

**Policy Amendment in Richmond (Ward 8) at 2104 – 29 Avenue SW, LOC2023-0271**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 SEPTEMBER 19:**

That Council give three readings to **Proposed Bylaw 83P2024** for the amendment to the Richmond Area Redevelopment Plan (Attachment 2).

**HIGHLIGHTS**

- This application seeks a policy amendment to the *Richmond Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single and semi-detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is 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 policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit rowhouse and garage has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southwest community of Richmond, was submitted by the landowner, Ken Homes Ltd., on 2023 September 14. The approximately 0.06 hectare (0.14 acre) parcel is located at the northwest corner of 29 Avenue SW and 20 Street SW. The site is currently developed with a single detached dwelling and detached garage with rear lane access. On 2024 May 14, City Council approved bylaw 21P2024 redesignating this and multiple parcels city-wide, to the Residential – Grade-oriented Infill (R-CG) District. Bylaw 21P2024 came into force on 2024 August 6. The proposed policy amendment aligns ARP policy for the site to accommodate a rowhouse (up to four units on this site) that would be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 3).

A development permit (DP2023-06469) has been submitted for a four-unit rowhouse building and is currently being reviewed by Administration.

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**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 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 has chosen not to conduct outreach, as The City conducted outreach within the city-wide rezoning process, which was subsequently approved by Council in 2024 May. 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 no letters in opposition or support from the public regarding the proposal. No comments from the Richmond Community Association (CA) were received. Administration contacted the CA on 2024 August 08 to follow-up and did not receive a response.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed application would allow for a wider range of housing types than the existing district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to align this site with applicable climate strategies are being explored and encouraged within the development permit review.

**Economic**

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 19

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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. **Proposed Bylaw 83P2024**
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. **CPC Member Comments**
- 6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform