

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Richmond at the northwest corner of 20 Street SW and 21 Avenue SW. The laneless site is approximately 0.06 hectares (0.14 acres) in size and approximately 15 meters wide by 36 metres deep. The site is approximately 150 metres (a three-minute walk) south of the 17 Avenue SW Neighbourhood Main Street area, as identified in the Urban Structure Map of the *Municipal Development Plan* (MDP) and meets the location criteria for the Housing – Grade Oriented (H-GO) District. The subject site currently accommodates a single detached dwelling with a private driveway along the southern property boundary, fronting 21 Avenue SW.

Surrounding development is characterized by a variety of residential land use designations and built forms. The immediate surrounding parcels are designated Residential – Grade-Oriented Infill (R-CG) District. Various corner sites in the area have previously been designated to R-CG District and Multi-Residential – Contextual Grade-Oriented (M-CGd81) District. The site is approximately 250 metres (a five-minute walk) northeast of the 22 Street Park and Playground and approximately 350 metres (a six-minute walk) northwest of the Bankview Dog Park.

Community Peak Population Table

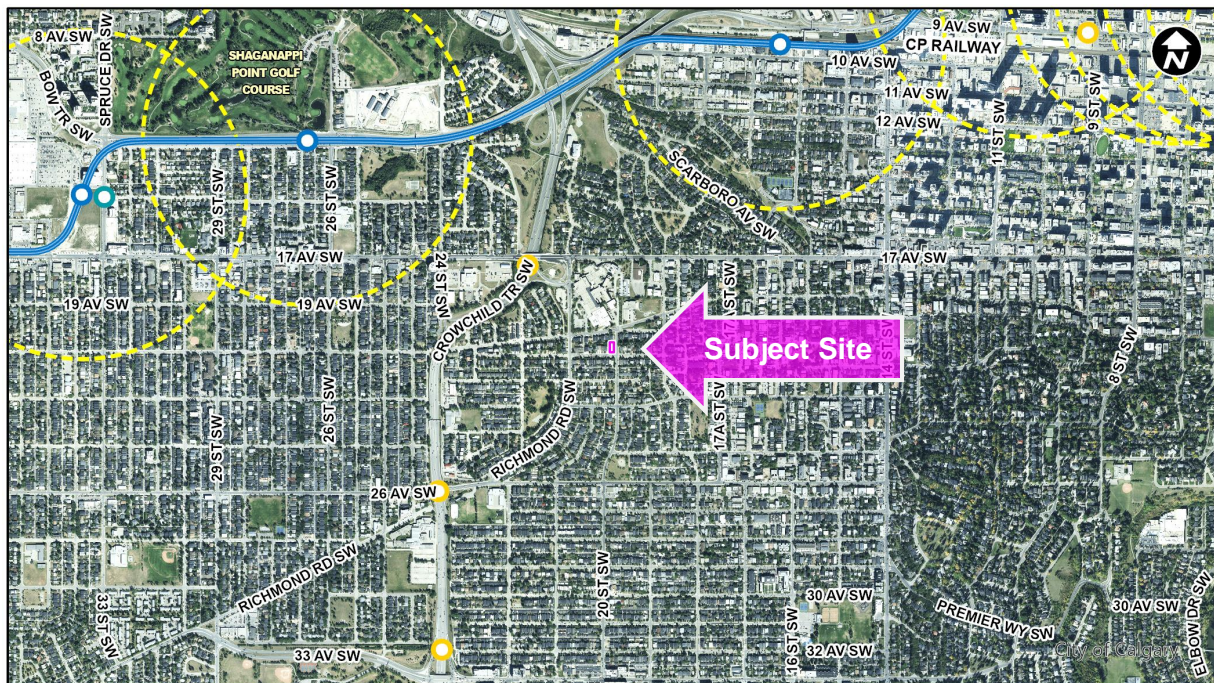
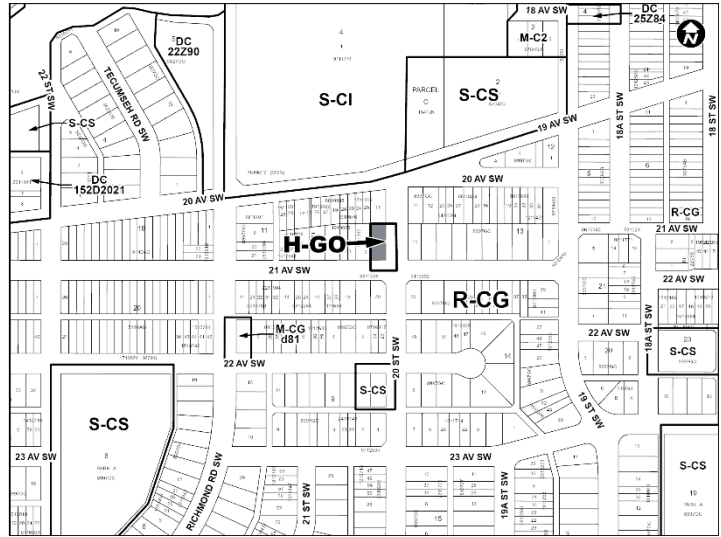
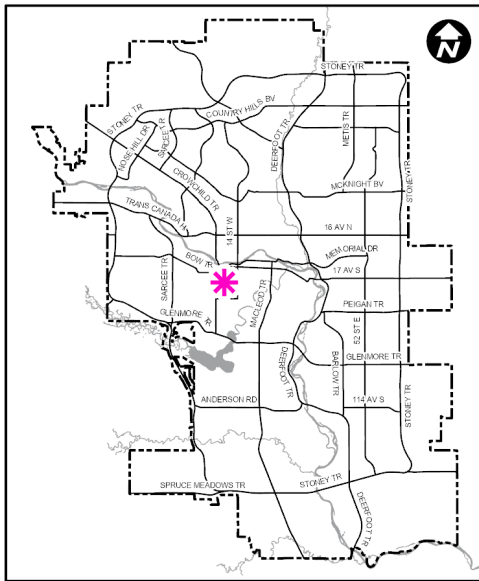
As identified below, the community of Richmond reached its peak population in 1968.

Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32%

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-CG District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached, duplex dwellings, rowhouse and townhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the area of the subject site, this would allow for four dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed H-GO District is intended to provide an opportunity for dwellings to be developed in a wide range of housing forms where dwellings may be attached including rowhouse, townhouse, and stacked townhouse units. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent for five dwelling units with five secondary suites. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings and in a form and scale that is consistent with adjacent residential districts.

The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;

- a maximum parcel area to floor area ratio (FAR) of 1.5 which allows for a total developable area of 840 square metres on the subject site;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

Section 1386(d) of Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner-City area of Map 1: Urban Structure in the MDP and meet at least one of the location criteria. The subject site is located within 200 metres of a Main Street (approximately 150 metres of the 17 Avenue SW Neighbourhood Main Street) and is located within 400 metres (Approximately 380 metres of the Crowchild Trail / 17 Avenue SW MAX Yellow Bus Rapid Transit Station) and therefore meets the criteria to be considered for the H-GO District.

Development and Site Design

The rules of the proposed H-GO 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 site, additional items that will be considered in the development permit review include, but are not limited to:

- providing high quality design and building articulation;
- appropriate location of landscaping and amenity space; and
- access, parking provision and encouragement of alternative mobility options.

Transportation

Pedestrian access to the site is available from existing sidewalks on 20 Street SW and 21 Avenue SW. Vehicular access to the site is from 21 Avenue SW. Both 20 Street SW and 21 Avenue SW are classified as Residential Roads. This site is within Residential Parking Permit Zone "O", with existing on-street restrictions on 21 Avenue SW and 20 Street SW. Both 20 Street SW and 20 Avenue SW (one block to the north) have existing on-street bikeways.

Max Yellow (Woodpark/City Centre), Route 20 (Heritage/Northmount) and Route 66 (City Centre/Lakeview) on Crowchild Trail are approximately 400 metres away (a six-minute walk), Route 2 (Mount Pleasant/Killarney 17 Avenue) on 17 Avenue is approximately 500 metres (a seven-minute walk) away, and Route 6 (Killarney/26 Avenue) on 26 Avenue is approximately 500 metres away (a seven-minute walk).

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water and sanitary sewers are available to service the site. Storm services do not exist adjacent to the site.

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 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 site is within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest intensification of the Inner-City area. More efficient use of existing infrastructure, public amenities and transit represent 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.

Richmond Area Redevelopment Plan (Statutory – 1986)

The subject site is within the Conservation and Infill area as identified on Map 2 (Land Use Policy) of the [Richmond Area Redevelopment Plan](#) (ARP). The Conservation and Infill area is intended to accommodate conservation and gentle infill redevelopment in the form of low-profile infill development that is compatible with surrounding dwellings. As the applicant's vision for the proposed H-GO redevelopment is to redevelop the site into five units with five secondary suites, the policy of the Conservation and Infill typology does not support the proposed redesignation. A policy amendment to Map 2 is required to change the site's typology to the Medium Density Residential typology to allow for development in excess of 75 units per hectare.

West Elbow Communities Local Area Planning project

This site is located in Area 2/3 (West Elbow Communities), which includes Richmond and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#) to update local policy for this area. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP.