

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0697

## Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted on 2019 March 18 by CivicWorks Planning + Design on behalf of the landowner Christine Macken. This application proposes to change the designation of 2201 - 28 Avenue SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District in the community of Richmond 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 dwellings 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 the applicable policies of the *Municipal Development Plan* (MDP).

No development permit application has been submitted at this time.

### 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  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 28 Avenue SW (Plan 4479P, Block 20, Lots 39 and 40) 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**

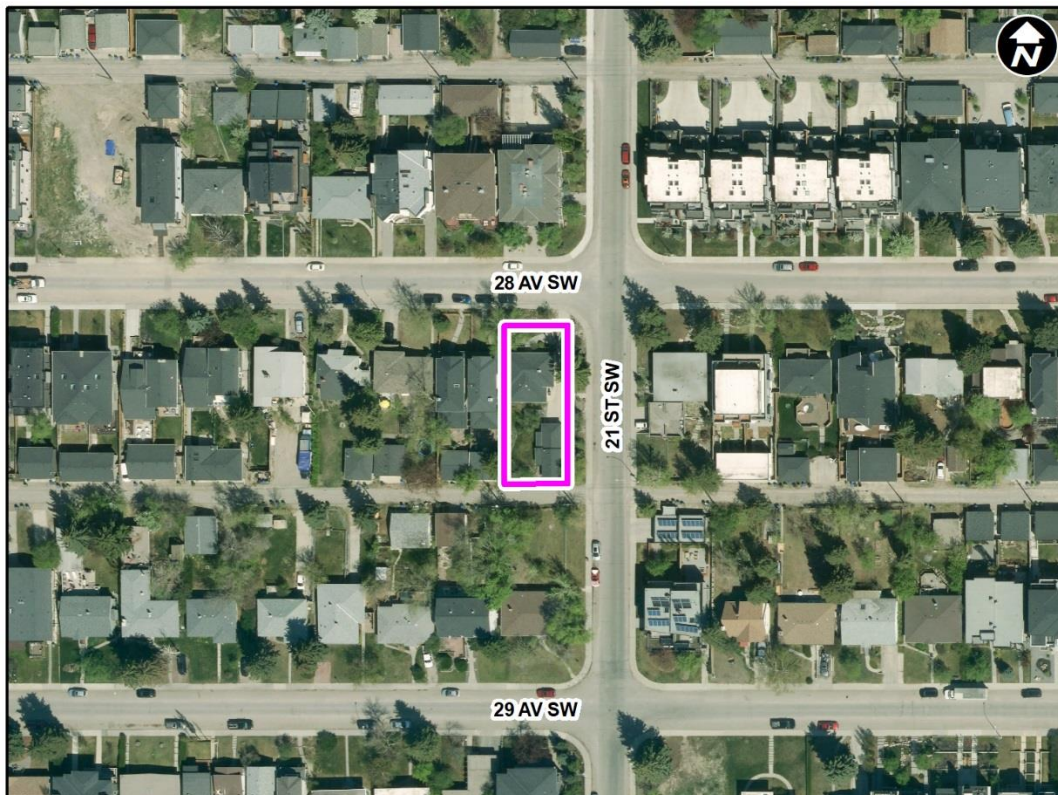
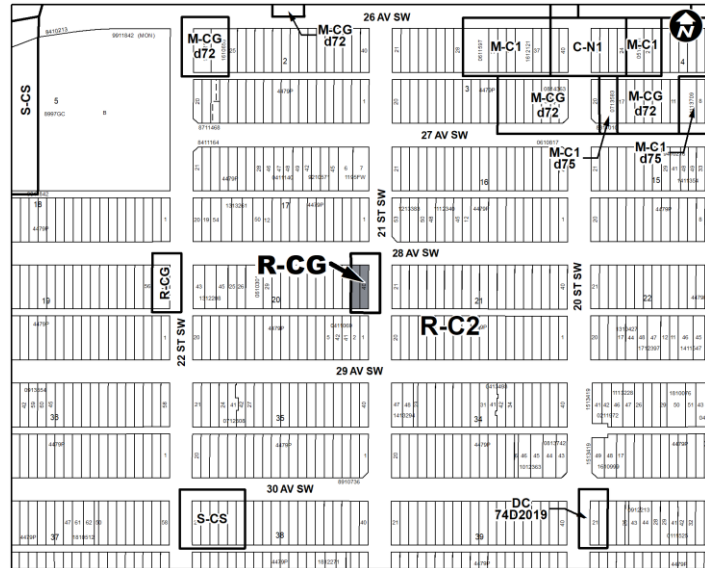
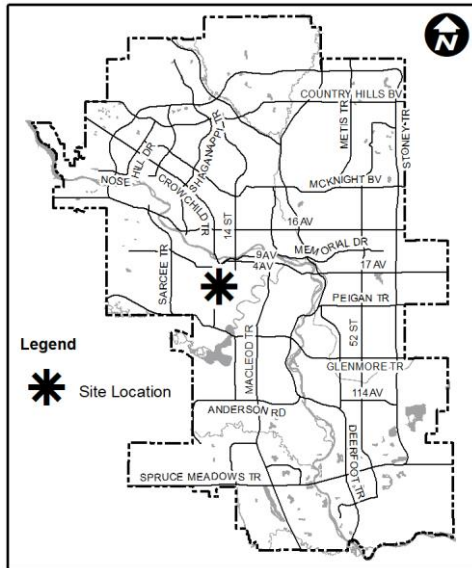
This land use redesignation application for 2201 - 28 Avenue SW was submitted on 2019 March 18 by CivicWorks Planning + Design on behalf of the landowner Christine Macken. The parcel is located in the community of Richmond, on a corner parcel, at 28 Avenue SW and 21 Street SW. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District (Attachment 1). No development permit application has been submitted at this time.

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Location Maps



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### Site Context

The subject site is located on the southwest corner of the intersection of 28 Avenue SW and 21 Street SW in the community of Richmond. Surrounding development is characterized by single detached and semi-detached dwellings.

The subject site is approximately 0.06 hectares in area with dimensions of approximately 15 metres by 37 metres. It is currently developed with a one-storey single detached dwelling with a parking pad and accessory building. There is lane access at the rear of the property.

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 modest 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 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 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.

The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

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

While a development permit has not been submitted for this parcel, 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 will include:

- ensuring an engaging built interface along both 28 Avenue SW and 21 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 and vehicular access to the site is available from 28 Avenue SW, 21 Street SW and the rear lane. The area is served by Calgary Transit, with the Shaganappi Point LRT Station within approximately 1.7 kilometres walking distance of the site on 28 Avenue SW and 26 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority. The site is approximately 330 metres from a transit stop, servicing Route 6 which offers service to the downtown core and the Westbrook LRT Station.

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

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit 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 twelve letters of opposition to the application. Already congested on-street parking, impact on the character of the neighbourhood, increase in density and on-street traffic 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.

The applicant led engagement included the following:

- Community Association notification memos which included information on the proposal and outlining stakeholder engagement;
- On-site signage that was installed at the time of submission which included project and contact information;
- 100 postcards delivered to surrounding neighbours that provided information on the proposal and how to contact the applicant for questions or comments; and
- Responding actively to stakeholder feedback – six email responses and three telephone calls.

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 Town and promotes the efficient use of land.

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

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

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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 and modest intensification in the 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 the relevant MDP policies as the rules of the R-CG District provide for a modest 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)***

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the ARP. The Conservation/Infill area is intended for low-density developments in the form of single-detached and duplex dwellings. To accommodate the R-CG District, a minor amendment to Map 2 (Attachment 2) is required to change the subject site to Low Density Residential, which is intended for low profile family-oriented redevelopment (single and duplex dwellings and townhousing not exceeding 75 units per hectare).

### **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 facilitate a more efficient use of the 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.

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**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable goals and policies of the *Municipal Development Plan* and serve to accommodate future development that enables a modest increase in density while maximizing the use of existing infrastructure. Moreover, 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 form 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