

Applicant Submission



October 13, 2021

Dear Commission Members,

This application proposes to re-designate the parcel 2904 Richmond Road SW from DC29Z91(Direct Control 29Z91) to R-CG (Residential - Grade Oriented Infill District).

The land owner wishes to utilize the lot to build 4 units. Given the location, being directly in front of a strip mall parking lot and Richmond Road SW (a collector road), which is a rather busy intersection, the client is hoping to gain some profit given the current state of the economy.

The subject site is a single corner lot, located along Richmond Road SW (a collector road). To the north, east, and west of the site is additional residential area, with a generous mix of infills and bungalows throughout. The south of the site is a mixture of commercial buildings and services, and a parking lot. Parking would be provided at grade within the property at the rear lane. The following factors can be taken into consideration for this rezoning being a perfect fit for the community of Killarney/Glengarry:

- Transportation is facilitated through the main roadways of Crowchild Trail, 33 Avenue and Richmond Road;
- These facilitate transportation and interconnectedness with various other areas of the city and allows for easier access.
- Located 50m South within walking distance, is a variety of shops, services and restaurants in the strip mall, serving the community.
- Multiple Buses serve the area including the 22 and 732, which stop at MRU, one of the centralized bus hubs in the city;
- Making efficient use of the available block of lots near major a transportation corridor to enhance the pedestrian realm; and
- Provides housing for people who want to live near down town (inner city) but not directly downtown.

No pre-application meeting was scheduled prior to this re-designation application due to the small increment in density. The Killarney/Glengarry Community Association has been consulted; please refer to Applicant Outreach Summary for more information.

Fundamentally this is about the future development for the community of Killarney/Glengarry. Current designations within the community are mixtures of R-C1, R-C2, R-CG, C-N1, M-CG, S-CS, S-CI, DC and more. The subject parcel is well situated along Richmond Road. While R-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future low-medium density residential developments.

The proposed re-designate meet the goals of the Area Redevelopment Plan (ARP). This city policy encourages more housing options in established and central Calgary communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services, while maintaining the sense of interconnectedness and community.

Sincerely,
Matthew Magbanua, Designer

K5designs