

# Background and Planning Evaluation

## Background and Site Context

The subject site is situated in the southwest community of Richmond and is located mid-block along Richmond Road SW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide and 36 metres deep. It is currently developed with a single detached dwelling and a rear detached garage with vehicular access from the lane.

Surrounding parcels are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached and semi-detached dwellings. The parcel immediately to the west of the subject site, across the rear lane, is designated Special Purpose – Community Service (S-CS) District, and contains a large open green space and park.

The site is approximately 250 metres (a three-minute walk) south of the Richmond Road Diagnostic and Treatment Centre and 300 metres (a four-minute walk) south of the Calgary Arts Academy. The Richmond Elementary School and Richmond Community Association site are located approximately 500 metres (a six-minute walk) south of the subject parcel along 26 Avenue SW. The site is also located within a 600- metre radius (about a seven-minute walk) of the 17 Avenue SW and 26 Avenue SW MAX Yellow Bus Rapid Transit (BRT) stations.

Many parcels in Richmond are subject to restrictive covenants that refer to development limits, including limits of one or two-unit dwellings on affected parcels. These covenants, registered against individual properties and/or entire subdivision plans, were used as an early planning tool to govern land development. While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should a landowner be successful in enforcing the development limits referred to in a restrictive covenant.

## Community Peak Population Table

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

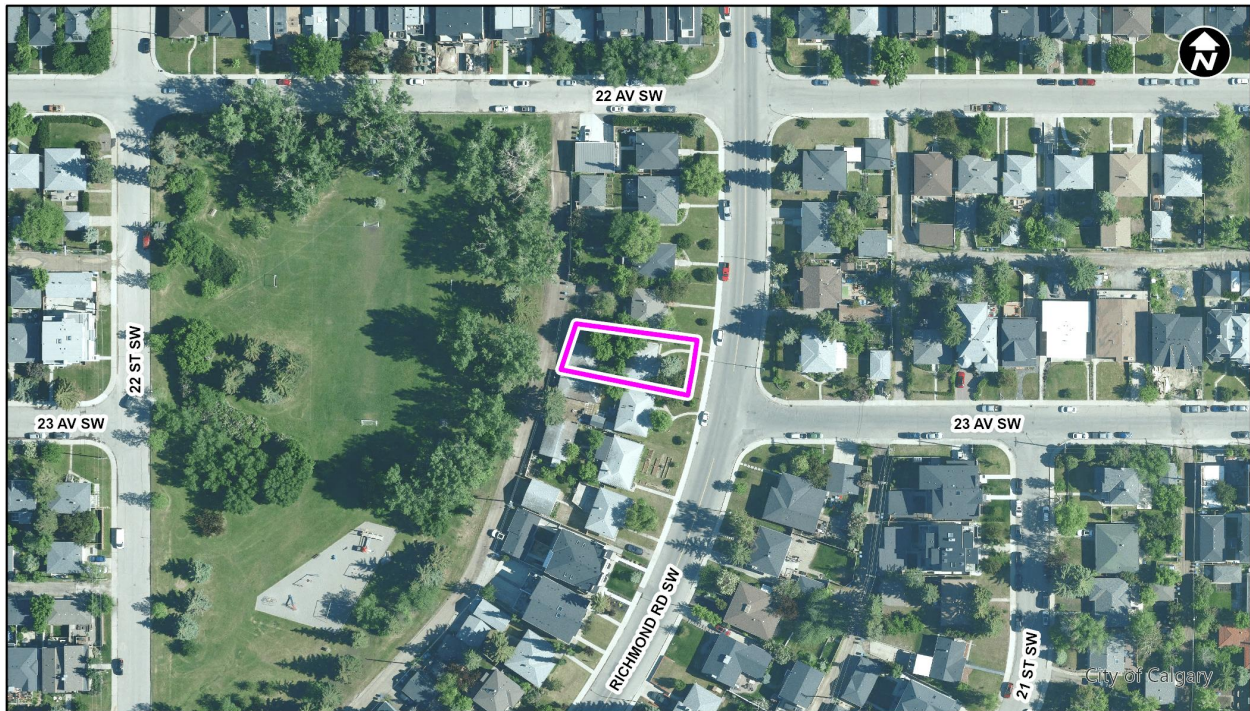
<b>Richmond</b>	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

The proposed Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District. The intent of the DC District is to establish a minimum density of 60 units per hectare, which would require a minimum of three dwelling units on the subject site. The DC District also proposes to remove the Dwelling Unit use and add Multi-Residential Development as a permitted use. The H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also include secondary suites. All existing rules and regulations of the H-GO District would otherwise be maintained.

The H-GO District also provides rules for:

- a maximum floor area ratio (FAR) of 1.5 which allows for a total developable area of approximately 810 square metres (8,718 square feet) on the subject site;
- a maximum building coverage of 60.0 percent;

- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District is considered appropriate. The subject site aligns with these criteria as it is within the Neighbourhood Connector Urban Form Category as identified in the *West Elbow Communities Local Area Plan* (LAP).

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 as the restrictive covenant on title presents a unique site constraint in that it cites limits on development that, if enforced, will prevent the policies of the Council approved West Elbow Communities Local Area Plan from being achieved. The restrictive covenant registered on title limits development to one or two-unit dwellings on each parcel. This proposal allows for the applicant to develop in accordance with LAP policy while maintaining the H-GO District base to accommodate grade-oriented housing. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw as no low-density residential district includes a minimum density requirement.

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 District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Development and Site Design**

If approved by Council, the rules of the proposed DC District and the West Elbow Communities LAP would provide guidance for the future redevelopment of the site. Details including site access, parking, landscaping and waste and recycling management will be reviewed through the development permit process.

Given the specific context of this mid-block site, additional items that will be considered through the development permit review include, but are not limited to:

- providing functional and usable amenity spaces;
- reducing the perception of building mass from adjacent parcels; and
- mitigating overlooking, shadowing and privacy concerns.

### **Transportation**

The subject site is well served by transit with bus service along 26 Avenue SW. The Route #6 bus stop (Killarney/26 Avenue) located within 500 metres (a six-minute walk) south of the site provides service through the communities of Killarney, Glendale, Glenbrook, Sunalta, Beltline, and the Downtown Core. The site is also located within 600 metres (a seven-minute walk) south of the MAX Yellow BRT station along 17 Avenue SW.

The subject site is located midblock along Richmond Road SW, which is classified as a

Collector Road. On-street parking is restricted along a portion of Richmond Road SW in front of the site to a maximum of two hours.

Site access, vehicle parking, and mobility and bicycle storage will be considered at the subsequent development permit stage.

### **Environmental Site Considerations**

No environmental concerns were identified for this site.

### **Utilities and Servicing**

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, stormwater management and waste and recycling management will be considered and reviewed at the development permit stage.

## **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 site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use is in alignment with the applicable policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **West Elbow Communities Local Area Plan (Statutory – 2025)**

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the site as being within the Neighbourhood Connector urban form category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for development up to four storeys. The LAP speaks to primarily residential uses in the Neighbourhood Connector area and supports a broad range and mix of housing types, unit structures and forms. Low – Modified areas are intended to accommodate building forms such as single detached, semi-detached, duplex, rowhouses, apartments, stacked townhouses and standalone or small mixed-use buildings.

Section 4.2 of the LAP also provides specific direction in cases where there is non-alignment between the policy direction of the LAP and the restrictive covenants affecting this site, noting that:

*“Some parcels in the Plan Area may have registrations on the certificate of title, called restrictive covenants, which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. Where the restrictive covenant is not in alignment with the goals and objectives of this Plan, The City of Calgary supports the direction of this Plan.”*

The proposed land use amendment is in alignment with the applicable policies of the LAP.