

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Richmond and includes two adjoining parcels 2604 and 2608 – 24 Street SW, Richmond. 2604 – 24 Street SW is a corner parcel with frontage to 24 Street SW (15 metres) and 24 Avenue SW (38 metres) and is 0.06 hectares in area. 2608 – 24 Street SW is a mid-block parcel fronting 24 Street SW and a total site area of 0.06 hectares. Each parcel is occupied by a single detached dwelling, with access available from a laneway along the rear of the parcels.

Surrounding development consists primarily of low density single detached dwellings, semi detached dwellings and rowhouse buildings constructed on corner lots. Adjoining parcels are designated as the Residential – Grade-Oriented Infill (R-CG) District. A small Commercial – Neighbourhood 1 (C-N1) District cluster exists approximately 200 metres to the south of the subject site along 24 Street SW, which accommodates a small office space, a community hall and place of worship. Directly to the north across from 24 Avenue SW is the North Point School for Boys (K-12).

Crowchild Trail SW is located directly to the west of the subject site and is accessible via a pedestrian bridge 30 metres north of the site and via footpaths along 24 Street SW. Along Crowchild Trail SW are transit stations for MAX Yellow express bus routes and regular bus routes that are approximately 130 to 250 metres (two to five-minute walking distance) from the site. The MAX Yellow express bus and regular routes provide services to and from Downtown. Crowchild Trail SW is identified as being part of the Primary Transit Network in accordance with the *Calgary Transportation Plan*.

The entirety of the subject site is bound by a restrictive covenant registered in 1950, which restricts development on affected parcels to single or semi-detached dwellings. These covenants are registered on the title of affected properties. They were used as an early land use planning method before municipalities adopted Land Use Bylaws to govern land use planning and development. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions. However, they do present a potential impediment to redevelopment at the time of construction should another landowner, who is also subject to the restrictive covenant, enforce their right to impose the restrictive covenant.

A development permit for a four-unit Rowhouse Building with secondary suites is currently under review over the corner parcel 2604 – 24 Street SW.

Community Peak Population Table

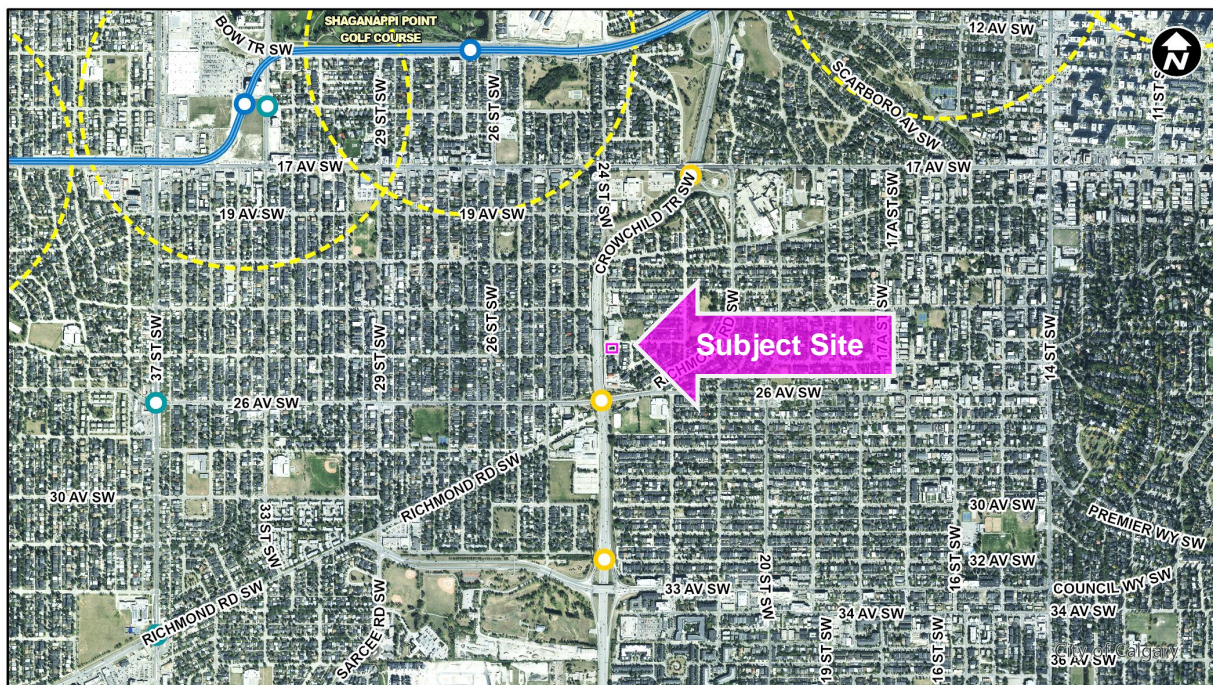
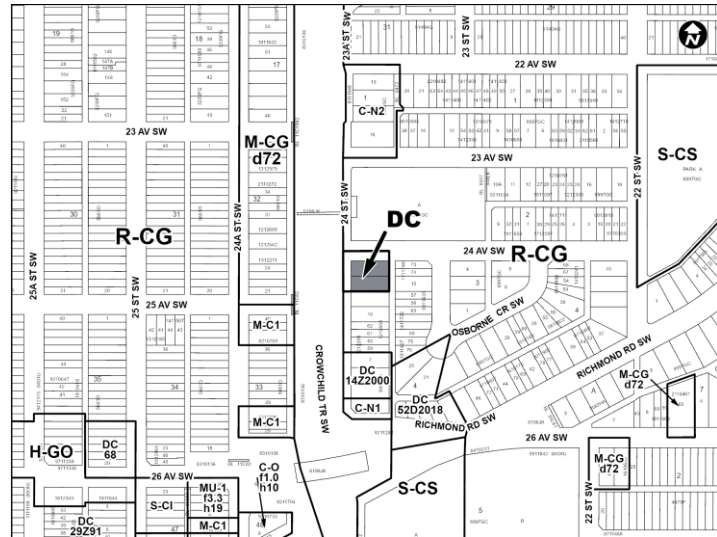
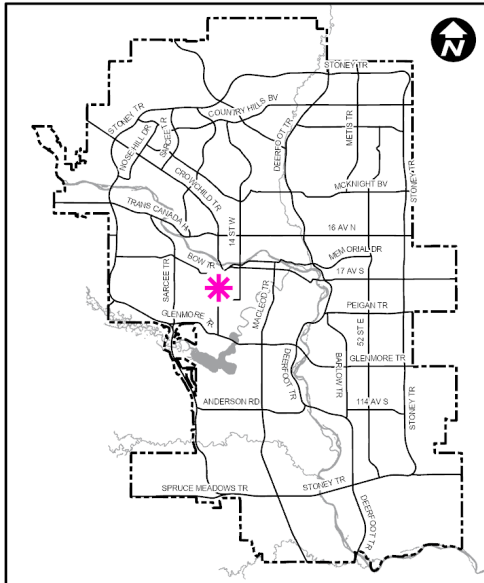
As identified below, the community of Richmond reached its peak population in 1968.

Richmond Community Area	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4,962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.3%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The entirety of the subject site is designated as Residential – Grade-Oriented Infill (R-CG) District, which is intended to accommodate a wide range of residential development that is grade oriented and is adaptable to the functional requirements of evolving housing needs. Rowhouse Building and Townhouse built forms are discretionary uses in the R-CG District in addition to detached dwellings, semi detached dwellings, duplex, cottage cluster housing and secondary suites which are permitted uses.

The proposed Direct Control District is based on the R-CG District and will maintain the rules of the R-CG District as prescribed under the current reiteration of the Land Use Bylaw 1P2007. Consequently, future development is restricted to a maximum building height of 11 metres from grade and maximum site density of 75 dwellings per hectare. The Direct Control District excludes Single Detached Dwelling, Contextual Single Detached, Semi-detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling and Cottage Housing Cluster uses as permitted or discretionary uses, to ensure redevelopment of the site is limited to low density residential infill, by way of Rowhouse Buildings and / or Townhouse developments.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a Direct Control District is necessary to address an unusual site constraint created by a restrictive covenant on title, which restricts development to a “Single or Two Family dwelling house and a private garage”.

The proposed DC District supports redevelopment that aligns with The City's approved policy goals and investments, expressed through the *Municipal Development Plan (MDP)* and the *West Elbow Communities Local Area Plan*. The DC Bylaw is necessary to counteract the RC by deliberately conflicting with the objectives of the RC, in turn will support the landowners negotiations in court for the ability to discharge the RC on title in accordance with section 48(4) of the *Land Titles Act*.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Density

The R-CG District regulates a maximum density of 75 dwellings per hectare. This translates to an approximate maximum of four units for each individual parcel, or nine units in a scenario where the two parcels are combined. Secondary suites are also able to be incorporated into future development and are not restricted by density limitations.

The proposed DC Bylaw introduces a minimum density requirement of 55 dwellings per hectare, this will ensure that a minimum of three units would be required to be provided on each of the parcels, furthering support for redevelopment in the form of Rowhouse Building and or Townhouse Development.

Site Access

A laneway is constructed along the eastern boundary of the subject site. This laneway intersects with 24 Avenue SW and extends down to Richmond Road SW. The laneway would be the primary access point for vehicular traffic to and from the subject site, as required by the Bylaw and policies of the MDP.

Pedestrian access is gained via sidewalks following the road frontages along 24 Street SW and 24 Avenue SW. There are traffic signs located at the intersection of 24 Avenue SW and 24 Street SW stating that 24 Street SW is a one-way road, ultimately prohibiting left turn traffic movements from 24 Avenue SW into 24 Street SW.

Transportation

Crowchild Trail SW is identified as being part of the Primary Transit Network within the *Calgary Transportation Plan (CTP)* and *Municipal Development Plan (MDP)* due to the existence of the MAX Yellow bus rapid transit (BRT) line which traverses along Crowchild Trail SW. The subject site is directly adjacent to Crowchild Trail SW and is located approximately 240 metres (a two-minute walk) from a northbound stop that also accommodates regular bus networks with routes Downtown (MAX Yellow bus Route 304 and regular bus Route 66) and to the Heritage LRT station (regular bus Route 20). Due to the presence of a pedestrian overpass directly across from the subject site to the north, the distance to a southbound stop is approximately 338 metres (a four-minute walk).

Environmental Site Considerations

No environmental concerns were noted and no reports were required for this land use.

Waste and Recycling

To be serviced via the rear lane.

Utilities and Servicing

The subject site is located in proximity to the following utilities and services:

Water	There is reticulated water mains infrastructure located within 24 Avenue SW road right-of-way, available for connection.
Sanitary	Sanitary is available for connection adjacent to the lot via 24 Avenue SW. Currently there is a sanitary line within the property. It is recommended that the applicant ties the sanitary connection to the line within 24 Avenue SW. If the applicant wants to use the line within their property, they will need to register a URW to protect the sanitary line.
Stormwater	Stormwater drainage infrastructure is located within 24 Avenue SW and 24 Street SW road right-of-way and within the laneway.
Electricity / Communication	Enmax electrical infrastructure and cabling is located within the laneway and the frontage along 24 Avenue SW.
Natural Gas	An active Atco pipe is located within the laneway.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential - Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP regulates for redevelopment focused on intensification, particularly where within an area close to transit in the Inner City. Given the site's close proximity to primary transport routes, the subject site is deemed to be appropriate to accommodate a moderate increase in density, particularly under the theme of shaping a more compact urban form (Section 2.2 of MDP).

The MDP ensures that The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighborhoods. There is evidence on surrounding parcels of construction of semi-detached dwellings and Rowhouse Buildings, suggesting the area is experiencing a transition from detached dwellings to higher density infill developments.

West Elbow Communities Local Area Plan (Statutory – 2025)

For the purposes of the [West Elbow Communities Local Area Plan](#) (LAP), the subject site is assigned the urban form category of Neighbourhood Connector and an assigned building scale of Low, allowing for up to six storeys. The Neighbourhood Connector area is intended to facilitate residential oriented development with a focus on accommodating a higher frequency of units.

The proposed DC District is consistent with the land use intentions of the LAP where the DC reflects the R-CG district. The additional amendments to restrict built form to Rowhouse Buildings and Townhouse aligns with the purpose of the Neighbourhood Connector where moderate high densities are encouraged with preference for development providing for multiple units over singular residential forms.

The LAP includes policy regarding the treatment of restrictive covenants and directs administration to apply decision making which reflects the goals and objectives of the plan. The policy supports Administration's ability to endorse the proposed DC District to create a conflict with the restrictive covenant.