

**POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
26 AVENUE SW EAST OF CROWCHILD TRAIL SW  
BYLAWS 2P2018 AND 28D2018**

**MAP 8C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to accommodate a grade-oriented multi-residential development.

An amendment to the Richmond Area Redevelopment Plan is required to accommodate this land use amendment application (APPENDIX III).

There is a staggered Development Permit application associated with this application. The Development Permit application proposes an eight unit grade-oriented multi-residential development on the subject parcel and the adjacent parcel to the east (2220 26 Avenue SW), which City Council redesignated from R-C2 to M-CGd72 in April 2016.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2017 November 16
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Policy Amendment and Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaws 2P2018 and 28D2018; and	
<ol style="list-style-type: none"> <li>1. <b>ADOPT</b> the proposed amendments to the Richmond Area Redevelopment Plan, in accordance with Administration’s recommendation; and</li> <li>2. Give three readings to the proposed Bylaw 2P2018.</li> <li>3. <b>ADOPT</b> the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2224 – 26 Avenue SW (Plan 8997GC, Block 7, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District <b>to</b> Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with Administration’s recommendation; and</li> <li>4. Give three readings to the proposed Bylaw 28D2018.</li> </ol>	

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**REASON(S) FOR RECOMMENDATION:**

- This application would accommodate a modest density increase of an inner city parcel of land and allow for a development that has the ability to be compatible with the character of the existing neighbourhood;
- The proposed land use district is designed to be implemented in close proximity or directly adjacent to low density residential development;
- The proposed land use application aligns with relevant planning policies in the Municipal Development Plan;
- This application would accommodate a broader redevelopment opportunity.

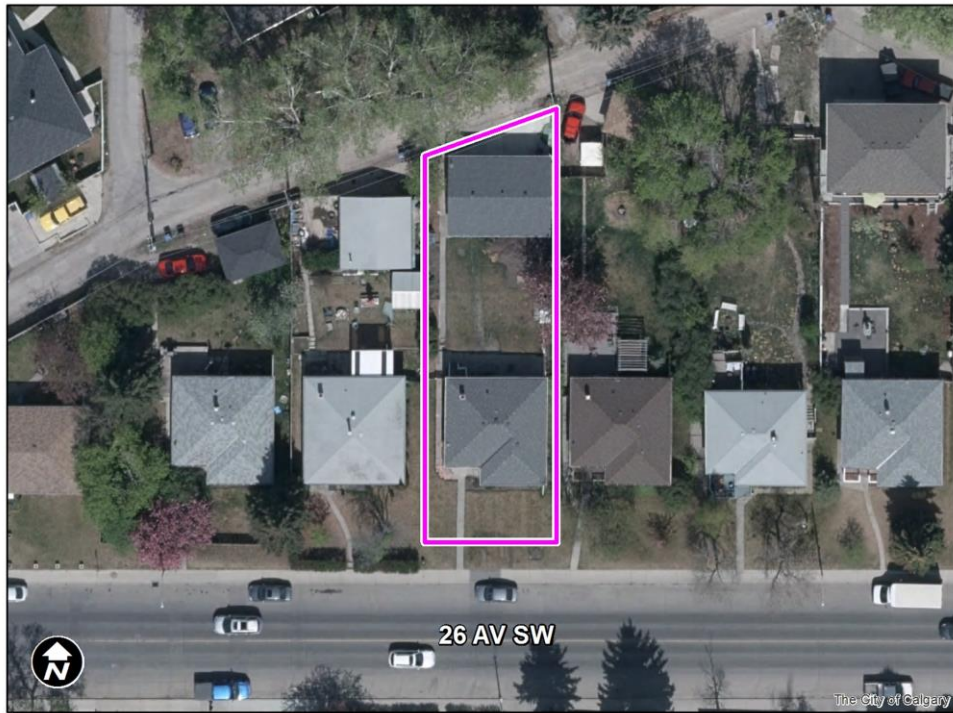
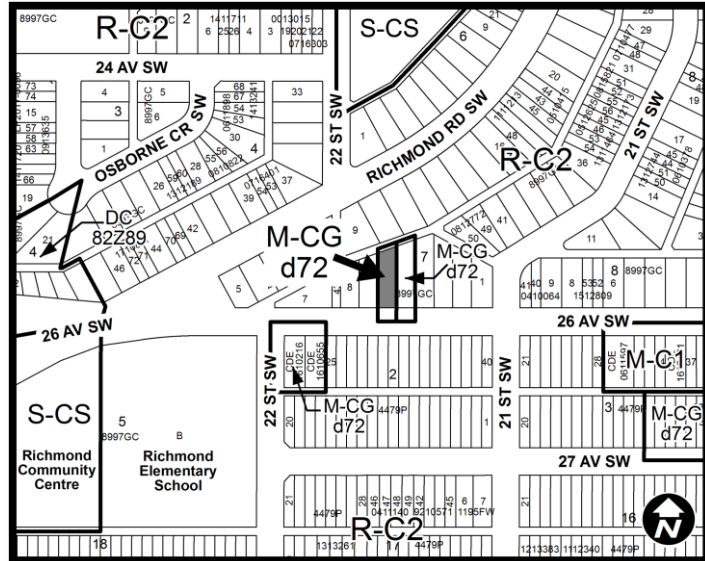
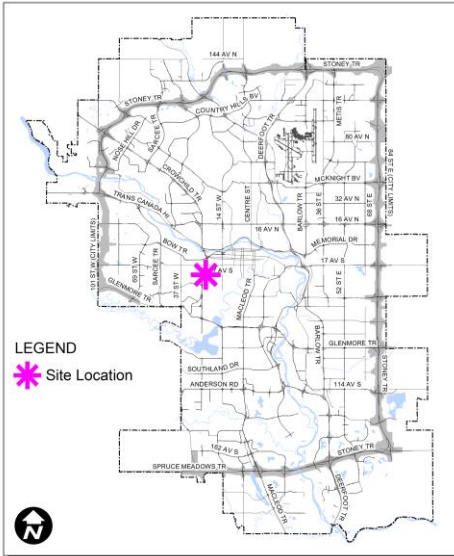
**ATTACHMENTS**

1. Proposed Bylaw 2P2018
2. Proposed Bylaw 28D2018
3. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Richmond Area Redevelopment Plan (APPENDIX III).  
  
**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: J. Gondek and E. Woolley
  
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2224 – 26 Avenue SW (Plan 8997GC, Block 7, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.  
  
**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: J. Gondek and E. Woolley

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**Applicant:**

Gravity Architecture

**Landowner:**

Karamjit S Jaswal  
Kulwinder K Jaswal

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the Community of Richmond, mid-block along 26 Avenue SW, west of 21 Street SW. The site is currently developed with a single detached dwelling with a rear detached garage that is accessed by the adjacent lane. Surrounding development primarily consist of low density residential dwellings. Richmond Elementary School and the Richmond Knob Hill Community Association are located southwest of the parcel, with bus transit stops approximately 150 metres walking distance to a Route 6 bus stop on 26 Avenue SW.

<b>Richmond</b>	
Peak Population Year	1968
Peak Population	5,080
2017 Current Population	4,781
Difference in Population (Number)	-299
Difference in Population (Percent)	-5.9%

**LAND USE DISTRICTS**

The proposed M-CGd72 District allows for up to four units on the subject parcel with a maximum building height of 12 metres. The M-CG district is intended to accommodate grade-oriented multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development.

	Maximum building height	Maximum number of dwelling units per parcel
Existing R-C2 District	10 metres	2
Proposed M-CGd72 District	12 metres	4

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report aligns with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) - 2009

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City Area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed M-CGd72 District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low density residential development, and will allow for a greater variety of housing forms in the area.

Richmond Area Redevelopment Plan (ARP) - 1986

The proposed redesignation requires an amendment to the Richmond ARP to change the land use category of the subject site on Map 2 - Land Use Policy from "Conservation and Infill" to "Low Density Residential", as outlined under APPENDIX III.

In considering the appropriateness of the proposed redesignation and ARP amendment, it is important to consider the objectives of the plan and the site specific context. The plan envisions the Conservation and Infill land use category to be developed with low profile infill development that is compatible with surrounding dwellings. Administration finds that the proposed M-CG district and Low Density Residential land use category are appropriate as each encourage development that is contextually sensitive to surrounding development, as described in the Conservation and Infill policy, while providing for low profile family-oriented redevelopment in the form of townhousing or stacked townhousing.

With respect to the subject site, it is located on a collector road, is located near an open space to the west, and is situated near transit at the edge of the community. As such, the proposed redesignation and policy amendment allow for a sensitive integration of multi-residential development into the existing context. In light of the foregoing, the ARP amendments are appropriate in order to facilitate approval of the proposed land use redesignation.

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Location Criteria for Multi-Residential Infill

In 2014, Council implemented 'Location Criteria for Multi-Residential Infill' to provide a more specific tool for the review of land use amendment applications in the Developed Areas and associated amendments to local area plans. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The table in APPENDIX IV provides a summary of alignment with the criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required.

Sidewalks are available in the area and provide pedestrian connections to 26 Avenue SW. The 26 Avenue SW corridor is served by Calgary Transit, with bus transit stops approximately 150 metres walking distance to a Route 6 bus stop on 26 Avenue SW. Also, primary transit is available approximately 350 metres to the west on Crowchild Trail SW.

Vehicular access is available from the rear lane. Vehicular access design and its location will be reviewed at the Development Permit stage.

**UTILITIES & SERVICING**

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

Sustainability measures will be evaluated at the development permit stage.

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**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter of no objection to the application from the Richmond Community Association (APPENDIX II).

**Citizen Comments**

No citizen comments were received.

**Public Meetings**

No public meetings were held.



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APPENDIX I

APPLICANT'S SUBMISSION

Tuesday, July 4, 2017

The City of Calgary  
Planning and Building Approvals  
PO Box 2100, Station M (#8108)  
Calgary, Alberta T2P 2M5

Attn: To Whom It May Concern

**Re: Land Use Re-designation from R-C2 to M-CG  
2224 26 Ave SW, Calgary**

## Applicant's Planning Analysis

### Design Intent and Context

The subject parcel is located in the community of Richmond Knob Hill and consists of 0.059 ha. We are proposing a re-designation of 2224 26 Ave SW (Lot 6; Block 7" Plan 8997GC) from R-C2 to M-CGd72. This would facilitate a consolidation with the adjacent lot at 2220 26<sup>th</sup> AV SW which was successfully re-designated in April of 2016 as M-CGd72. This consolidation would facilitate a development with 8 total stacked townhouses in 2 multi residential buildings with front doors facing 26 AV SW and vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage. Residential units would face 26 Street SW on all levels of the building.

The current land use designation is (R-C2) Multi-Residential – Contextual Grade-Oriented which allows for 2 residential units. To support the proposed development, we are applying to change the designation from R-C2 to M-CG Multi Residential – Contextual Grade-Oriented District.

The proposed districts is intended for Multi-Residential Development of low height to be in close proximity or adjacent to low density residential development. The key differences are an increase of density from 2 units per site to 4 units per site, and an increase of maximum height from 10m to 12m.

The Land Use Bylaw describes the M-CG district as follows:

*The Multi-Residential – Contextual Grade-Oriented District: is intended to apply to the Developed Area ;has Multi- Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings; has Multi-*

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*Residential Development designed to provide some or all units with direct access to grade; provides for Multi- Residential Development in a variety of forms; has Multi- Residential Development of low height and low density; allows for varied building height and front setback areas in a manner that reflects the immediate context; is intended to be in close proximity or adjacent to low density residential development; provides outdoor space for social interaction; and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.*

Given that this site is adjacent to the recently re-designated M-CGd72 site, the proposed M-CGd72 designation provides the opportunity to consolidate the two lots to create an appropriate site with increased density as well as a development that is appropriate for the neighborhood.

In addition, the site has specific attributes which make it ideal for a slight increase in intensity:

- The site is adjacent to transit routes on both 26 Ave SW as well as primary transit along Crowchild Trail SW
- The site is less than 5 minutes' walk from the Richmond High School and the Richmond Knob Hill Community Association.
- The site is 15 minutes' walk from local shopping, entertainment, and restaurants in the Marda Loop Village, the Marda Loop Community Association and South Calgary Park.
- The site is located along 26 Ave SW, which is a collector road
- The site is served by direct lane access

### Policies (and Variations)

#### *Municipal Development Plan (MDP)*

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community. As well as (amended Section 2.2) Communities should “provide a range of housing choices, covering a mix of built forms and ownership tenures, at densities that support transit viability, local commercial and other services”. “Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as ground-oriented housing.” And “Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities.”

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The MDP requires that “ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.” (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 26 Ave SW, the pedestrian realm along 26 Ave SW is protected.

*Richmond Knob Hill Area Redevelopment Plan (ARP)*

The ARP recommends that this site be of a Medium Low Density Infill use. The ARP states:

*The medium density policy is intended to encourage redevelopment with a variety of housing types attractive not only to single adults and childless couples, but families as well. In addition to apartments, redevelopment, which provides direct access to grade or to landscaped areas as well as a proportion of units with two or more bedrooms (as specified in Section 2.1.4.4), is encouraged. Townhousing and stacked townhousing would be particularly appropriate. This policy provides for redevelopment under the RM-4 and RM-5 districts and a maximum density which should not exceed 148 units per hectare (60 units per acre) and 210 units per hectare (85 units per acre) respectively.*

This project proposes stacked townhouses, a transitional form that is supported by the ARP’s medium low density infill residential policy.

This project proposed no variation from City policies.

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Richmond Community Association will be consulted as this application and the Development Permit application progress.

Best regards,



Trent Letwiniuk  
Principal  
Gravity Architecture Corporation

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**APPENDIX II**

**RICHMOND COMMUNITY ASSOCIATION LETTER**

Mr. Seymour

We understand that you are the File Manager for the captioned application to change the land use designation of the 2224 26 AV SW parcel from R-C2 Residential - Contextual One/Two Dwelling to M-CG d72 Multi-Residential - Contextual Grade Oriented to allow for a pair of 4-unit row house developments to be constructed straddling both that parcel and the adjacent 2220 parcel to the west (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association has reviewed the Application and advises that it has no objection thereto.

Thank you.

Doug Roberts  
Chair, Development Committee  
Richmond/Knob Hill Community Association  
[REDACTED]  
development@richmondknobhill.ca

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APPENDIX III

PROPOSED POLICY AMENDMENT

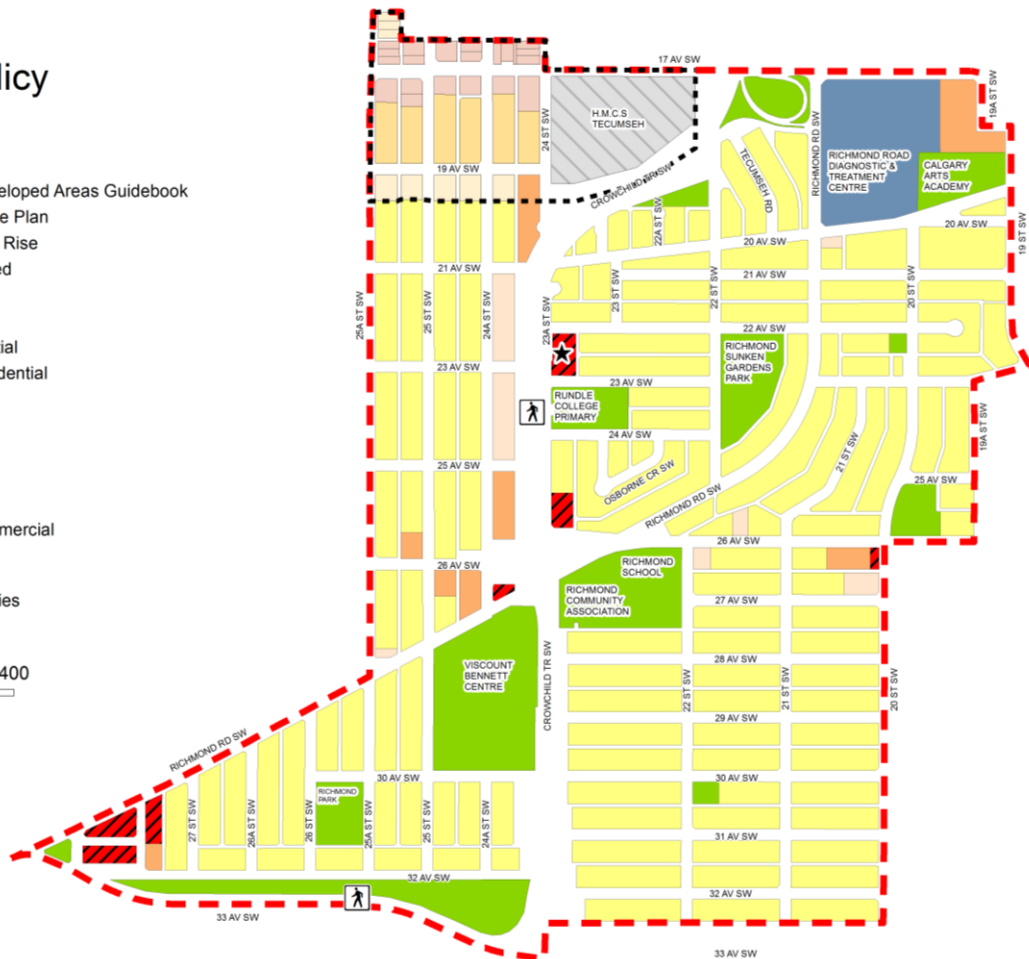
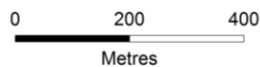
- (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", as follows:

Map 2

Land Use Policy

Legend

- Study Area Boundary
- Main Street Area Developed Areas Guidebook
- Future Comprehensive Plan
- Neighbourhood - Low Rise
- Neighbourhood Limited
- Community Mid Rise
- Conservation/ Infill
- Low Density Residential
- Medium Density Residential
- High Density
- Open Space
- Institutional
- General Commercial
- Local Commercial
- Restricted Local Commercial
- Pedestrian Bridge
- Transition Policy Applies



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APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	Meets Criteria?
1. On a corner parcel	No
2. Within 400 metres of a transit stop <ul style="list-style-type: none"> <li>• Approximately 150 metres walking distance to a Route #6 bus stop on 26 Avenue SW</li> </ul>	Yes
3. Within 600 metres of a transit stop on the Primary Transit Network approximately <ul style="list-style-type: none"> <li>• Approximately 350 metres to route # 6, 18, 20, 112 on Crowchild Trail</li> </ul>	Yes
4. On a collector or higher standard roadway on at least one frontage	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development <ul style="list-style-type: none"> <li>• Adjacent lot to the east (2220 26 Avenue SW) previously designated M-CGd72 and planned to be incorporated with staggered Development Permit associated with this application</li> </ul>	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity <ul style="list-style-type: none"> <li>• Approximately 100 metres to Richmond Elementary School and Richmond Community Hall</li> </ul>	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Served by direct lane access	Yes