

Planning & Development Report to  
Calgary Planning Commission  
2019 May 02

ISC: UNRESTRICTED  
CPC2019-0532

**Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at  
2404 - 28 Avenue SW, LOC2018-0258**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Citytrend on behalf of the landowner, Saville Homes Ltd, on 2018 November 23. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

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

A development permit for a four-unit rowhouse has been submitted by Dejong Design Associates on behalf of the land owner Saville Homes Ltd, on 2019 March 22, and is under review.

**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.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2404 - 28 Avenue SW (Plan 4479P; Block 18; Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**BACKGROUND**

This land use redesignation application was submitted for 2404 – 28 Avenue SW by Citytrend on behalf of the landowner Saville Homes Ltd., on 2018 November 23. The parcel is located in the community of Richmond, on a corner parcel, at 28 Avenue SW and 22 Street SW. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

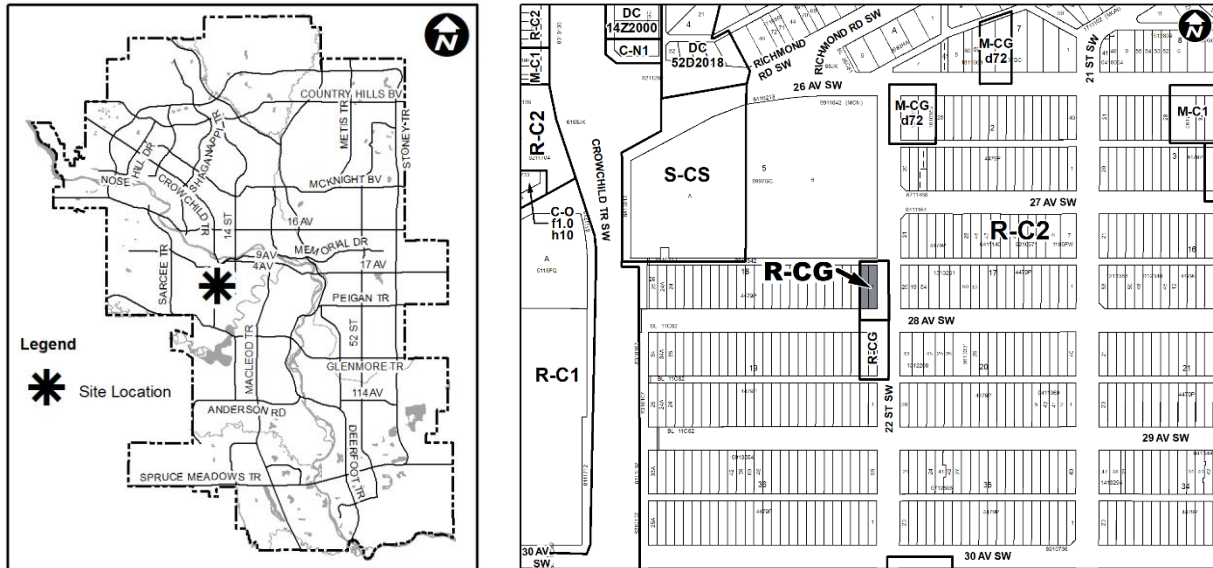
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Location Maps



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### Site Context

The subject site is located on the northwest corner of the intersection of 28 Avenue SW and 22 Street SW in the community of Richmond. Surrounding development is characterized by single detached and semi-detached dwellings. A four-unit rowhouse exists across 28 Avenue SW to the south of the subject parcel. The Richmond School shares the lane to the north of the subject parcel.

The subject property is approximately 0.06 hectares in area with dimensions of approximately 15 metres by 38 metres. It is currently developed with a one-storey single detached dwelling, and a detached garage. This parcel has lane access.

As identified in *Figure 1*, the community of Richmond reached peak population in 2018.

Figure 1: Community Peak Population

Richmond	
Peak Population Year	2018
Peak Population	4882
2018 Current Population	4882
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 represents a moderate increase in density for a corner parcel of land in an inner city area and provides for a development form that will be compatible with the low density residential character of the existing neighbourhood as discussed in the Strategic Alignment section of this report.

### Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

#### ***Land Use***

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. Single detached dwellings may include a secondary suite. The

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R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. 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 allowed in R-CG developments.

***Development and Site Design***

A development permit has been submitted for this parcel and is currently under review. The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include:

- ensuring an engaging built interface along both 28 Avenue SW and 22 Street SW;
- emphasizing individual at-grade entrances;
- provision of parking for the rowhouse development; and
- locations and screening of amenity spaces.

***Environmental***

There are no environmental concerns associated with the site or this proposal.

***Transportation***

Pedestrian access to the site is available from 28 Avenue SW and 22 Street SW while vehicular access will be provided off the rear lane. The area is served by Calgary Transit, with a bus connection located within 160 metres walking distance. The site is located within a walking distance of 221 meters from a Primary Transit Network stop on Crowchild Trail SW. On-street parking adjacent to the site is not subject to any specific regulation. A Transportation Impact Assessment was not required as part of this application.

***Utilities and Servicing***

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan (DSSP) stage.

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### **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.

No comments were received from the Richmond/Knob Hill Community Association.

Administration received five letters of opposition to the application. Already congested on-street parking, and loss of privacy were cited as the main reasons for opposition in the letters.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***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 *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a moderate increase in density in a form that is sensitive to existing residential development in terms of height, built-form, and density.

#### ***Richmond Area Redevelopment Plan (Statutory - 1986)***

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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). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached and duplex dwellings. 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).

**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. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

**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 land use 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 R-CG 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 forms that exist in the neighbourhood, and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Richmond Area Redevelopment Plan