

Background and Planning Evaluation

Background and Site Context

The subject site is located on the northwest corner of 29 Avenue SW and 20 Street SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage with rear lane access.

Surrounding development to the north, south, east, and west is primarily single and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District.

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide and this came into effect on 2024 August 6. The subject site was included in the bylaw and was redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

Community Peak Population

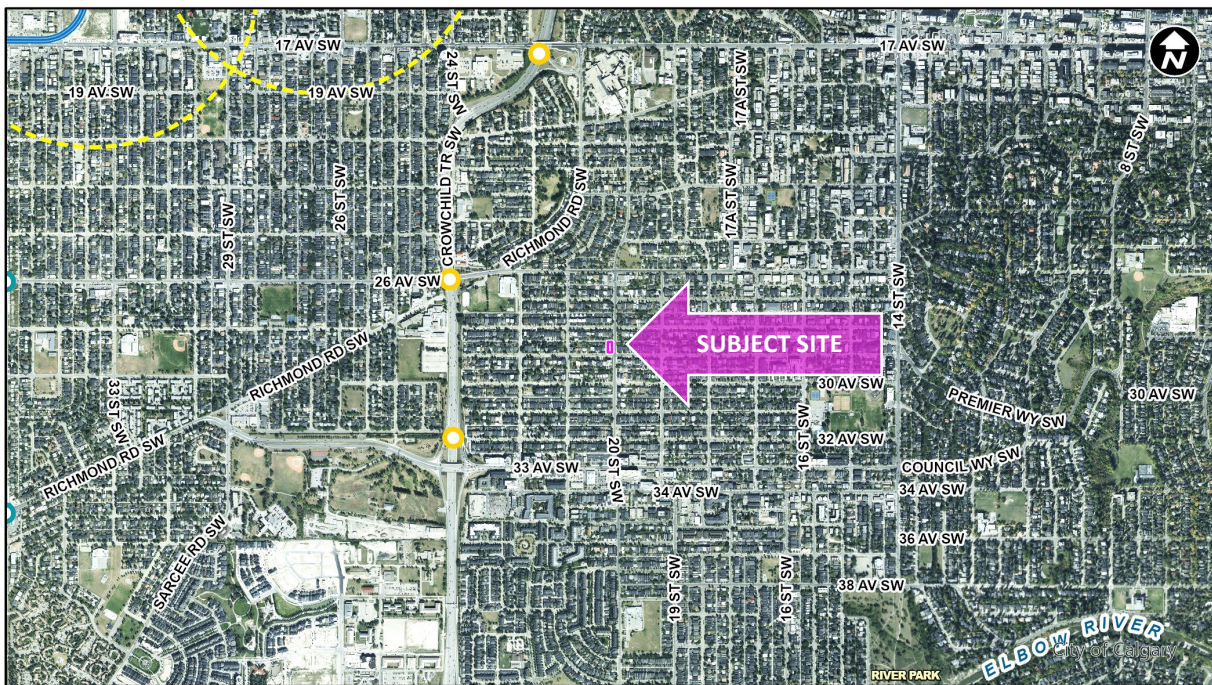
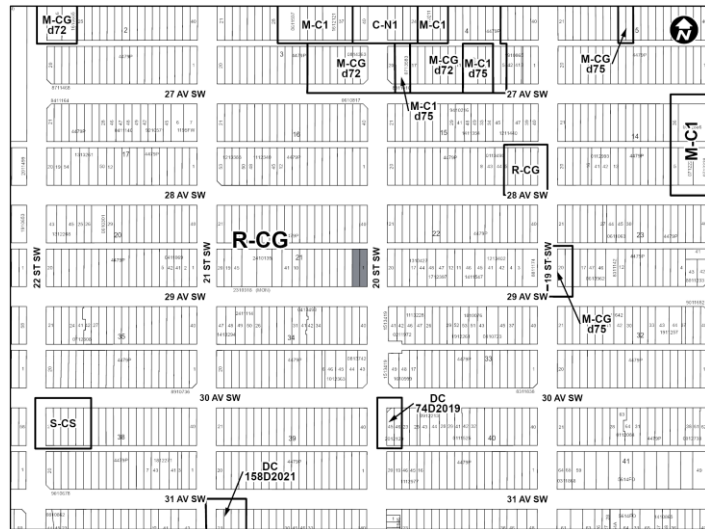
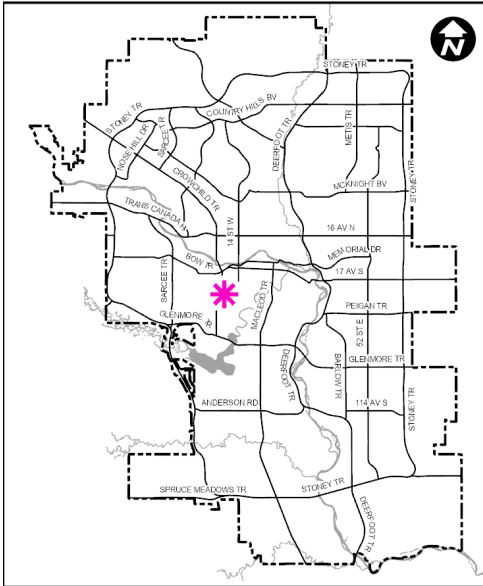
As identified below, the community of Richmond reached its peak population in 2019.

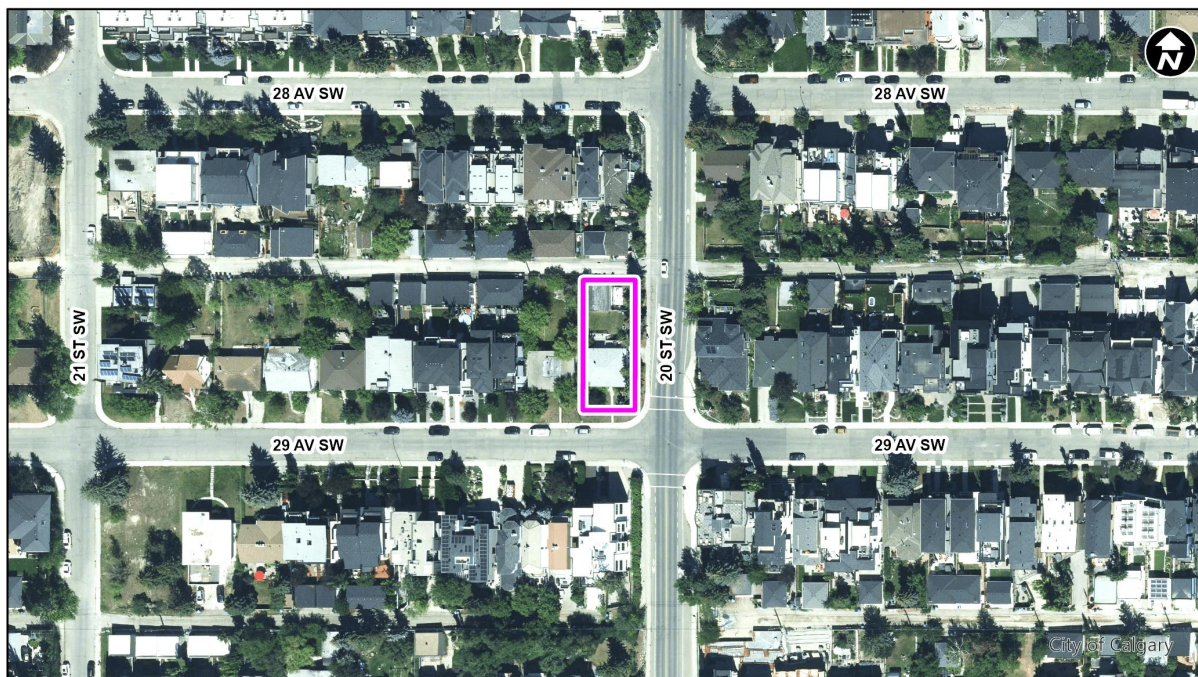
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32 %

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Richmond Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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 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 parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of Inner City Areas to support the transit network, make more efficient use of existing infrastructure, public amenities and delivers incremental benefits to climate resilience.

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 are being explored and encouraged within the development permit review.

Richmond Area Redevelopment Plan (Statutory – 1986)

In order to accommodate the proposed land use redesignation, an amendment to the [Richmond Area Redevelopment Plan](#) (ARP) is required. Map 2 of the ARP identifies the land use category of the subject site as 'Conservation/ Infill' area. The intent of the 'Conservation/ Infill' area is intended to support infill development in the form of single and semi-detached dwellings.

The policy amendment proposes to amend Map 2: Land Use Policy from 'Conservation/ Infill' to 'Low Density Residential' for the subject site. The intent within the 'Low Density Residential' area is to allow for a variety of housing types ranging from single detached homes to multi-residential building forms with a maximum density of 75 units per hectare (four dwelling units based on the size of the subject site).

West Elbow Communities Local Area Planning Project (Area 2/3)

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](#). 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 the *Richmond Area Redevelopment Plan* (ARP).