

**POLICY AMENDMENT AND LAND USE AMENDMENT
RICHMOND (WARD 8)
22 STREET SW AND 32 AVENUE SW
BYLAWS 68P2017 AND 383D2017**

Item # 8.1.14

MAP 8C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhousing.

An amendment to the Richmond Area Redevelopment Plan is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 68P2017 and 383D2017; and

1. **ADOPT** the proposed amendments to the Richmond Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 68P2017.
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2403 – 32 Avenue SW (Plan 4479P, Block 55, Lots 57 and 58) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 383D2017.

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REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to, or directly adjacent, to low density residential development. The proposal represents a modest density and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

The subject site is in close proximity to 33 Avenue SW, which is in The City's Main Streets program. The proposed land use district provides appropriate transition from higher density residential development adjacent to 33 Avenue SW and lower density north of the site.

ATTACHMENTS

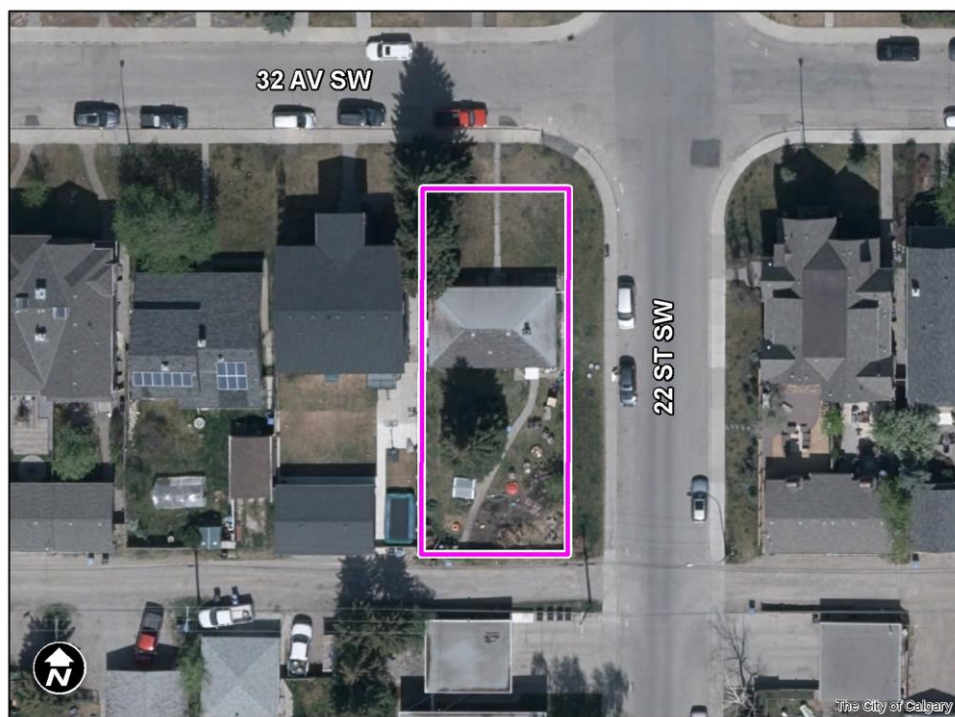
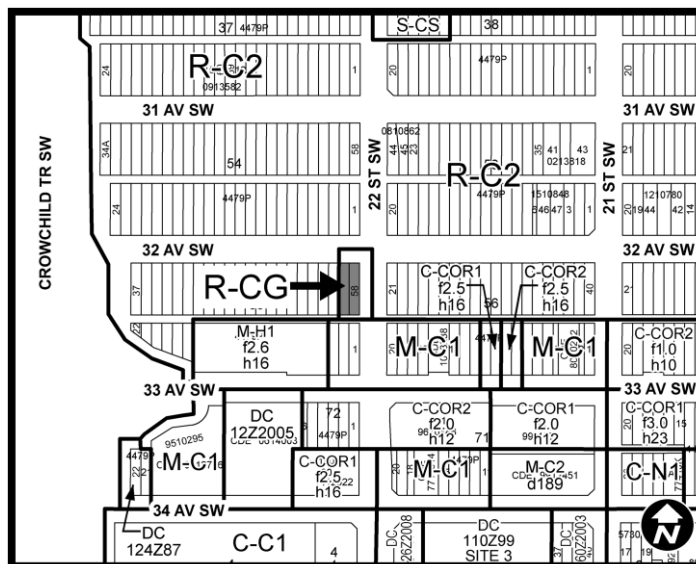
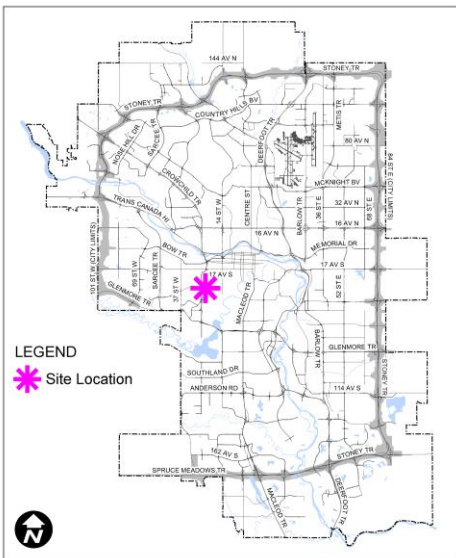
1. Proposed Bylaw 68P2017
2. Proposed Bylaw 383D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (APPENDIX III).

Moved by: A. Palmiere
Absent: L. Juan

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2403 – 32 Avenue SW (Plan 4479P, Block 55, Lots 57 and 58) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Moved by: A. Palmiere
Absent: L. Juan

Carried: 8 – 0

2017 October 19

AMENDMENT:

Add new amendment to the Richmond Area Redevelopment Plan to revise table in section 2.1.4 under 2.1.4.3 “Low Density” to include the following:

- “3. Reduction of the standard side setback along 24 Street SW and 32 Avenue SW for 2403 - 32 Avenue SW at the time of development permit to facilitate a more urban character and pedestrian-oriented streetscape.”

Moved by: G.-C. Carra
Absent: L. Juan

Carried: 5 – 4
Opposed: R. Wright, A. Palmiere,
M. Foht and S. Keating

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Applicant:

Civicworks Planning + Design

Landowner:

South Calgary 32 Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Richmond, on the north east corner of 22 Street SW and 32 Avenue SW. The site is currently developed with a single detached dwelling and has access from the rear lane. The existing R-C2 district allows for a maximum of two dwelling units on the site. Surrounding development consists of low density residential dwellings to the north, east and west, and medium density residential dwellings to the south.

Richmond	
Peak Population Year	1968
Peak Population	5,080
2017 Current Population	4,781
Difference in Population (Number)	-299
Difference in Population (Percent)	-6%

LAND USE DISTRICTS

The proposed R-CG district is intended to accommodate grade-oriented development in the form of rowhousing in close proximity or directly adjacent to low density residential development. The district offers flexibility with regards to building setbacks and building height that facilitate integration of a diversity of grade-oriented housing types over time. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate 4 units.

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).

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Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

Richmond Area Redevelopment Plan (ARP)

The Richmond ARP supports compatible infill development. In order to bring the proposal into alignment with the ARP, due to the density and use proposed on these parcels, it is necessary to make an amendment to Map 2 – Land Use Policy of the ARP to change the allocation of the parcels from Conservation/Infill to Low Density Residential. This amendment would allow for grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, that are already allowed in certain locations by the ARP.

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.

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	Yes
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

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7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

The site is located approximately 275 metres from the route 18/20 transit stop. The 18 bus provides service to the Sunalta LRT station and downtown core, and the 20 bus routes through Kensington and Parkdale up to the University and Brentwood LRT stations. There are no on-street parking restrictions. At the time of redevelopment, access is to be provided from the adjacent lane.

UTILITIES & SERVICING

Water and sanitary services are available for connection from 32 Avenue SW. Storm sewer main is available for connection from 22 Street SW.

Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Richmond Community Association (APPENDIX II).

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Citizen Comments

Administration received four (4) letters in opposition to the application.

Reasons stated in opposition were focused on the following themes:

Building height and building coverage impacts

Concerns were expressed about building height and building coverage impacts on neighbouring dwellings. Administration reviewed requirements of the R-CG district to ensure building height and scale are appropriate in close proximity to, or adjacent to, existing low density residential development.

Increased on-street parking demand

Concerns were expressed about the potential increased demand for on-street parking as a result of increased density. There are no on-street parking restrictions. However, Administration noted that on-site parking and visitor parking will be required as part of a future Development Permit application review.

Increased density

Concerns were expressed about increased density destroying livability of the area. Administration reviewed requirements of the R-CG district which allows a maximum of 75 units per hectare, or 4 units on the subject parcel. The site is located at an area of transition from higher density adjacent to 33 Avenue SW, part of The City's Main Streets program, and lower density north of the site.

Loss of mature trees

Concern was expressed about removal of mature trees from the site during construction. Administration reviewed landscape requirements of the R-CG district which ensure existing trees are retained or new trees provided in accordance with land use bylaw.

Increased traffic and congestion

Concern was expressed about increased traffic along 22 Street SW and attendant congestion and safety issues. Administration established that 22 Street SW is a Collector class road between 33 Avenue SW and 32 Avenue SW. Both roads see less than 5,000 vehicle trips per day.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

AUGUST 16, 2017

City of Calgary
Planning and Building
800 MacLeod Trail SW
Calgary AB T2P 2M5

RE: Land Use Redesignation from R-C2 to R-CG: 2403 - 32 Avenue SW | Lots 57 & 58, Block 55, Plan 4479 P

The subject parcel is located in the community of Richmond / Knob Hill and consists of 0.05798 ha of privately owned land. RNDSOR Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 22 Street and 32 Avenue SW. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the Richmond / Knob Hill ARP will also be required. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The intent of the R-CG District is to accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, allow Secondary Suites and Backyard Suites with new and existing residential development, provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodate site and building design that is adaptable to the functional requirements of evolving household needs.

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

The proposed R-CG land use and associated rowhouse development aligns with many of the City of Calgary location criteria for multi-unit infills in low density residential areas. The following chart is a summary of the preferred conditions that support multi-unit infills like rowhousing:

CRITERIA	SITE ALIGNMENT
On a corner parcel	> YES - The site occupies a corner parcel.
Within 400m of a transit stop	> YES - The site is ~275m from a transit stop.
Within 600m of an existing or planned primary transit stop	> YES - The site is ~275m from a planned Southwest BRT primary transit stop.
On a collector or higher standard roadway on at least one frontage	> NO - The site fronts onto a local residential road, but is less than 100m from 33 Avenue SW.
Adjacent to existing or planned non-residential development or multi-unit development	> YES - A multi-unit development lies directly south of the site. A duplex development is directly east of the site.
Adjacent to or across from an existing or planned open space, park or community amenity	> NO - The site is located ~200m from a community park on the corner of 30 Avenue and 22 Street SW.
Along or in close proximity to an existing or planned corridor or activity centre	> YES - The site is less than 100m from the 33 Avenue SW Neighbourhood Main Street.
Direct lane access	> YES - The site has direct lane access.

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CITY-WIDE POLICY ALIGNMENT

This proposed development is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourages the development of more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

COMMUNITY ENGAGEMENT

RNDsQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it in order to ensure a clear and transparent application process for all stakeholders. The project team is committed to working with our neighbours throughout the application process. Key elements of our engagement strategy include:

On-site Signage | Currently installed on-site

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit Applications, RND/SQR and the project team have designed, developed, built and installed on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines RNDSSQR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions.



installed on-site signage

[illegible]

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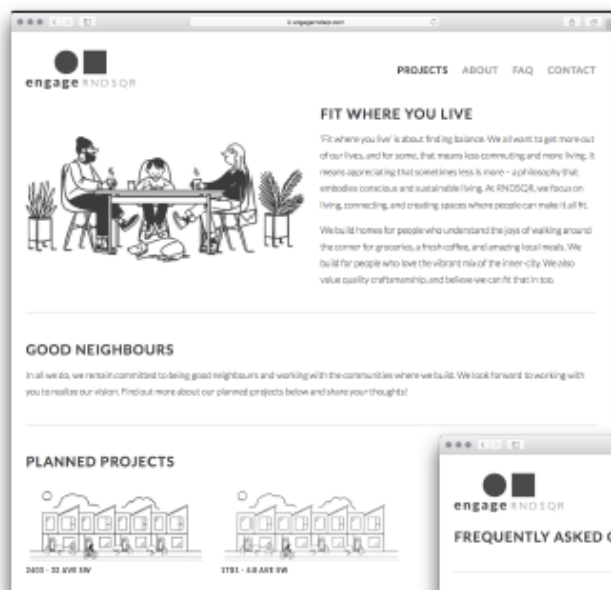
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Project Website | www.engageRND5QR.com

To ensure that all stakeholders have consistent and easy access to information about future RND5QR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRND5QR website portal includes:

- Information about RND5QR and their vision;
- Project-specific pages that include site location, the proposed development vision and associated land use change;
- Frequently asked questions and answers;
- Opportunities to contact the project team directly, with general or site-specific questions and comments.
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



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Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards are delivered to neighbours on surrounding blocks to ensure that adjacent property owners are aware of the proposed land use change.

The postcards outline RNDSQL's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific information and provides answers to commonly asked questions.



CONCLUSION

The proposed land use will facilitate a development that address the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request Calgary Planning Commission and Council's support this application.

Should you have any questions or comments, please contact Boris Karn at 403 889 4434.

Sincerely,

Boris Karn, Planner
B.H.Sc., M.Plan.



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APPENDIX II

COMMUNITY ASSOCIATION LETTER

Mr. Ochieng

We understand that you are the File Manager for the captioned application to change the land use designation of the 2403 32 AV SW parcel from R-C2 Residential - Contextual One/Two Dwelling 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

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APPENDIX III

PROPOSED AMENDMENT TO THE RICHMOND
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, as follows:

Map 2

Land Use Policy

Legend

- Study Area Boundary
- Conservation/ Infill
- Low Density Residential
- Medium Density Residential
- High Density
- Open Space
- Institutional
- General Commercial
- Local Commercial
- Restricted Local Commercial
- Pedestrian Bridge
- ★ Transition Policy Applies

0 200 400
Metres

