

Applicant's Submission

RE: Land Use Redesignation - 2813 24A ST SW
FROM: Multi-Residential - Contextual Low Profile (M-C1) District
TO: Mixed Use - General (MU-1f3.3h19) District

The proposed Land Use Redesignation (LOC2019-0036) subject site and project, Cascade, is situated at the corner of Richmond RD SW and 24A ST SW in the Inner-City community of Richmond. The subject site is composed of one parcel with a total site area of 0.12 hectares (0.30 acres). Cascade is proposed as a mixed-use multi-residential development with commercial-retail units at grade. Comprised of 42 dwelling units with a maximum FAR of 3.3 and height of 19m, the proposed 5-storey building has been designed to respond to an existing commercial and multi-residential development context in the immediate vicinity in addition to future redevelopment and moderate intensification potential in the recently closed 4.7 hectare (11.7 acre) Viscount Bennett site owned by the Calgary Board of Education south of Cascade directly across the street.

The Richmond Area Redevelopment Plan (1986) places the Cascade subject site in a Medium Density Land Use Area and is considered along with the higher-order City of Calgary policies like the MDP and DAG to guide growth and change in the community. Recent improvements to The City's Primary Transit Network result in the site being conveniently located within 150m of northbound and southbound stops on the new MAX Southwest Bus Rapid Transit (BRT) Line. Cascade will build on this proximity and the emerging Viscount Bennett Activity Centre condition that exists at 24A ST SW and Richmond RD SW by providing new housing and employment options that support this growing Inner-City neighbourhood.

The Cascade project team has undertaken a best practice engagement process with stakeholders in Richmond. Stakeholder engagement began upon submission of this land use redesignation application, has provided and will continue to provide opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision for Cascade, and has allowed participants to share their comments in a respectful and transparent manner. The Application Brief and What We Heard Report 2.0 submitted as part of the project team's DTR1 response package summarizes the engagement process, feedback from stakeholders and the public, and project team responses to common feedback themes. It should be noted that the majority of the feedback the project team received throughout the engagement process was less related to the Cascade proposal and pertained more to the greater neighbourhood of Richmond, which is reflected in the contents of the What We Heard Report.