

**Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW,
LOC2025-0109**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2309 Richmond Road SW (Plan 8997GC, Block 6, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Housing – Grade Oriented (H-GO) District to address an unusual site constraint created by a restrictive covenant registered on title that, if enforced, restricts development to one or two dwelling units.
- This application would allow for grade-oriented development in a range of housing forms and is in keeping with the policies of the *Municipal Development Plan* (MDP) and *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would promote greater housing choice and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Richmond, was submitted by Horizon Land Surveys on behalf of the landowners, Yu Du and Ryan O'Hearn, on 2024 October 31. The Applicant Submission can be found in Attachment 3.

The approximately 0.05 hectare (0.13 acre) site is located midblock along Richmond Road SW. The subject site is currently developed with a single detached dwelling and a rear detached garage. The site backs on to a large neighbourhood park and is in proximity to the Richmond Road Diagnostic and Treatment Centre (Alberta Health Services) and the Richmond Elementary School and Community Association site.

The parcel is subject to a restrictive covenant that refers to limits on the number of dwelling units that may be developed on the site. 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 should a landowner be successful in enforcing the development limits referred to in the restrictive covenant.

Section 4.2 of the LAP notes that where restrictive covenants are not in alignment with the goals and objectives of the LAP, Administration supports the direction of the LAP. This direction forms the basis of Administration's recommendation to Calgary Planning Commission in this report. A

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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 the Community Association was appropriate. In response, the applicant delivered postcards to residents within 100 metres of the site and spoke to residents through door knocking. The applicant also contacted the Ward 8 Councillor's office to discuss the application and reached out to the Richmond/Knob Hill Community Association but received no response. The Applicant Outreach Summary can be found in 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 10 letters of opposition from the public. The letters of opposition included the following areas of concern:

- proposed DC is not in keeping with existing community character;
- future development on this parcel, should the DC be approved, would increase traffic and parking issues and impact safety;
- impact on property values; and
- loss of greenspace and mature trees to future development.

The Richmond / Knob Hill Community Association provided a letter in opposition on 2025 July 02 (Attachment 5) identifying the following concerns:

- DC Districts should not be used to remove restrictive covenants; and
- restrictive covenants should be adjudicated solely in the Courts.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. An approval of the proposed DC District would not remove the restrictive covenant from title. The building and site design, number of units, parking, infrastructure capacity, landscaping and waste and recycling management will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 proposed DC District will support greater housing choice, which may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are encouraged through the development approval stages.

Economic

The proposed DC District would allow for more efficient use of land, existing infrastructure and services while providing more housing choices in the community.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |