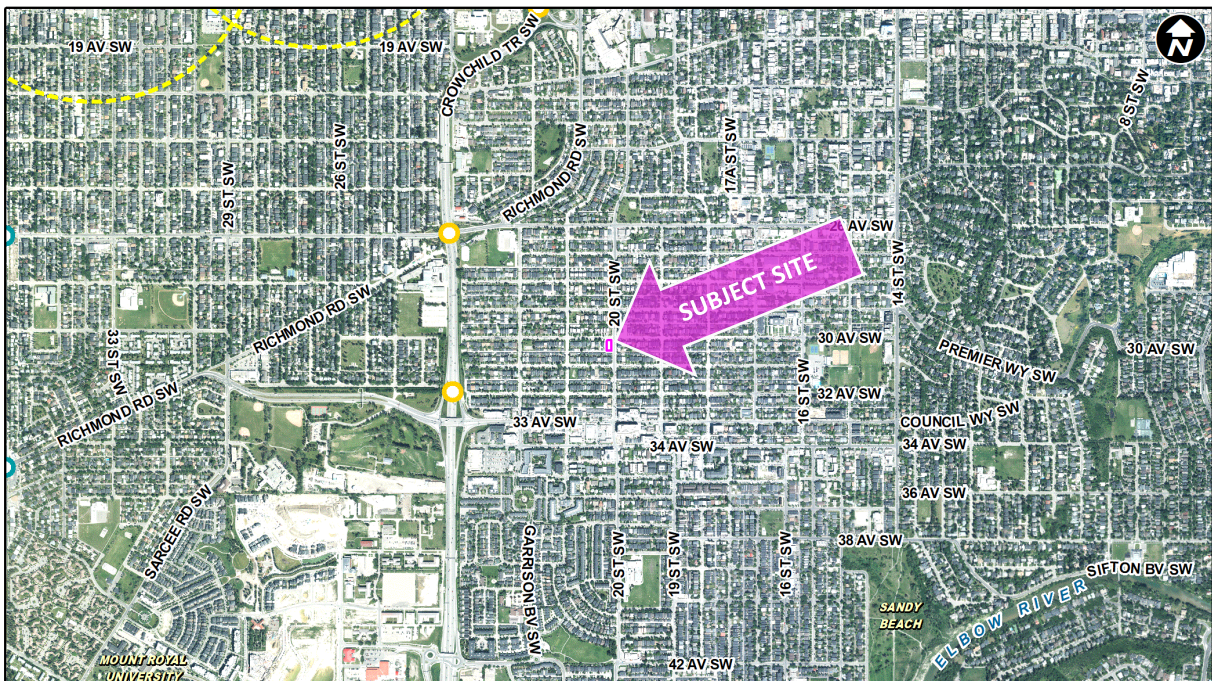
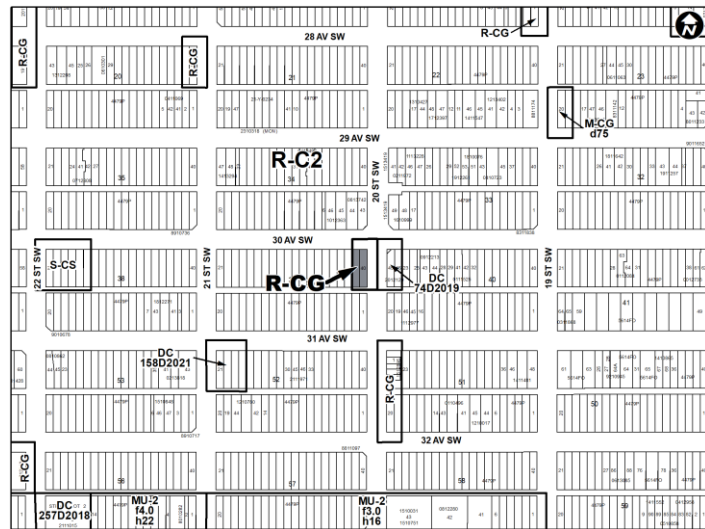
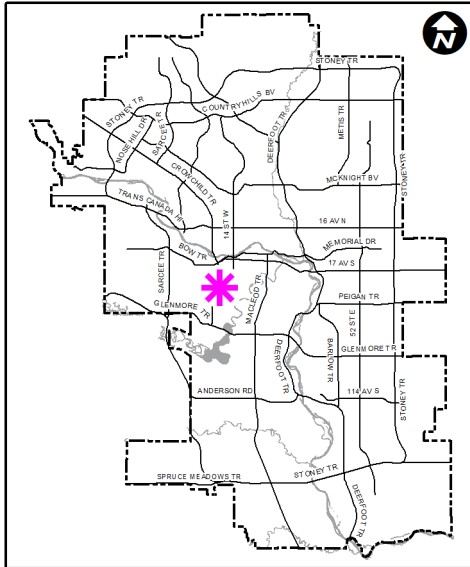
As identified below, the community of Richmond reached its peak population in 1968.

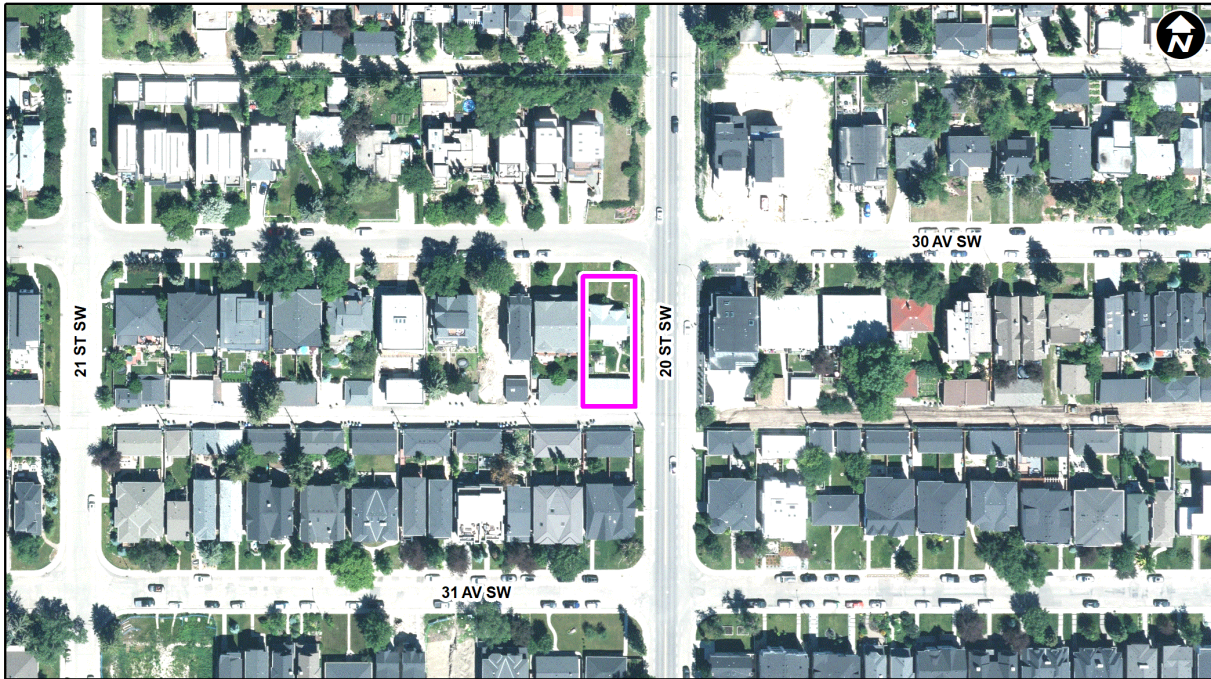
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.3%

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 rowhouses. 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 four 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 allowable 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 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 30 Avenue SW and 20 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 subject site is available from sidewalks along 30 Avenue SW and 20 Street SW, while vehicular access to the subject site is from the existing rear lane.

The site is within close proximity to transit service, being approximately 350 metres (a five-minute walk) from the southbound transit stop route #7 on 20 Street SW, approximately 450 metres (a six-minute walk) from the westbound transit stop routes #7 and #22 on 33 Avenue SW, and 750 metres (a nine-minute walk) from the northbound Max Yellow BRT station (Marda Loop) on Crowchild Trail SW.

The parcel is adjacent to the 5A network (Always Available for All Ages and Abilities) with on-street bike lanes on both sides of 20 Street SW. The parcel is currently within on-street parking restrictions along 20 Street SW, but there are no parking restrictions along 30 Avenue SW.

Environmental Site Considerations

There are no known environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and sanitary (deep) utilities exist adjacent to the site within public road rights-of-way. Storm is not available for connection. 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 policy amendment and land use 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)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measures as part of the associated development permit application that is under review:

- providing three electric vehicle charging stations as part of a future development permit application. This supports Program F3.1: Require that all new residential buildings be built to an electric vehicle (EV)-ready standard of the Climate strategy; and
- dwelling unit(s) will be 'solar ready' rough-in to accommodate solar photovoltaic (PV) panels for electricity generation. This supports Program D4.1: Develop and implement a city-wide strategy to accelerate the installation of solar PV of the Climate Strategy.

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/Infill area is intended to support infill development in the form of single and semi-detached dwellings. This land use category does not allow for the built form associated with the R-CG District. To accommodate the proposed R-CG District, a minor amendment to Map 2 (Attachment 2) is required to change the land use category of the subject 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.

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

Area 2/3 (West Elbow Communities) which includes Richmond 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.