

Background and Planning Evaluation

Background and Site Context

The subject site is located in a southwest community of Richmond on the west side of 25 Street SW between 30 Avenue SW and 32 Avenue SW. The mid-block parcel is approximately 0.09 hectares (0.22 acres) in size and is approximately 23 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling and a garage accessed by a rear lane located west of the site.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District. The surrounding properties are also designated R-C1 District, built with one- or two-storey single detached homes. A parcel designed Special Purpose – School, Park and Community Reserve (S-SPR) District, with a park and playground on site, is located 300 metres (a five-minute walk) to the west on 25A Street SW and the former Viscount Bennett School site is located 94 metres (a two-minute walk) to the north along 30 Avenue SW.

The subject site is located near the MAX Yellow (Woodpark/City Centre) bus stop, 550 metres (a nine-minute walk) on the northwest corner of Crowchild Trail SW and 33 Avenue SW. The subject site is 450 metres (an eight-minute walk) from Richmond Green Park and 650 metres (an 11-minute walk) to commercial uses along Richmond Road SW and 33 Avenue SW.

Community Peak Population Table

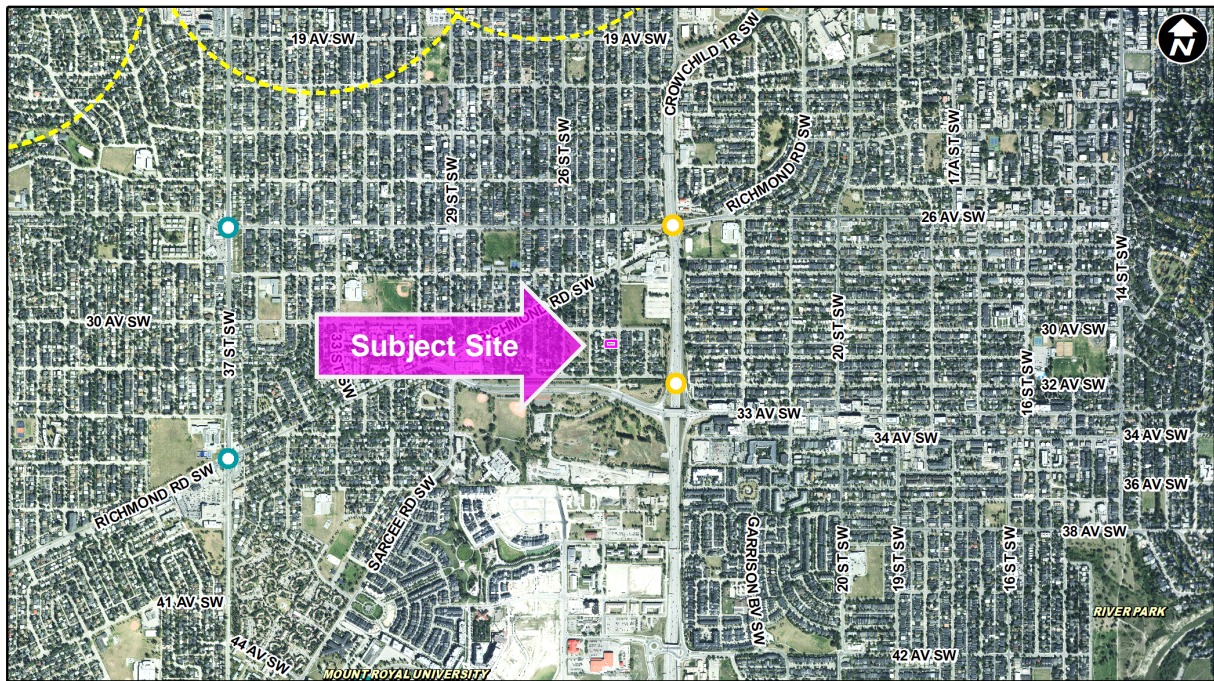
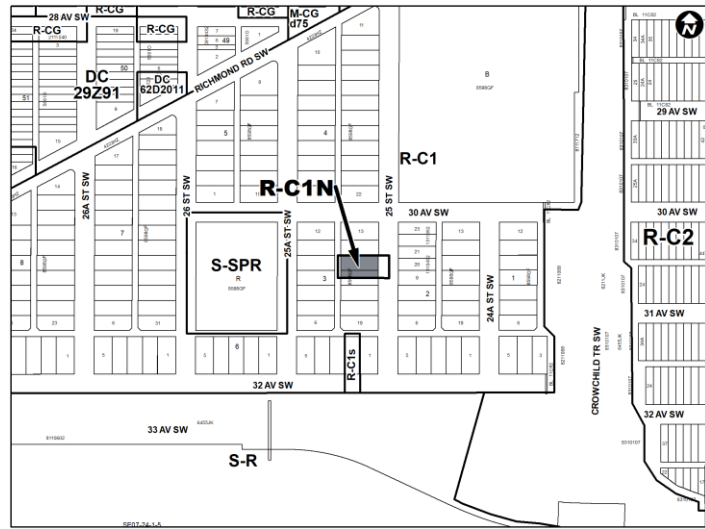
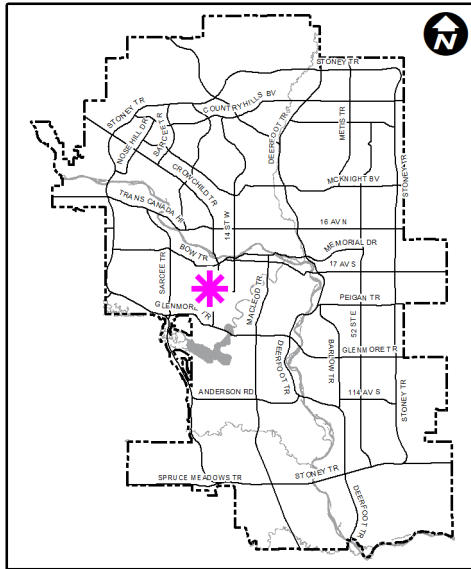
As identified below, the community of Richmond reached its peak population in 1968.

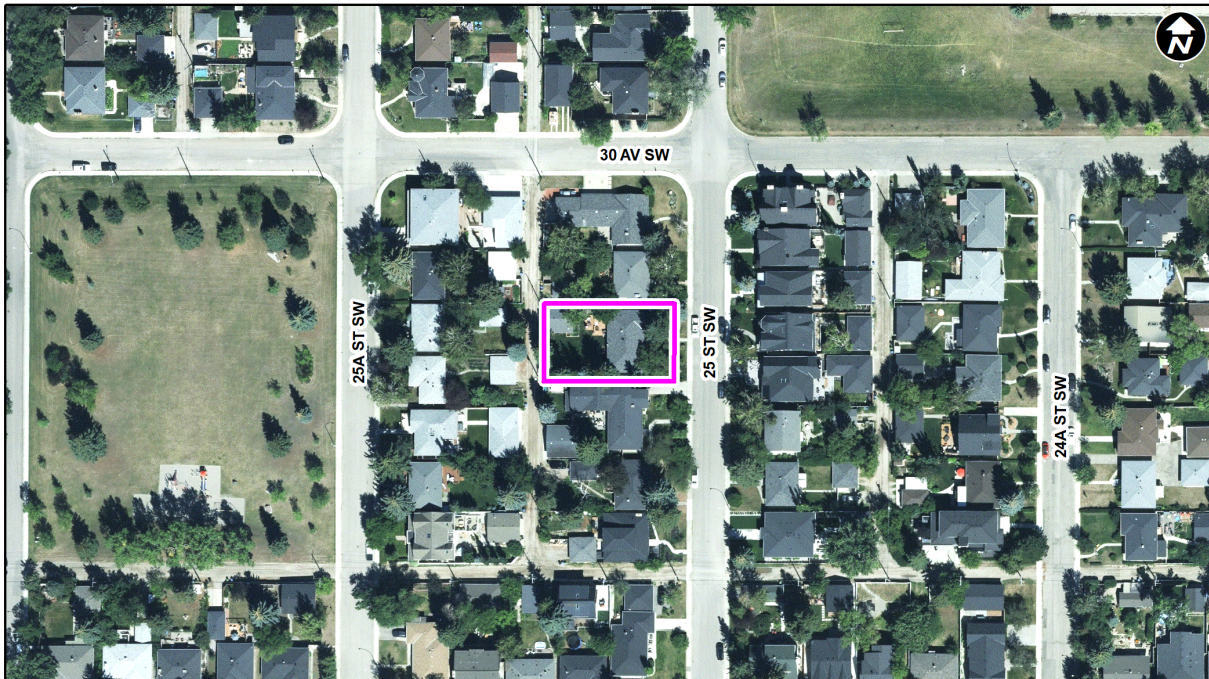
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	- 118
Difference in Population (Percent)	- 2.3%

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-C1 District accommodates existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the Developed Area. This district allows for a maximum of one main residential building per parcel on lots with a minimum width of 12 metres and minimum depth of 22 metres and a minimum area of 330 square metres. The maximum building height in this district is 10 metres. Secondary and backyard suites are allowed as discretionary uses in the district.

The proposed Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the Developed Area on narrow or small parcels. This district allows for a maximum of one main residential building per parcel, on lots that are a minimum of 7.5 metres wide by a minimum 22 metres deep and a minimum area of 233 square metres. The maximum building height in this district is 10 metres. The R-C1N District includes specific rules regarding when secondary or backyard suites can be considered.

Development and Site Design

If approved by Council, the rules of the R-C1N District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed suites;
- site access and provision of parking;
- mitigation of shadowing, privacy and visual overlooking; and,
- appropriate building setbacks and landscaping requirements.

Transportation

The subject site is located on 25 Street SW between 30 Avenue SW and 32 Avenue SW. There is an unpaved rear lane that services the site.

The subject site is located 220 metres (a four-minute walk) from the existing 32 Avenue SW on-street bike pathway, as well as the existing pedestrian pathway connection to 33 Avenue SW. These are both key components of Calgary's Always Available for All Ages and Abilities (5A) Network which provides bicycle and pedestrian access to the downtown core and other pathway systems.

The subject site is located in close proximity to various transit stops that provide regular service. The BRT MAX Yellow (Woodpark/City Centre) and Route 20 (Heritage Station/Northmount Drive N) bus station is 550 metres (a nine-minute walk) from the subject site, located on the northwest corner of Crowchild Trail SW and 33 Avenue SW. Route 22 (Richmond Road SW), Route 66 (Lakeview) and Route 732 (Central Memorial/Glamorgan) are located on 33 Avenue SW, within 260 metres (a four-minute walk) of the site.

On-street residential parking is available along 25 Street SW which is restricted to permit holders "T" from 8:00 a.m. to 7:00 p.m.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available for connection from 25 Street SW. Separate service connections will be required for each titled parcel. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review.

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 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 site is located within the Developed Residential – Inner City area on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

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.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site. This application aligns with applicable planning policies in the LAP.