

Land Use Amendment in Richmond (Ward 8) at 3211 – 25 Street SW, LOC2024-0035

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 3211 – 25 Street SW (Plan 8598GF, Block 3, Lots 15 and a portion of Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:

That Council give three readings to **Proposed Bylaw 192D2024** for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 3211 – 25 Street SW (Plan 8598GF, Block 3, Lots 15 and a portion of Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to support the subdivision of the site to allow for two single detached dwellings.
- 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) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District would allow for additional dwelling units in the community in a contextually sensitive way and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C1N District will allow for more housing options that may accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southwest community of Richmond, was submitted by JADAN on behalf of the landowner, Anne Elliott, on 2024 February 07. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to subdivide the parcel to build two single detached dwellings.

The parcel is located midblock on 25 Street SW between 30 Avenue SW and 32 Avenue SW. The parcel is approximately 0.09 hectares (0.21 acres) in size and currently has a single detached dwelling and garage that is accessed from the rear lane.

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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 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 delivered a letter to neighbours within a 250 metre radius to inform them of the proposal and provided contact information for anyone with questions. The Applicant Outreach Summary can be found in Attachment 3.

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 18 letters of opposition and six letters of support from the public. The letters of opposition included the following areas of concern:

- restrictive covenant registered to the subject site that restricts building height and more than one single dwelling on a lot;
- conformity and context within the community;
- setting a precedent for creating narrow lots to accommodate infill development;
- impact on land value, quality of life and shadowing on adjacent properties; and
- increased traffic and parking issues.

The letters of support included the following comments:

- provides respectful densification;
- keeps with the neighbourhood character and context of single detached dwellings; and
- new construction is an improvement to the neighbourhood.

The Richmond Knob Hill Community Association provided a letter in opposition on 2024 February 22 (Attachment 4) identifying the following concerns:

- not supportive of spot zoning; and
- a restrictive covenant registered to the subject site that restricts subdivision, building height and more than one single dwelling on a lot.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-C1N District provides a modest increase that is compatible with the surrounding community and aligns with the policies of the LAP. 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.

IMPLICATIONS

Social

The proposed land use district allows for a modest increase to the site which may better accommodate the housing needs of different age groups, lifestyles and demographics which contribute to the vitality and spirit of the neighbourhood.

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

The proposed land use would allow for a more efficient use of land, existing infrastructure and services and provide more compact housing in the community.

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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 192D2024**
6. **CPC Member Comments**
7. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 23**

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CPC2024-0600
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform