

Planning & Development Report to
Calgary Planning Commission
2018 October 18

ISC: UNRESTRICTED
CPC2018-1113
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Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2104 – 26 Avenue SW, LOC2018-0167

EXECUTIVE SUMMARY

This application was submitted by Arup Datta Architecture Ltd on 2018 July 18 on behalf of the landowner, Kasa Enterprises Inc. The application proposed to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Mixed Use – Active Frontage (MU-2f1h10) District to allow for:

- a medical clinic with office and retail units;
- a maximum building height of 10.0 metres;
- a maximum floor area ratio of 1.0; and
- the uses listed in the proposed MU-2 District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP), which identifies the subject site appropriate for added population and commercial and service uses. 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 the medical clinic, office and retail 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 Richmond Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw the proposed redesignation of 0.08 hectares \pm (.20 acres \pm) located at 2104 - 26 Avenue SW (Plan 8997GC, Block 8, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use – Active Frontage (MU-2f1h10) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

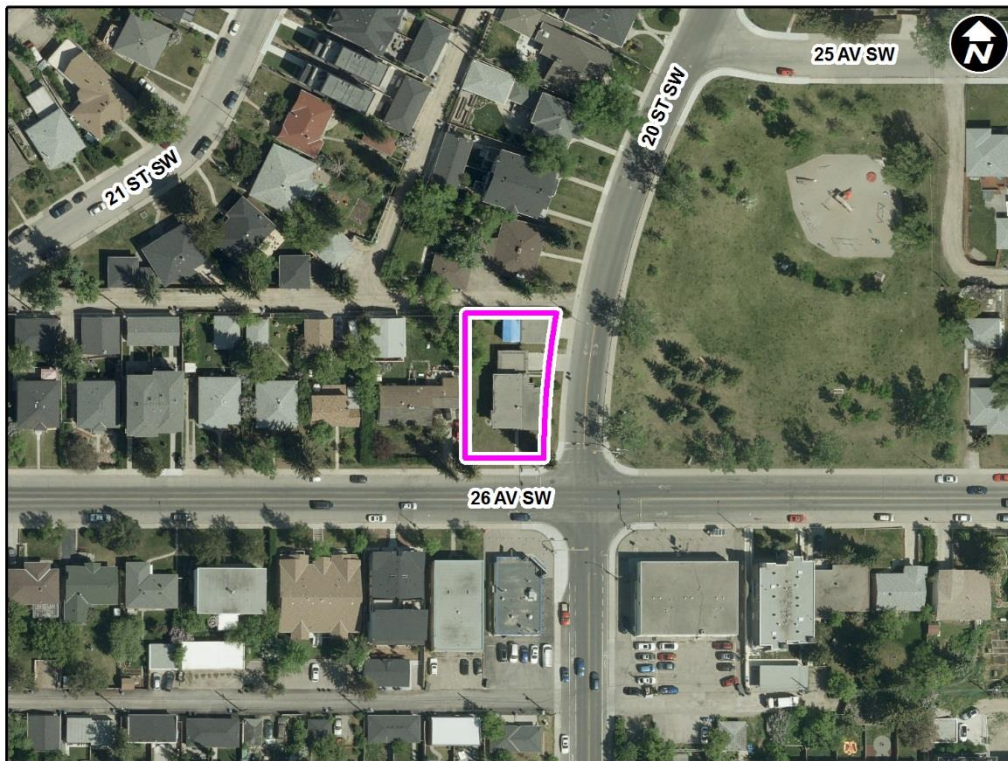
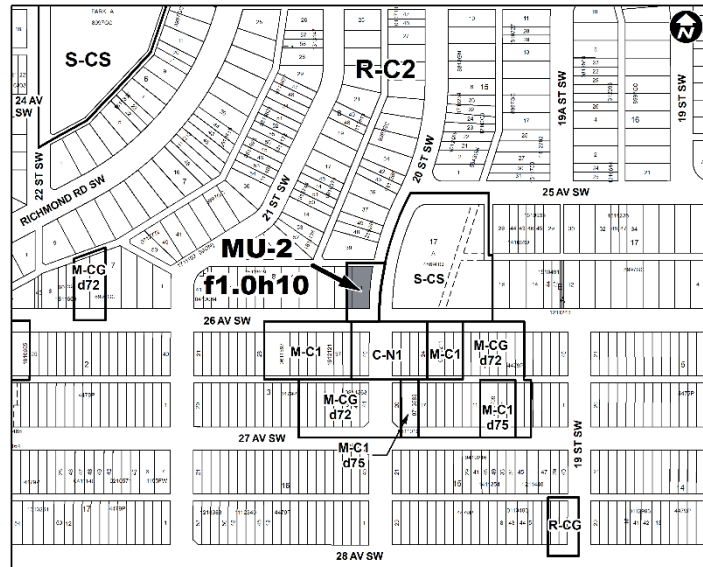
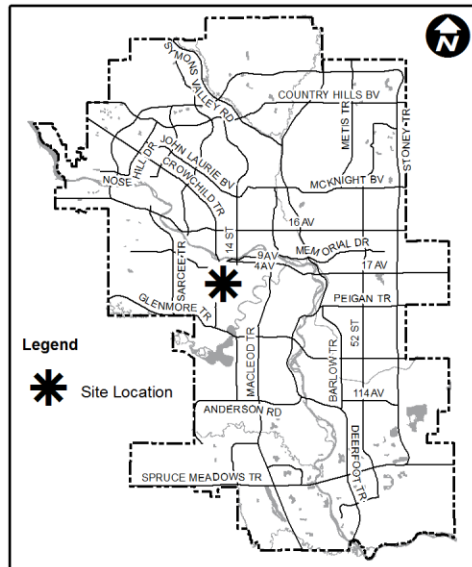
The land use amendment application has been submitted to The City of Calgary by Arup Datta Architecture Ltd. on behalf of the landowner Kasa Enterprises Inc. on 2018 July 18 (see Attachment 1 for the Applicant's Submission). A development permit (DP2018-3436) for a medical, office and retail building has also been submitted by Arup Datta Architecture Ltd. on 2018 July 18 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 northwest corner of 26 Avenue SW and 20 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes and commercial development. To the south of the site, parcels are developed with commercial (dry cleaning, hair salon and retail stores) and multi-residential buildings, and to the east is a City park with a playground.

The site is approximately 0.08 hectares \pm (0.20 acres \pm) in size with approximate dimensions of 23.0 metres by 41.0 metres and slopes upwards from all portions of the site. A rear lane exists along the north portion of the site. The property is currently developed with a single detached dwelling and a rear detached garage with parking pad accessed from 20 Street SW.

As identified in Figure 1 below, the community of Richmond has not risen above its peak population of 5,080 in 1968, and has most recently seen its community decline by 198 residents. The potential of adding a medical, office and retail building at the subject site would not only strengthen the existing commercial business at the intersection of 26 Avenue SW and 20 Street SW, but could also serve as a catalyst to attract more residents and local business to the community.

Figure 1: Community Peak Population

Richmond	
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 form and uses that have the ability to be compatible with the immediate surrounding built form of the existing neighbourhood. While a minor amendment to the ARP is required, the proposal generally meets the objectives of the 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

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secondary suite. The R-C2 District allows for a maximum building height of 10.0 metres and a maximum of two dwelling units.

The proposed MU-2 District is intended to be characterized by buildings that have: street-oriented design, facades with multiple uses and frequent entries at grade facing the street and appropriate transition to lower scale residential buildings on adjacent parcels through building location, building massing and landscaping. The MU-2 District contains a range of discretionary commercial uses which include: convenience food store, pet care service and restaurant neighbourhood. The proposed land use will also contain a maximum floor area ratio of 1.0 and maximum height of modifier of 10.0 metres (approx. 3 storeys).

Development and Site Design

The rules of the proposed MU-2 District provide basic guidance for future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 26 Avenue SW and 20 Street SW frontages;
- achieving transition to lower scale residential buildings on adjacent parcels through building location and massing and landscaping.
- emphasis on the at grade retail entrances; and
- ensuring that the buildings facades on both the avenue and street have sufficient transparent glazing.

Transportation Networks

The subject site is a corner lot, with lane access that fronts on to 26 Avenue SW. The site is approximately 40 metres from a Westbound Route 6 bus stop, which goes to the Westbrook LRT station (Primary Transit route, approx. 3.6 kilometres away) that has routes to the West and Downtown Core. The site is also approximately 65 metres away from an Eastbound Route 6 bus stop, which provides service to the Downtown Core and LRT routes.

The subject site is within Residential Parking zone “O”, which currently does not have any restricted on-street parking, except on 26 Avenue SW for a snow event for the Route 6 bus.

At the time of redevelopment, all bylaw required parking requirements (stall size, amount, etc.) are to be met on site.

Utilities and Servicing

Water 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.

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Storm is not available to service the site. 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 (i.e. Community Association, Ward Councillor and adjacent landowners) and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration received comments from the Richmond/Knob Hill Community Association on the proposal (See Attachment 2), which are summarized below:

- generally supportive of the subject parcel being redeveloped as a low density mixed-use development with retail/commercial at grade as the parcel is located: on the NW corner of two collector roads, adjacent to retail/commercial developments and currently has an older dwelling (which does not afford the best use of the site given its location);
- a low density mixed-use development in this location would be of benefit to the community, as it would add to the mix of shops at the intersection and help further activate the park; and
- the City should consider redesignating the 2100 block on 26 Avenue SW to a mixed-use land use district which would be more appropriate (i.e. which would allow for a higher density and height).

Administration received one letter of opposition to the application. Reasons stated for the opposition are summarized below:

- caveat on title specifically details what is allowed to be developed on the subject site, which does not include a commercial building; and
- should comply with the City Council adopted Richmond ARP, which designates the site as 'Conservation and Infill'.

Administration considered the relevant planning issues and policies specific to the proposed redesignation, and has determined the proposal to be appropriate. As mentioned, the subject site is identified within the MDP as being appropriate (where warranted) for increased population and a mix of commercial and service uses (i.e. medical clinic). The MU-2 District not only offers a range of discretionary commercial uses, but also includes dwelling units. Further, the district contains guidelines for the appropriate transition to lower scale residential buildings on adjacent parcels through building location, building massing and landscaping. As such, the MU-2 District is deemed to be appropriate as it serves an effective transition between the existing commercial and residential districts, which surround the subject site. 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 between property owners.

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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 as identified on Map 1: Urban Structure in the MDP. The applicable MDP policies encourages the redevelopment of inner-city communities by adding population and a mix of commercial and service uses, while at the same time respecting the scale and character of the existing neighbourhood.

The proposal is in keeping with relevant MDP policies as the rules of the MU-2 District provide for a development form that may be sensitive to the existing residential development in terms of its built form and has residential, commercial and service uses as listed uses, which would be of benefit to the existing community.

Richmond Area Redevelopment Plan (Statutory, 1986)

The subject parcel is located within the 'Conservation/Infill' areas 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 MU-2 District, a minor amendment to Map 2 is required to change the land use category to 'Local Commercial' (Attachment 3), which is intended to:

- provide for goods and services catering to the needs of surrounding neighbourhoods; and
- have uses that include: banks, dry cleaners, small offices and shops and retail food stores.

Social, Environmental, Economic (External)

An Environmental Site Assessment was not required for this application.

The recommended land use allows for a wider range of housing types and commercial uses than are currently permitted under the R-C2 District and as such, the proposed change can provide may better accommodate the housing and service needs of different age groups, lifestyles and demographics.

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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 not 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 MU-2 District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal allows for a building form that has the ability to be compatible with the established building form and offers a range of commercial uses that can serve the needs of the community and surrounding neighbourhoods.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Submission
3. Proposed Amendment to the Richmond Area Redevelopment Plan
4. Proposed Development (DP2018-3436)