

**Land Use Amendment in Richmond (Ward 8) at 2604 and 2608 – 24 Street SW,
LOC2024-0264**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.30 hectares \pm) located at 2604 and 2608 – 24 Street SW (Plan 8997CG, Block 4, Lots 12 and 13) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate minimum density, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 118D2025** for the redesignation of 0.12 hectares \pm (0.30 hectares \pm) located at 2604 and 2608 – 24 Street SW (Plan 8997CG, Block 4, Lots 12 and 13) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate minimum density, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to a Direct Control (DC) District based on the Residential – Grade Oriented Infill (R-CG) District to address a constraint caused by a restrictive covenant on title which restricts development to a “Single or Two Family dwelling house and private garage”.
- The proposed DC District would establish a minimum density that would further support infill development by way of Rowhouse Building and Townhouse uses.
- What does this mean to Calgarians? This land use amendment supports residential infill by way of encouraging ‘missing middle’ housing such as rowhouses and townhouses, promoting access to greater housing diversity within the inner city on a site suitably located close to transit routes and neighbourhood commercial centres.
- Why does this matter? The DC District will facilitate the ability to redevelop the subject site with multiple units, increasing housing stock at a desirable location and address the demand for additional housing in Calgary.
- The land use amendment is consistent with the policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- A development permit (DP2024-06496) for a four-unit rowhouse with secondary suites 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 Horizon Land Surveys Inc. on behalf of the landowners, Royal Model Homes Ltd on 2024 October 25.

The subject site includes two separate adjacent parcels, a corner parcel and mid-block parcel with a cumulative site area of approximately 0.12 hectares. The subject site is located in close

**Land Use Amendment in Richmond (Ward 8) at 2604 and 2608 - 24 Street SW,
LOC2024-0264**

proximity to primary transit routes along Crowchild Trail SW and commercial uses at the south end of the block.

A development permit (DP2024-06496) for a Rowhouse Building with four units in one residential building and Secondary Suites and Accessory Residential Building was submitted at 2604 – 24 Street SW on 2024 September 6 and is currently under review.

The parcels are subject to a restrictive covenant (RC) limiting development on each parcel to a single detached dwelling or semi-detached dwelling. Other landowners have the right to enforce the objectives of the covenant and can appeal a development which does not conform to the RC. This creates an impediment for future development, where proposals which are not aligned with the RC can be appealed.

The purpose of the DC District is to create a deliberate conflict with the restrictive covenant and better advance the land use planning objectives of the *West Elbow Communities Local Area Plan*, through achieving appropriate density at a suitable location. Administration supports the use of a DC in this instance where the DC seeks to manage a constraint and supports development consistent with relevant statutory policy.

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

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, on 2024 May 24 engaged with neighbours, delivering notices via mail outlining the proposal and visited neighbours within a 100 metre radius, from which neighbourhood comments and feedback were documented. The responders referenced concerns regarding increased traffic, higher density, building height, shadow effects and safety. The Community Association was engaged via email by the applicant, with no response provided. The Applicant Outreach Summary can be viewed under 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 five letters of opposition from the public. The letters of opposition included the following areas of concern:

**Land Use Amendment in Richmond (Ward 8) at 2604 and 2608 - 24 Street SW,
LOC2024-0264**

- the proposed amendments violate the Restrictive Covenant on title where development should be limited to a semi-detached or detached housing;
- a larger multi-family dwelling will increase on-street parking and traffic congestion during school peak times, contributing to adverse safety risks for students and residents;
- densification along 24 Avenue SW will cause traffic safety issues, where there is a single road to access the development;
- no redundant emergency access for the proposed development, for the school, nor for the residences on Osborne Crescent and 24 Avenue SW and densification would exacerbate the risk;
- the character of the area would be threatened with the inclusion of multi-residential housing forms; and
- whether there is sufficient capacity in the existing water and sanitary utility network to service densification over the site.

The Richmond and Knob Hill Community Association were circulated the application on 2024 and did not provide a response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The matters addressed by the community including parking, building character, utility connection and capacity and housing affordability are to be reviewed and determined at the development permit stage. The matter of restrictive covenant is a private matter to which is dealt under the *Land Titles Act*, separate from The City's development permit review process. The matter of restrictive covenant is a private matter to which is dealt under the *Land Titles Act*, separate from The City's development permit review process.

Enmax raised potential conflicts with existing overhead transmission lines along the site frontage in the laneway. Enmax will be consulted during the development permit stage to address any impacts to their assets, to which they provided detailed advice during the current development permit for the Rowhouse Building over parcel at 2604 – 24 Street SW. Rogers and Telus confirmed no conflicts with their assets would occur.

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

IMPLICATIONS

Social

The proposal would contribute to the supply of diverse housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site

**Planning and Development Services Report to
Calgary Planning Commission
2025 June 05**

**ISC: UNRESTRICTED
CPC2025-0091
Page 4 of 4**

**Land Use Amendment in Richmond (Ward 8) at 2604 and 2608 - 24 Street SW,
LOC2024-0264**

with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The proposal will facilitate the ability to deliver housing forms including Rowhouse Building and Townhouse, providing diversity with housing options in the Richmond area, and helping with housing affordability. The subject site is well connected to primary transit routes which allows for greater accessibility for residents to Downtown and other key activity centres, promoting greater access to employment and retail sectors boosting local economies.

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. Proposed Bylaw 118D2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform