

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0682

## Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2813 - 24A Street SW, LOC2019-0036

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### EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on 2019 March 13 on behalf of the landowner, Eagle Crest Homes LTD. The application proposes redesignation of the subject site from Multi-Residential – Contextual Low Profile (M-C1) District to the Mixed Use - General Frontage (MU-1f3.3h19) District to allow for:

- a comprehensively designed mixed use development;
- approximately 42 residential units (an increase from the current maximum of 20 units);
- a maximum floor area ratio (FAR) modifier of 3.3 (approximate building floor area of 4,000 square metres);
- a maximum building height of 19 metres (an increase from the current maximum of 14 metres); and
- the uses listed in the MU-1 District.

The proposal requires an amendment to the *Richmond Area Redevelopment Plan (ARP)* and aligns with the applicable policies of the *Municipal Development Plan*.

A development permit for a 42-unit multi-residential development has been submitted and is currently 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 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares ± (0.30 acres ±) located at 2813 - 24A Street SW (Plan 5661O, Block 47, Lots 7 to 10) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Mixed Use - General Frontage (MU-1f3.3h19) District; and
4. Give three reading to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**BACKGROUND**

CivicWorks Planning + Design submitted this application on 2019 March 13 on behalf of the landowner, Eagle Crest Homes LTD. As described in the Applicant's Submission (Attachment 1), the intent of the application is to enable the development of a five storey mixed-use multi-residential development with commercial-retail units at-grade. The proposed building would contain 42 dwelling units in the community of Richmond, across from the recently closed Viscount Bennett Centre and Chinook Learning facility.

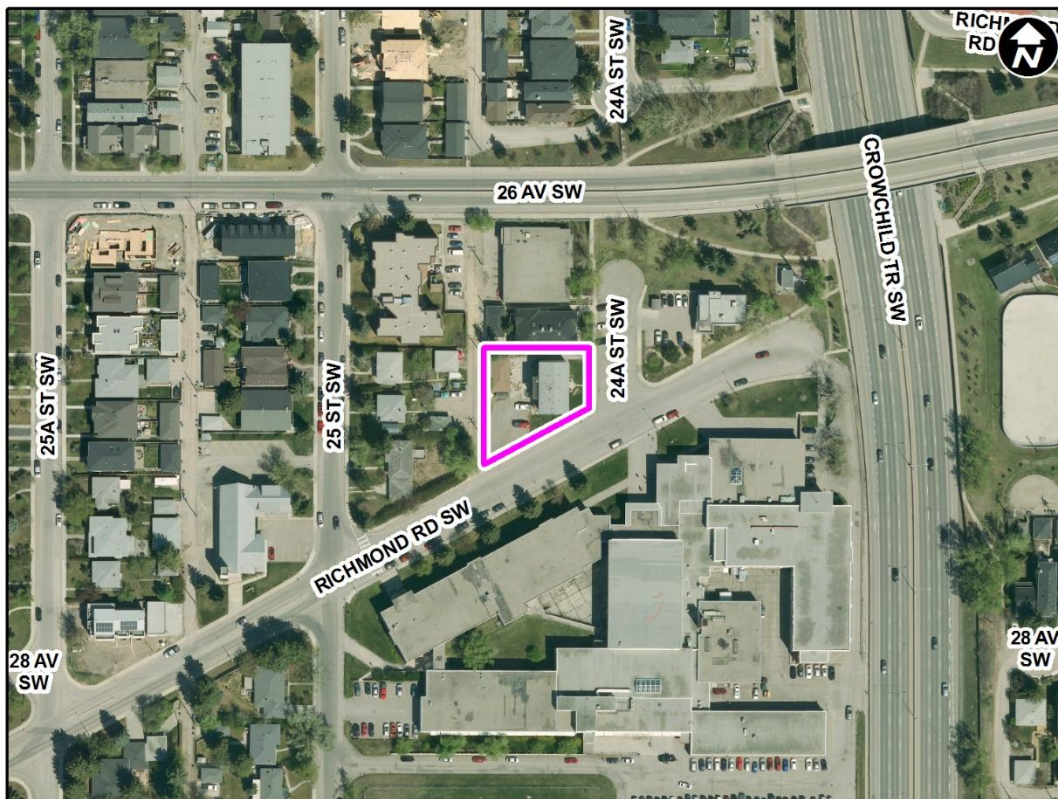
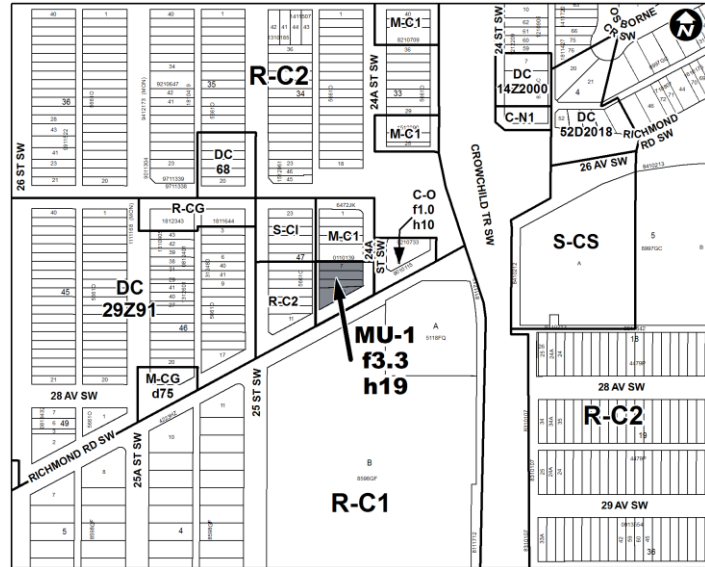
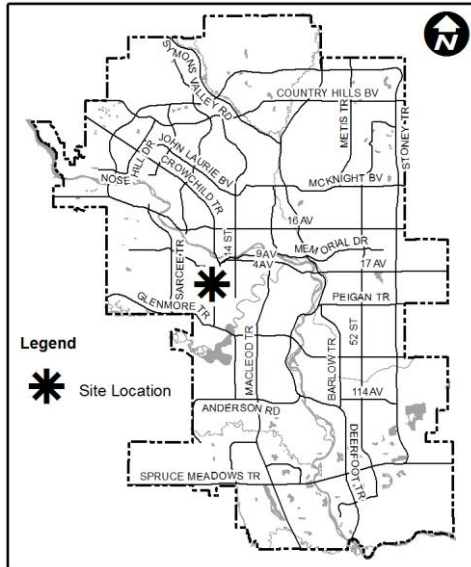
CivicWorks Planning + Design submitted a development permit (DP2019-1660), 2019 April 08, for the proposed mixed use development is currently under review (Attachment 2).

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Location Maps



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### Site Context

The site is located at the southeast corner of Richmond Road SW and 24A Street SW in the community of Richmond, and is currently occupied by a three-storey, six-unit residential building.

To the north, the adjacent neighbour, is a multi-residential development comprising 5 units in two storeys, circa 1945, designated Multi-Residential – Contextual Low Profile (M-C1) District. To the west, across an alley, are three single detached houses which a pre-application has been held to redesignate these to M-CG. To the east, across 24A street, is a dental clinic, circa 1992, designated Commercial – Office (C-Of1.0h10) District.

To the south, across Richmond Road SW, is the recently closed Viscount Bennett Centre, 4.65 hectares  $\pm$  (11.49 acre  $\pm$ ) site with redevelopment and intensification potential.

As identified in *Figure 1*, the community of Richmond reached peak population in 1968.

*Figure 1: Community Peak Population*

<b>Richmond</b>	
Peak Population Year	1968
Peak Population	5,080
2018 Current Population	4,882
Difference in Population (Number)	-198
Difference in Population (Percentage)	-4%

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

This proposal allows for a range of building types and are compatible with the established built form for the neighbourhood. Subject to a minor amendment to the ARP, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### Planning Considerations

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

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***Land Use***

The subject site is currently designated Multi-Residential – Contextual Low Profile (M-C1) District. The proposed re-designation is to Mixed Use - General Frontage (MU-1) District, with a Floor Area Ratio (FAR) modifier of 3.3 and a height modifier of 19.0 metres. The following table (*Figure 2: Land Use Comparison*) outlines the number of key distinctions between the current and proposed land use districts.

*Figure 2: Land Use Comparison*

	<b>M-C1</b>	<b>MU-1f3.3h19</b>
<b>Land Uses</b>	Multi-residential	Mixed use
<b>Density</b>	148 units per hectare	n/a
<b>Height</b>	14.0m with 40% fourth floor area	19.0m with stepback to the north from 11.0 m
<b>FAR</b>	n/a	3.3
<b>Residential parking</b>	1.25 stalls/unit	0.75 stalls/unit*

\* Note that the development permit (DP2019-1660) is under review

***Development and Site Design***

The rules of the proposed MU-1 District will provide basic guidance for the future development of the site, including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this site, additional items that have been considered though the concurrent development permit process include, but are not limited to:

- ensuring an engaging built interface along Richmond Road SW;
- building placement and thoughtful scale transitions by integrating stepback that follow approved city-wide policies; and
- site appropriate vehicular access, parking and garbage pickup.

***Environmental***

A Phase I Environmental Site Assessment was submitted and is under review. Further comments to follow as part of the review of the related development permit.

***Transportation***

A comprehensive Transportation Impact Assessment was not required as part of this application or the related development permit application. Site access and parking requirements have been reviewed through Transportation's review of related DP2019-1660 and found to be satisfactory. The subject site is 700 metres from a future Southwest BRT station and well served by bus Routes 6, 18, 20, 63, and 112.

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

Development servicing is under review through the development permit and development site servicing plan (DSSP) circulation processes as part of Water Resources' review of DP2019-1660.

### **Stakeholder Engagement, Research and Communication**

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

In addition to Administration's standard engagement approach applicant-led engagement included a public open house, on-site signage, postcards to nearby residents, and information available via a project website, email address, and phone number.

An overview and 'What We Heard' report from the applicant-led engagement can be found in Attachment 2.

A couple of individuals contacted Administration to discuss the proposal, expressing concerns including dust during construction and traffic impacts. The application did not receive comments from the Richmond Community Association, despite attempts from Administration and the applicant.

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 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.

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

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment and land use 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.

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

The Municipal Development Plan (MDP) proposes a compact urban form for Calgary by encouraging increased population and job growth to occur in the existing, built-up areas of the city. In particular, activity centres, corridors, and other areas that are well connected to the existing and future Primary Transit Network are identified as the primary areas to accommodate significant residential and employment growth. The MDP identifies this parcel as Inner City and is located next to a future BRT route.

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

The *Richmond Area Redevelopment Plan* (ARP), approved in 1985, places the subject site in the Medium Density Residential land use area. An amendment to Map 2 of the ARP from Medium Density Residential to High Density Residential is necessary. The High Density Residential land use category is intended to accommodate a range of development types and intensities allowable under the proposed MU-1f3.3h19 District. (Attachment 3).

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

Development enabled by this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and close to services, employment, community amenities, and transit. Increased development of the subject site has the potential to allow for population growth that will support local services and contribute to a livable and diverse community.

### **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**

While the development permit application (DP2019-1660) has been submitted, Council's decision on this application may or may not result in the development considered under the associated development permit application being realized.

Given the flexible nature of allowable building forms in the proposed MU-1 District and the requirement for a new development permit to be submitted for review, potential risks associated with proceeding with different development concepts are limited.

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

Administration recommends approval of this application due to its alignment with relevant planning policies contained in the *Municipal Development Plan* and the *Richmond Area Redevelopment Plan* as amended. The proposal has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and close to services, employment, community amenities, and transit.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Development Permit/Engagement Overview
3. Proposed Amendment to the Richmond ARP