

**Land Use Amendment in Richmond (Ward 8) at 2822 – 25 Street SW, LOC2024-0292**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares  $\pm$  (0.52 acres  $\pm$ ) located at 2822 – 25 Street SW (Plan 5661O, Block 47, Lots 11 to 17) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 05:**

That Council give three readings to **Proposed Bylaw 112D2025** for the redesignation of 0.21 hectares  $\pm$  (0.52 acres  $\pm$ ) located at 2822 – 25 Street SW (Plan 5661O, Block 47, Lots 11 to 17) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h24) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to allow for a six-storey mixed-use development up to a maximum height of 24.0 metres and a maximum floor area ratio of 4.0.
- The proposal would allow for an appropriate building form and density increase of a residential site in proximity to the primary transit network and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more housing options for inner city living with access to a variety of mobility options and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would allow for more housing choices that may better accommodate the evolving needs of different age groups, lifestyles and demographics. The proposed land use district also allows for small-scale commercial uses that may provide local services and employment opportunities.
- A development permit for a six-storey mixed-use development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the southwest community of Richmond was submitted by CivicWorks on behalf of the landowner, Unitii Development Corporation, on 2024 December 03.

The approximately 0.21-hectare site is a consolidated three-parcel lot located on the northeast corner of 25 Street SW and Richmond Road SW. The existing buildings on the site consist of two single-detached dwellings. The site is located approximately 200 metres (a three-minute walk) west of the MAX Yellow Bus Rapid Transit (BRT) station on Crowchild Trail SW and directly north of the Viscount Bennett School redevelopment site. The subject site is identified in

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the *Westbrook Communities LAP* within the 'Neighbourhood Connector' urban form category with a building scale modifier of 'Low (up to six storeys)'.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables mixed-use residential development designed to be compatible with surrounding land uses through a maximum building height modifier of 24.0 metres and a maximum floor area ratio (FAR) of 4.0. A development permit (DP2024-08864) for a six-storey mixed-use development with 94 dwelling units and three live-work units was submitted on 2024 December 17 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**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 land use 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 undertook the following outreach strategies:

- additional on-site signage summarizing the application and providing contact information for the project team;
- information brochures were delivered twice to residents and businesses within an approximately 200-metre radius of the subject site;
- a project website with application information and feedback form;
- a digital information session was held on 2025 January 16 that provided an opportunity for the public to learn more about the project and ask questions;
- continuous information sharing and meetings with the Richmond-Knob Hill Community Association (CA); and
- continuous information sharing with the Ward 8 Councillor's Office.

The Applicant Outreach Summary can be found in Attachment 3.

**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 nine letters of opposition from the public at the time of writing this report. The letters of opposition noted the following areas of concern:

- proposed height and impacts to privacy and sunlight on townhouse development located northeast of the subject site;
- traffic congestion in the surrounding area and access to Crowchild Trail SW;

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- too much density on the site; and
- questions regarding sewer and water capacity.

The CA provided a letter in opposition on 2025 May 21 (Attachment 4) identifying the following concerns:

- additional residents will erode the available level of community green space;
- limited on-street parking availability and restricted vehicle access to proposed development;
- height and massing; and
- traffic congestion.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The following considerations supported this assessment:

- the proposal is in alignment with the *Westbrook Communities LAP* as Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets (including 26 Avenue SW and Richmond Road SW). The “Low” building scale modifier applied on the site is characterized by buildings of six storeys or less, typically characterized by apartments, stacked townhouses, or mixed-use buildings.
- contextual fit - the proposed land use will fit with the context of the surrounding uses which include a five-storey mixed-use building, a commercial use and office building east of the subject site, a three-storey seniors apartment building to the north, a church building to the west and a future public park and multi-residential buildings to the south of Richmond Road SW within the Viscount Bennett redevelopment site.
- traffic, parking and transit access - a Transportation Impact Statement was reviewed and accepted by Administration for the proposed development. Specific street and sidewalk improvements, parking and access are being reviewed at the development permit stage. The site is in proximity to the MAX Yellow BRT stop located on Crowchild Trail SW (at 26 Avenue SW). Planned transit improvements include the addition of a transit plaza adjacent to the southbound transit station, which will be relocated to the end of Richmond Road SW. This will provide convenient and direct primary transit access to the subject site. The developer of this application has committed to a voluntary monetary contribution to assist with the upgrades of the transit stations.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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.

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**IMPLICATIONS**

**Social**

The proposal provides for additional housing choice in an inner-city neighbourhood within convenient walking distance to the primary transit network, parks and open spaces and local commercial uses.

**Environmental**

This application does not include any specific actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the land use amendment aligns with the objective of ‘Zero Carbon Neighbourhoods’ by supporting higher density development near the primary transit network, thereby reducing greenhouse gas emissions. Opportunities to enhance the development on this site with additional climate strategies will be pursued through the development permit.

**Economic**

The proposal enables a greater amount of housing choice in Richmond and may accommodate a diversity of incomes. The ability to develop a six storey multi-residential or mixed-use development may increase ridership and help create a viable transit-oriented node around the Crowchild Trail/26 Avenue BRT station. It would also make more efficient use of existing infrastructure.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 112D2025**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform