

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

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CPC2018-0702
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**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 – 25A Street SW,
LOC2018-0007, Bylaws 46P2018 and 220D2018**

EXECUTIVE SUMMARY

This application was submitted by Max Tayefi Architect on 2018 January 10 on behalf of the landowner, Bhajan Singh Johal and Harwinder Johal. The application proposes to amend the land use designation of this property from DC Direct Control District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings and cottage housing clusters.

A minor map amendment to the *Richmond Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP as amended and with applicable policies of the *Municipal Development Plan*.

A housekeeping map amendment, not related to this land use redesignation application (LOC2018-0007), to the *Richmond Area Redevelopment Plan* is required prior to consideration of this application. The map proposed (Attachment 2) includes a correction for lands that should be shown as Low Density Residential as per Bylaw 10P2018, approved on 2018 March 19 by Council.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw.

Moved by: L. Juan

Carried: 7 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2040 – 25A Street SW (Plan 5661O, Block 14, Lots 21 and 22) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and

4. Give three readings to the proposed bylaw.

Moved by: L. Juan

Carried: 7 – 0

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaws 46P2018 and 220D2018; and

1. **ADOPT** the proposed amendment to the Richmond Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 46P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2040 – 25A Street SW (Plan 5661O, Block 14, Lots 21 and 22) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 220D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

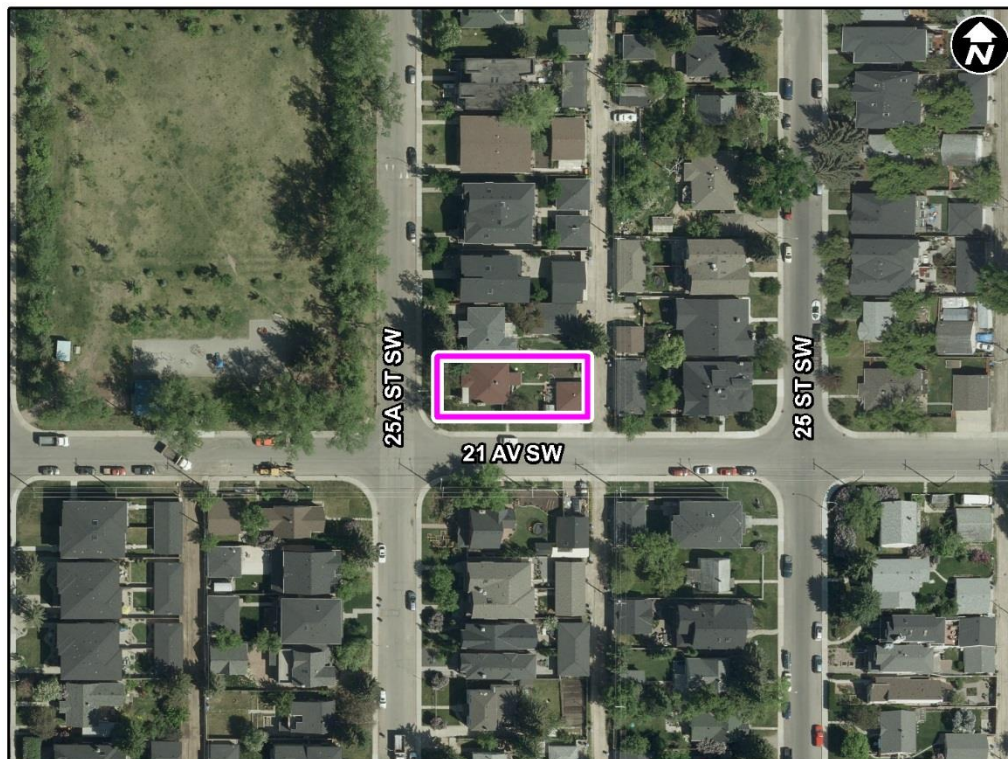
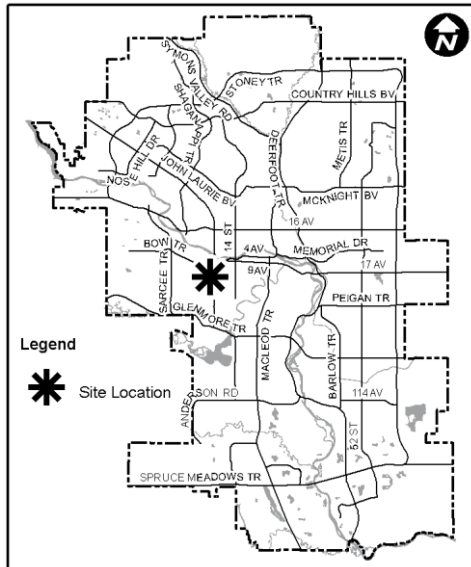
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BACKGROUND

Location Maps



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Site Context

The subject parcel is located in the community of Richmond, on the northeast corner of 21 Avenue SW and 25A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Direct Control District and Residential - Contextual One/Two Dwelling (R-C2) District, with the exception of R-CG land uses along 19 Avenue SW. The subject site is located on a corner parcel, across from an existing open space (Glengarry Park), and has a direct lane access to the east.

The site is 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 38 metres. The site is currently developed with a single detached dwelling and a rear detached garage that is accessed from 21 Avenue SW.

As identified in *Figure 1*, the community of Richmond reached its peak population in 1968 with 5,080 residents. The current population for the community is 4,781, a decline of 299 residents from peak population.

Figure 1: Community Peak Population

Richmond	
Peak Population Year	1968
Peak Population	5080
2017 Current Population	4,781
Difference in Population (Number)	-299
Difference in Population (Percent)	-6%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the *Richmond Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Land Use

The subject property is currently designated under a DC Direct Control District (Bylaw 30Z91) which is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80. The existing land use district is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the community. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

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The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, this site could accommodate up to four dwelling units.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density, and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

Infrastructure

Transportation Networks

The parcel is located within 700 metres of the Shaganappi Point LRT Station and approximately 300 metres from transit stops. Routes 18, 29 and 112 offer service to the Downtown Core, Heritage, University and Sunalta LRT Stations. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Richmond/Knob Hill Community Association was circulated on this application. The Association responded with a letter of opposition for the redesignation, on 2018 February 15 (Attachment 3).

11 letters of opposition were submitted including the following comments:

Policy-related comments:

- The proposed application deviates away from the Richmond Area Redevelopment Plan.

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- The proposal cannot be supported without overall consideration and plan of infrastructure capacity (transportation, utility, retail, etc.) for the area.
- Rowhouse development should be towards 17 Avenue SW, Crowchild Trail SW and 33 Avenue SW.
- A proposed increase in density will significantly and adversely affect numerous adjacent residents and will detract from the character of the neighbourhood, which did not anticipate this amount of density to be tagged at the end of a lower density residential block. Should zoning for rowhousing be allowed in this locale, a terrible precedent will be set; opening the door for considerable additional density not anticipated or supported by community residents.

Parking-related comments:

- Continuous on-street parking problems may worsen with multi-residential units being proposed.
- The proposal would add more cars parking close to the corner and will reduce visibility for pedestrians.

Development-related comments:

- The proposed land use redesignation does not fit the existing context (semi-detached and single detached buildings) and create over density.
- Concerns around the additional one meter of height and the amount of sunlight that would be blocked for all surrounding neighbors.
- Concerns around the increase in traffic directly next to a park within a playground zone.
- The proposed development is located directly across from a park/playground and the increased density will dramatically increase traffic congestion and endanger the park users.
- Proposal to proceed with 4 units and building orientation will affect privacy of surrounding neighbours.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas to accommodate a broader range of housing types.

Engagement

Prior to the application submission, the applicant had a meeting with the Richmond/Knob Hill Community Association and presented the proposal.

The applicant provided a letter to respond the comments provided by the Richmond/Knob Hill Community Association and adjacent neighbours (Attachment 4). This letter was forwarded to the Community Association by Administration.

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The applicant also held a public information session at the Good Companions 50 Plus Club on 2018 May 24. Members of Administration were present to provide clarification on the proposal and process-related questions. The applicant has provided a summary of their public engagement with the community (Attachment 5).

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan (MDP)*. The applicable MDP 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 rowhousing. The MDP 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 relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

Richmond Area Redevelopment Plan (Statutory, 2008)

The subject parcel is located within the Conservation/Infill on Map 2 of the *Richmond Area Redevelopment Plan (ARP)*. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate this proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use category of the subject site to Low Density Residential (Attachment 2).

The proposed amendments to the ARP are deemed appropriate given the intent and contextual nature of the proposed R-CG District.

Location Criteria for Multi-Residential Infill (Non-statutory, 2014)

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other "multi-residential" developments.

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

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The subject parcel meets five of eight of the location criteria in that it is located on a corner parcel, on a street across from a park, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a transit stop.

Moderate intensification in this location has a minimal impact on adjacent properties and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing DC Direct Control District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Richmond Area Redevelopment Plan* as amended and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of inner-city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Richmond Area Redevelopment Plan
3. Richmond/Knob Hill Community Association Comments
4. Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments
5. Summary of Applicant-led Community Engagement

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6. Proposed Bylaw 46P2018
7. Proposed Bylaw 220D2018