

Applicant's Submission

This application proposes the redesignation of the subject property from R-C2 to R-CG. There is currently a single detached dwelling on the property.

SITE CONTEX

The site is located in the community of Richmond. It is located on the southeast corner of 24 Street SW and 28 Avenue SW. Land Use Districts in the area are predominantly residential. Low Density Residential (R-C2) is present to the east, west and south. Richmond Elementary School and the Richmond Community Hall are located directly north. The parcel located directly south of the subject site was redesignated to R-CG in April of 2018.

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he site is a corner parcel that is currently developed with a single detached dwelling and rear detached garage that is accessed from 24 Street SW. Lane access is also present.

PROPOSED LAND USE DISTRICT

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. This proposed R-CG District could accommodate four residential units on the subject property. No secondary suites are contemplated. This district allows for flexible building setbacks to ensure that redevelopment of low density residential parcels is compatible with surrounding developments. The site directly adjacent to the west has already been redeveloped with a 3 storey semi-detached dwelling. We will be submitting a Development Permit application for the proposed Rowhouse while the land use application is under review.

PARKING AND ACCESS

The subject site is located on a lane. There is an existing double rear detached garage on the site. Transit access to the site is excellent. The Southwest BRT has a planned stop approximately 500m away, placing it within the 600m catchment area of the Primary Transit Network.

Route 6 (Killarney 26 Ave) is available approximately 160m from the subject parcel. This route serves the surrounding community and has direct access to downtown. Stop frequency is 15 minutes during peak times, 25 minutes in morning/afternoon hours and 30 minutes after 7pm.

Routes 18 (Lakeview), 20 (Northmount/Heritage) and 112 (Sarcee Road) are also available on Crowchild Trail, approximately 221m from the subject site. Stop frequency for Route 18 is 12 minutes during peak times, 25 minutes in the morning and 20 minutes after 7pm. Stop frequency for Route 20 is 11 minutes during peak times, 20 minutes in the afternoon and 30 minutes after 7pm. Finally, Route 112 has 15 minute peak service, 20 minutes in the afternoon and 30 minutes after 7pm.

RELEVANT POLICIES

MUNICIPAL DEVELOPMENT PLAN

The subject site is included in the Developed – Established Area of the Municipal Development Plan. The Established Areas are "primarily residential communities containing a mix of low- and medium-density housing with support retail in close proximity." Modest redevelopment of Established Areas is encouraged in the MDP (3.5.3 a.)