

**Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2212  
 Richmond Road SW, LOC2018-0150**

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**EXECUTIVE SUMMARY**

This application was submitted by Sarina Developments on 2018 June 25 on behalf of the landowner, Parvisebegum Virani. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd81) District to allow for:

- multi-residential development in addition to the uses already allowed (e.g. single detached, semi-detached, duplex homes, and secondary suites);
- a maximum building height of 12.0 metres (an increase from the current maximum of 10.0 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed M-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP). However, a minor map amendment to the *Richmond Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.

A development permit for a four-unit, two-storey rowhouse building has been submitted and is under review.

**ADMINISTRATION RECOMMENDATION:**

That the 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.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 2212 Richmond Road SW (Plan 8997GC; Block 10, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd81) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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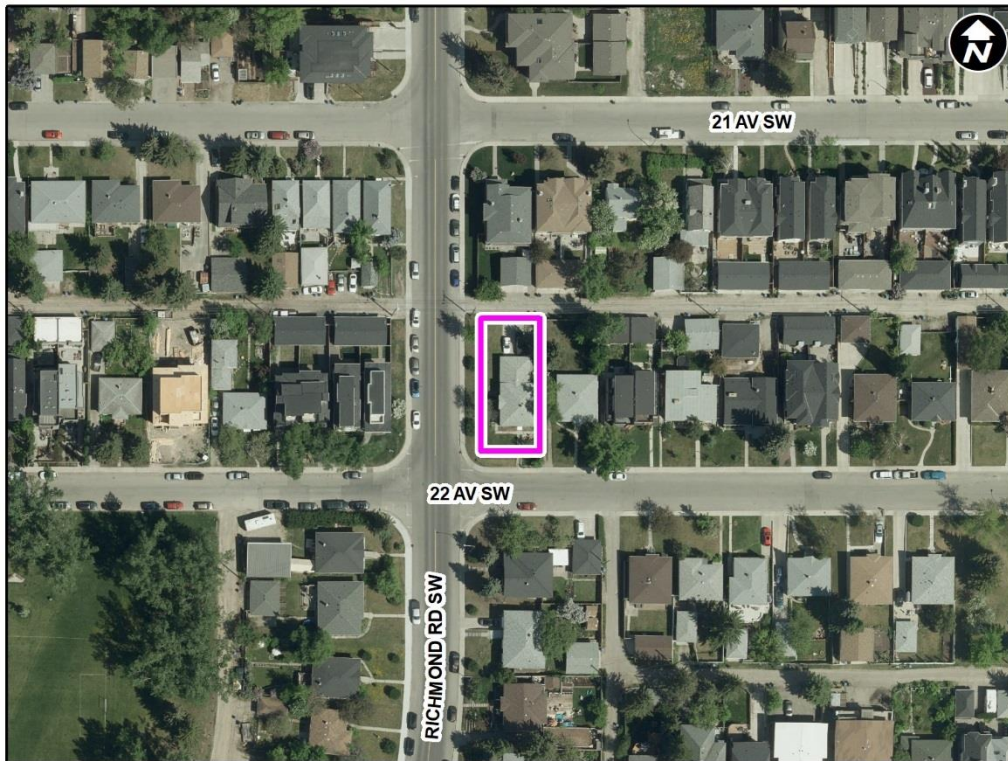
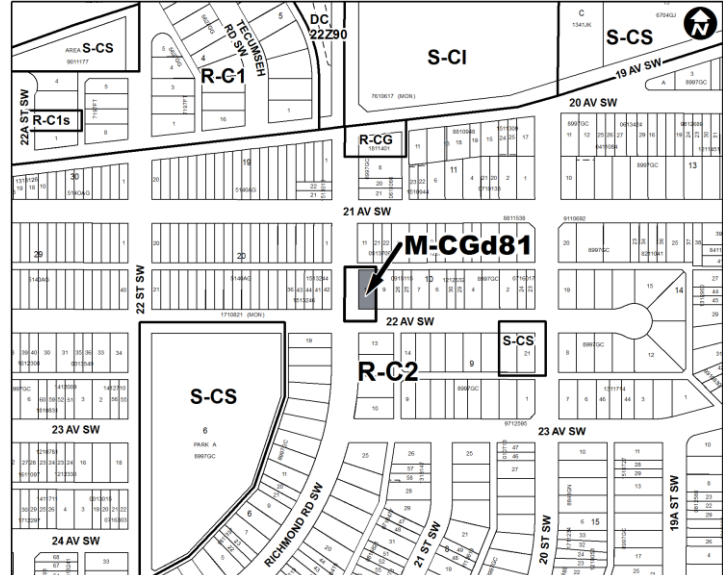
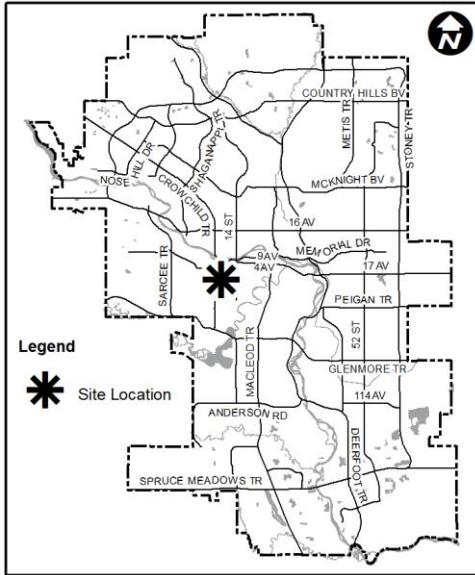
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**BACKGROUND**

This land use amendment application has been submitted to The City of Calgary by Sarina Developments on behalf of the landowner Shakeel Virani on 2018 June 25 (see Attachment 1 for the Applicant's Submission). A development permit for a four-unit, two storey rowhouse building has been also been submitted by Sarina Developments on 2018 June 25 and is under review (see Attachment 4 for additional information).

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Location Maps



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### Site Context

The subject site is located in the community of Richmond at the northeast corner of 22 Avenue SW and Richmond Road SW. Surrounding development is characterized by a mix of single and semi-detached homes.

The site is approximately 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) in size with approximate dimensions of 15 metres by 33 metres and slopes upwards from all portions of the site. A rear lane along the north portion of the site. The property is currently developed with a one-storey single detached dwelling and a rear attached garage with parking pad accessed from Richmond Road SW.

As identified in Figure 1 below, the community of Richmond has not been able to rise above its peak population of 5,080 residents in 1968, and has most recently seen its community decline by 198 residents.

*Figure 1: Community Peak Population*

<b>Richmond</b>	
Peak Population Year	1968
Peak Population	5,080
2017 Current Population	4,882
Difference in Population (Number)	-198
Difference in Population (Percent)	-3.9%

Source: *The City of Calgary 2018 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 ARP is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### Planning Considerations

#### *Land Use*

The existing R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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The proposed M-CG District allows for a maximum height of 12 metres, which is reduced based on the immediate context (i.e. shared property line with a parcel designated with a low density residential district). The density modifier of 81 units per hectare would allow up to four dwelling units on the subject site. The M-CG District allows for multi-residential development in a variety of forms and designed to provide some or all units with direct access to grade.

### ***Development and Site Design***

The rules of the proposed M-CG District provides basic guidance for site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items being considered thorough the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the Richmond Road SW and 22 Avenue SW frontages;
- emphasizing individual at-grade entrances;
- the delineation of an appropriate front yard setback; and
- definition of front yard amenity space for individual units.

### ***Environmental***

No environmental concerns have been identified at this time.

### ***Transportation***

The subject site is located approximately 450 metres away from both eastbound and westbound Route 2 Killarney / 17 Avenue / Mt. Pleasant bus stops on 17 Avenue SW. The Eastbound route provides service to the Downtown core and the LRT, while the Westbound route provides service to the Westbrook LRT station (Primary Transit, 2.3 kilometres away) where riders can travel east or west.

The subject site is a corner lot with lane access. The site is within Residential Parking Zone “O” and currently has a two hour parking on 22 Avenue SW between 8:00 and 16:00 Monday to Friday, with the area right adjacent to the property having a no parking zone from 22 Avenue SW north to the lane for a future bus zone. At the time of development, all bylaw parking requirements (stall size, amount, etc.) will need to be met on the site.

### ***Utilities and Servicing***

Water, storm and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

### **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 landowners and the application was advertised online.

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Administration received comments from the Richmond/Knob Hill Community Association on 2018 July 26 which stated that they have no objections to the subject application.

Administration received four letters in opposition to the application. Reasons stated for opposition are summarized below:

- the proposal is in violation of the caveat on title which is binding and ensures all property owners follow a building scheme (i.e. single and semi-detached homes);
- secondary suites and duplex developments can accommodate the inner-city development objectives without violating the restrictive covenant;
- the proposed development will remove an affordable secondary suite that was recently approved by the City (2017);
- proposal is environmentally unsustainable – the existing home was recently redeveloped with new material that will be sent to the landfill;
- flooding has been occurring within the area of the subject parcel and the proposed development would only worsen the matter;
- a future development will have negative impacts on the existing laneway's stability and functionality;
- diminished privacy and enjoyment of property;
- multi-residential development does not fit within the existing community;
- increase in on-street parking; and
- proposed future development is not suited for families and therefore does not provide an improvement to the diversity gaps.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. In terms of the restrictive covenant, the City is not subject to this item when conducting its review and any enforcement is a civil matter. The design compatibility of a future development with respect to the surrounding neighbourhood and parking requirements is being reviewed within the development permit application.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

**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.

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***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the 'Residential – Developed – Inner City' area as identified on Map 1: Urban Structure in the 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 proposal is in keeping with relevant MDP policies as the rules of the M-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

***Richmond Area Redevelopment Plan (Statutory – 1986)***

The subject parcel is located within the 'Conservation/Infill' area as identified on *Map 2: Land Use Policy* in the *Richmond Area Redevelopment Plan (ARP)*, which is intended for:

- low profile infill development that is compatible with the surrounding dwellings.

In order to accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to 'Low Density Residential' (Attachment 2), which is intended to:

- improve existing neighbourhood residential quality and character, while providing for low profile family-oriented redevelopment;
- have acceptable redevelopment that includes multi-dwelling infill projects compromised of townhousing or stacked townhousing.

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

The location criteria guidelines are used in conjunction with other relevant planning policy, such as the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets six of the eight criteria. The site is on a corner parcel, has direct lane access and is within 400 metres of a transit stop. It is also on a collector or higher standard roadway (Richmond Road SW), is in close proximity to an existing or planned corridor (Crowchild Trail SW), and is across from an existing open space, park, or community amenity (22 Street Park).

The only two criteria the subject site does not meet is being adjacent to existing or planned non-residential development or multi-unit development and within 600 metres of an existing or planned primary transit stop.

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**Social, Environmental, Economic (External)**

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

**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 is in keeping with applicable policies of the *Municipal Development Plan*. The proposed MC-G District was designed to be implemented in proximity to or directly adjacent to low-density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association's Submission
3. Proposed Amendment to the Richmond Area Redevelopment Plan
4. Proposed Development (DP2018-3051) Summary