

Applicant Submission

2024 October 22

On behalf of the landowner, please accept this application to redesignate 2604 & 2608 24 Street SW from R-CG to Direct Control to

- Support DP application for Rowhouse building
- Remove single detached, semi-detached and duplex from uses and restrict the use to rowhouse only
- Minor policy amendment of Richmond Area Redevelopment Plan to remove the conservation/infill land use category and replace with the low-density residential use category.

The subject site, 2604 & 2608 24 Street SW, are two continuous lots located in the community of Richmond along 24 Ave SW and 24 Street SW. The sites are currently developed with single detached dwellings built in 1950. Surrounding houses are mostly single detached with North Point School for Boys sitting directly to the north of the site.

The site is appropriate 0.116 hectares in size. A rear lane exists to the east of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is super close to Crowchild Trail and 26 Ave SW.

As part of city's blanket rezoning process, the lots are already zoned as R-CG. So the owners are planning row house or townhouse developments. However two issues raised up: one is the restrictive covenant on title and second is the local statutory policy.

The restrictive covenant limits the development to a single or two family dwelling house and garage with ground plan area of 800 to 600 sq ft for a single or two storey dwelling respectively.

The Richmond ARP locates the site within the residential conservation/infill area with policy for infill to be low profile, supporting rehabilitation of existing housing or redevelopment consistent of detached and semi-detached housing.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.