

LAND USE AMENDMENT
RICHMOND (WARD 8)
26 AVENUE SW AND CROWCHILD TRAIL SW
BYLAW 334D2017

MAP 7C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate one parcel from DC Direct Control District (base R-2 of Bylaw 2P80) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

| | |
|--|-------------------|
| ADMINISTRATION RECOMMENDATION(S) | 2017 September 07 |
| That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment. | |
| That Council hold a Public Hearing on Bylaw 334D2017; and | |
| <ol style="list-style-type: none">1. ADOPT the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 2804 - 25A Street SW (Plan 5661O, Block 46, Lots 35 to 37) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and2. Give three readings to the proposed Bylaw 334D2017. | |

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for these inner city parcels and allows for development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the parcels have direct lane access and are located in close proximity to transit.

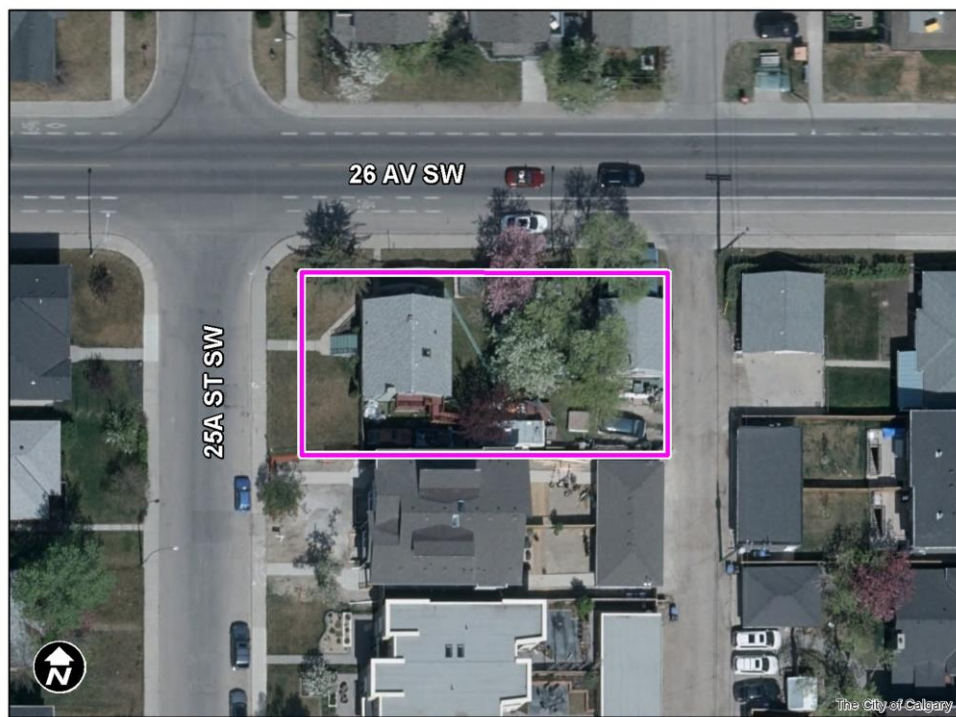
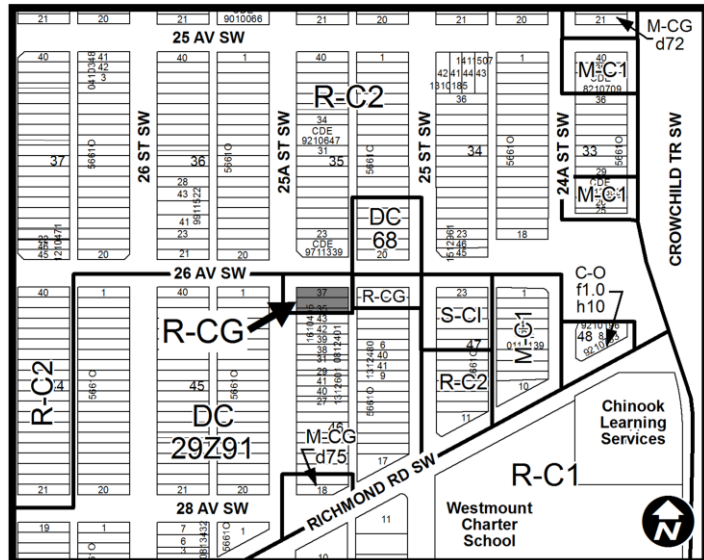
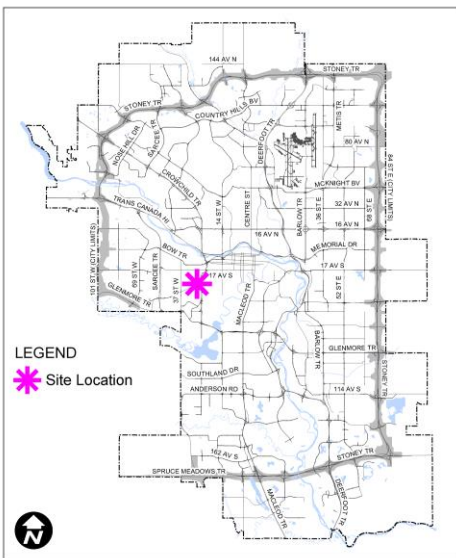
ATTACHMENT

1. Proposed Bylaw 334D2017
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 2804 - 25A Street SW (Plan 5661O, Block 46, Lots 35 to 37) from Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: D. Leighton

Carried: 7 – 1

Opposed: S. Keating

Reasons for Opposition from Cllr. Keating:

- Mount Royal University is 1.5 kilometres away which is too far for a development that allows secondary suites with a no parking requirement.

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Applicant:

Inertia

Landowner:

Killarney 26 Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Richmond in the southwest quadrant of the city. The parcel is currently developed with a single detached dwelling and detached garage which is accessed from the lane.

Surrounding development includes a mix of single detached and semi-detached residential dwellings. The following table summarizes the population trends in Richmond:

| Richmond | |
|------------------------------------|-------|
| Peak Population Year | 1968 |
| Peak Population | 5,080 |
| 2016 Current Population | 4,705 |
| Difference in Population (Number) | ± 375 |
| Difference in Population (Percent) | -7% |

LAND USE DISTRICTS

The application proposes redesignating the subject site from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings. This district would allow for up to four units on the site.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

M. Huber

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Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Established Residential Area and more specifically the Inner City Area as identified on the Urban Structure Map of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP, specifically:

Residential – Developed Established Area general policies support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices.

Housing Diversity and Choice policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods.

The subject site meets the Land Use Bylaw 1P2007 Residential – Grade-Oriented Infill (R-CG) District requirements and the proposed land use district is appropriate as it is complementary to the established land use pattern of the area and allows for a more efficient use of the land.

Richmond Area Redevelopment Plan (ARP)

The conservation policy of the Inner City Plan is reaffirmed through a conservation and infill policy, the intent of which is to provide existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

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| LOCATION CRITERIA | MEETS CRITERIA? |
|--|------------------------|
| 1. On a corner parcel | Yes |
| 2. Within 400 metres of a transit stop | Yes |
| 3. Within 600 metres of an existing planning primary transit stop | No |
| 4. On a collector or higher standard roadway on at least one frontage | Yes |
| 5. Adjacent to existing or planned non-residential development or multi-unit development | Yes |
| 6. Adjacent to or across from an existing or planned open space, park or community amenity | No |
| 7. Along or in close proximity to an existing or planned corridor or activity centre | No |
| 8. Direct Lane Access | Yes |

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is approximately 63 metres away from a Westbound Route 6 bus stop, which provides service to the Westbrook LRT station. The site is also approximately 170 metres away from a Eastbound Route 6 bus stop which provides service to the downtown core/ LRT.

The subject site is within the Residential parking zone “T”, with no parking between 08:00- 20:00 on 26 Avenue SW, and 1 hour parking restriction between 08:00-21:00 Monday to Friday, and 08:00- 12:00 on Saturday.

The subject site is a corner lot located on a Collector class road (26 Avenue SW) with approximately 11,000 vehicle trips a day, and a Residential class road (25A Street SW) with less than 5,000 vehicle trips a day.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Richmond/Knob Hill Community Association has no objection to the application and their letter is attached as APPENDIX II.

Citizen Comments

Administration received 3 letters of objection from nearby residents that identified the following concerns:

- increased density;
- maximum allowable building height;
- increased traffic and congestion;
- parking issues;
- noise;
- loss of privacy;
- decreased property values;
- loss of mature trees; and
- precedent for similar higher density developments in the community.

Public Meetings

No public meetings were held by the applicant or the City.

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APPENDIX I

APPLICANT'S SUBMISSION

Re: Land Use Re-designation from DC29Z91 (R-2) to R-CG
2804 25A ST SW

Applicant's Planning Analysis

Design Intent and Context

The subject parcel is located in the community of Richmond and consists of 0.072589 ha. We are proposing a four unit rowhouse development with front doors facing 26 AV SW and 25A ST SW, and with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is DC29Z91 based on the R-2 district in LUB 2P80 which allows for duplex, single and semi-detached dwellings. To support the proposed development, we are applying to change the designation from DC29Z91 to R-CG Residential – Grade-Oriented Infill District.

Like the existing district, the R-CG District is a Low Density Residential District intended for grade-oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Location Criteria

The site meets a number of criteria that make it an appropriate location for R-CG:

It is on a corner parcel. This reduces the impact of the higher density use on neighbouring lower density properties. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a.–c.)

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It is within 400 metres of a transit stop. This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure, and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

It is on a collector roadway. This provides convenient access to roads that are designed to handle higher traffic levels and reduces the potential for increased traffic on local residential streets. The impact of a larger building is reduced where the mass of the building is focused on a wider street. As well, increasing the number of houses that face onto a street will add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.2.5 c. & MDP 2.4.2 b.)

It is across the street from an existing multi-unit development. This helps transition the height and massing between higher intensity and lower intensity types of development in the area. (MDP 2.3.2 b. c. & MDP 3.5.1 b. (i) & (ii))

It has direct lane access. Encouraging direct lane access for multi-residential in buildings accommodates a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape; and creates a safer pedestrian environment due to fewer driveways crossing sidewalks. (MDP 3.5.1 d.)

In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is less than 5 minutes' walk from Richmond Knob Hill Community Association.
- It is less than 5 minutes' walk from Chinook Learning Services.
- The site is less than 5 minutes' walk from First Mennonite Church.
- It is less than 10 minutes' walk from Richmond School.
- The site is less than 15 minutes' walk from local shopping and other commercial uses on 26 Avenue SW.

Policies (and Variations)

Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 26 AV SW, the pedestrian realm along 25A ST SW is protected.

Richmond Area Redevelopment Plan (ARP)

The ARP currently recommends that this site be of a *Conservation/ Infill* use. However, given the *Medium Density Residential* policy applied across the street to the north, and the *Low Density Residential* use at the south end of the block, the ARP designation of *Low Density Residential* would be a more appropriate policy for this site.

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The ARP states:

A low density policy is intended to improve existing neighbourhood residential quality and character, as described in the conservation and infill policy, while providing for low profile family-oriented redevelopment. Acceptable redevelopment under the RM-2 district would include single and two family dwellings and multi-dwelling infill projects comprised of townhousing or stacked townhousing. Maximum density should not exceed 75 units per hectare (30 units per acre).

Our proposal for four units on this site has a density of only 55 units per hectare. The proposed building is of a scale compatible with the single detached and semi-detached housing in the area, and every unit has an individual at-grade access.

As these units each have two upstairs bedrooms plus one basement bedroom, 3 1/2 baths, a private at-grade amenity space, and private garages, they would be attractive for families looking to live in the community.

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use re-designation application. The immediate neighbours and the Killarney/Glengarry Community Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is will be an attractive addition to the community and which is consistent with City policy. For these reasons, we respectfully request the support of Calgary Planning Commission and Council for our application.

If you wish to contact me regarding this application, please reach me at trent@architecture.ca or by telephone at 1 (403) 464-7721.

Best regards,



Trent Letwiniuk
Inertia Corporation

M. Huber

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APPENDIX II

RICHMOND/KNOB HILL COMMUNITY ASSOCIATION LETTER

Huber, Morgan J.

From: Doug Roberts <development@richmondknobhill.ca>
Sent: Thursday, July 13, 2017 11:57 AM
To: Huber, Morgan J.
Cc: Dennis Cant; Nancy Miller; Dana Hill; Shamir Charania; Nicholas Milliken; president@richmondknobhill.ca; Circulations; Executive Assistant Ward 8
Subject: [EXT] Community Association Comments on LOC2017-0172 (2804 25A ST SW)

Ms. Huber

We understand that you are the File Manager for the captioned application to change the land use designation of the 2804 25A ST SW parcel from DC Direct Control (based on R-2) to R-CG Residential - Grade Oriented Infill to allow for a 4-unit row house development to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association has reviewed the Application and advises that it has no objection thereto.

Thank you.

Doug Roberts
Chair, Development Committee
Richmond/Knob Hill Community Association
[REDACTED]
development@richmondknobhill.ca

M. Huber