

**Policy and Land Use Amendment in Richmond (Ward 8) at 2102 – 21 Avenue SW,
 LOC2024-0088**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

- 1 Give three readings to the proposed bylaw for the 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 \pm (0.14 acres \pm) located at 2102 – 21 Avenue SW (Plan 8997GC, Block 11, Lot 1) from Residential – Grade Oriented (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO 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 (ARP)* is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to the proposal.

DISCUSSION

This policy and land use amendment application, in the southwest community of Richmond, was submitted by Ryan G Cairns Residential Design on behalf of the landowners, Mei Fong and Joseph Hui, on 2024 March 19. The corner lot site is approximately 0.06 hectares (0.14 acres) in size and currently developed with a two-storey detached dwelling with a front driveway. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant intends on submitting a development permit application for five units and five secondary suites.

The subject parcel meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 for a site not located within an approved Local Area Plan (LAP). The site is located within the Developed Residential – Inner City area on Map 1: Urban Structure of the MDP, is located within 200 metres of the 17 Avenue SW Neighbourhood Main Street and is

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within 400 metres of an existing or capital-funded BRT station (Crowchild Trail and 17 Avenue SW).

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 delivered postcards to 63 adjacent residents, contacted the Richmond Knob Hill Community Association (CA) and the Ward 8 Office and posted a 4' x 8' notice posting on site. 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 one letter of support and 12 letters of objection from the public. The letters of objection included the following areas of concern:

- lack of privacy and inadequate space for waste and recycling;
- lack of available on-street parking and adjacent lane to support vehicle circulation;
- concerns with the measurements related to the H-GO location criteria; and
- non-conformity with the ARP typology.

Administration received a letter of objection from the CA (Attachment 5). The letter identified concerns with replacing the existing single-detached dwelling with potentially five units and five secondary suites, limited on-site parking availability and on-street parking restrictions in the surrounding area and concerns with measurements related to the H-GO location criteria.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate including confirming that the proposal meets the location criteria of the H-GO District. The building and site design, number of units, on-site parking and site access, and protection of public trees 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 amendment would create the opportunity for additional housing types, which can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

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 ability to moderately increase density on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform