

Applicant Submission



February 8, 2022

RE: Land Use Redesignation – 2801 & 2805 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 (LOC2021-0136) subject site, Postal Projects, is situated on the northeast end of 24A Street in the Inner-City community of Richmond Knob Hill. The subject site is composed of two parcels with a total site area of 0.11 hectares (0.27 acres). The site currently has a 1960's built 1-Storey concrete block building ideally suited to such uses as office space or medical uses. The site is ideally located 30m from a Seniors Care Facility to the west, and will be poised to service the existing community as well as the residences that will eventually be built at Cascade project (2813 24A ST SW) and on the 4.7 hectare (11.7 acre) Viscount Bennett site directly across the street.

The Richmond Area Redevelopment Plan (1986) places the 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 stop on the MAX Southwest Bus Rapid Transit (BRT) Line. Postal Projects 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 employment, medical access and/or work spaces that support this growing Inner-City neighbourhood.

Postal Projects has undertaken a best practice engagement process with stakeholders in Richmond Knob Hill. Stakeholder engagement began upon submission of this land use redesignation application, has provided and will continue to provide opportunities across a variety of online and in-person platforms for stakeholders to learn about the vision of Postal Projects, and has allowed participants to share their comments in a respectful and transparent manner. The Applicant-led Outreach Summary submitted as part of the DTR 2.0 response package summarizes the engagement process, feedback from stakeholders and the public, and the project team responses to feedback.

