

Applicant Submission



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ATTN:

Mr. Quadri Adebayo, M.PL., PMP - Planner 2, Community Planning – Centre West
Email Delivery: Quadri.Adebayo@calgary.ca

RE: R2734 Land Use Redesignation (LOC2022-0033)
From DC29Z91 (based on R-2 - Land Use Bylaw 2P80) to DC (based on R-CG): 2734 Richmond
RD SW | Lots 16-18, Block 51, Plan 5661O

APPLICANT STATEMENT

The subject parcel (which we're calling R2734) is located in the community of Killarney/ Glengarry and consists of 0.1ha of privately owned land. Apaar Homes has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (LOC2022-033) and Development Permit (DP2022-02121) process to facilitate the development of a grade-oriented, 2 building, 6 Dwelling Unit rowhouse development with 5 Secondary Suites and a parking pad off the lane with 6 parking stalls. The proposed use is well-suited to the site given its unique lot characteristics, surrounding area context, and location.

The proposed land use redesignation would transition the subject site from the existing Direct Control DC29Z91 (based on R-2 District - Land Use Bylaw 2P80) District to a Direct Control (DC) District based on the R-CG (Residential - Grade-Oriented Infill) District to realize the proposed development vision. The base R-CG District is intended to facilitate contextually sensitive, low density, grade-oriented development that blends with adjacent low density forms.



Render by project team architect FAAS, subject to municipal review of concurrent Development Permit DP2022-02121.



PLANNING + DC DISTRICT RATIONALE

The proposed development vision for R2734 by FAAS includes 2 separate buildings that wrap the corner lot street edges of the subject site. A 2 storey rowhouse building with 4 Dwelling Units and 4 basement Secondary Suites is proposed on the 27 ST SW frontage, while a 3 storey semi-detached building with 2 Dwelling Units and 1 Secondary Suite at grade is proposed to front Richmond RD SW. A DC District is required to facilitate the development vision for the following reasons:

- **Amenity Space:** The project team is proposing an innovative approach to amenity space not allowed in the R-CG District, which only facilitates small, private amenity spaces for each individual Dwelling Unit and Secondary Suite. The DC District proposes specific rules that allow bylaw amenity space requirements to be met through a mix of private and common amenity space, the centrepiece of which at R2734 will be a large common area in the rear yard that will act as a space where residents can meet and build community. This space will contain hard and soft landscaped surfaces to provide the opportunity for furniture, planter beds, and a barbecue. Details on the elements that fill this space will be confirmed through detailed review of the R2734 Development Permit by FAAS.
- **Vehicle + Bicycle Parking for Secondary Suites:** 0 parking stalls are proposed for the Secondary Suites in the DC District, as they largely meet reduction rules of the base R-CG District. The Secondary Suites are under 45m² in size, have active modes storage provided at grade for strollers and bicycles, and are located near frequent transit. This frequent provision is provided outside the bylaw radius of 150m, however, frequent transit service provided within a 5 minute walk of the site by multiple routes (6, 22, and 66). Bunt & Associates Professional Transportation Engineers (Bunt) completed a Parking Memo (submitted under separate cover) concluding that the 0 stall supply for Secondary Suites is acceptable based on general alignment with municipal policy, substantial site adjacent on-street parking, and active modes transportation opportunities nearby that support vehicle free lifestyles. Bicycle parking rules are incorporated in the proposed DC District to encourage use of nearby cycle infrastructure on 29 ST SW and 26 AV SW, requiring 1.0 class 1 indoor bicycle parking stall for each of the Secondary Suites.
- **Waste, Recycling and Organics:** Low Density Land Use Districts do not have rules to control how and where waste is stored and collected on site. The Direct Control District includes a rule that ensures there are three collection streams on site and that they will be located and screened to the satisfaction of The City.

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG based DC land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Corner Lot: R2734 occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 27 ST SW and Richmond RD SW with grade-oriented unit entrances.

Direct Lane Access: R2734 has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 27 ST SW and Richmond RD SW.

Collector Road: R2734 is located along Richmond RD SW – a Collector standard road – ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is located within a solid context of local, frequent and primary transit service. R2734 is under 400m (a 5 minute walk) from service for Routes 6 (26 AV SW), 22 (Richmond RD SW), and 66 (33 AV SW). It is within 800m (10 minute walk) from Primary Transit Network service at 33 AV SW and Crowchild TR SW, hosting stops for Route 20 and MAX Yellow BRT.

Proximity To Multi-Residential and Non-Residential Development: R2734 is located on Richmond RD SW and near 26 AV SW, corridors that have seen rowhouse development



over time on corner lots. The site is also located $\pm 130\text{m}$ from a cluster of commercial and institutional uses (Richmond Shopping Centre) at Richmond RD SW and 28A ST SW, containing many businesses that future residents will need to conduct their days within walking distance of the site.

Proximity To Parks, Open Space & Community Amenities: The subject site is located $\pm 135\text{m}$ south of the Killarney Glengarry Community Association, which hosts a community garden, playground, tennis courts and a large open space. It is also within a 10 minute walk of a number of additional parks, playgrounds, sports fields, schools, and places of worship. Cycle network infrastructure is located nearby on 26 ST SW, 29 ST SW, and 26 AV SW.

Proximity To a Municipally-Identified Activity Centre or Corridor: R2734 is within walking distance ($\pm 800\text{m}$) of the 33 AV SW Neighbourhood Main Street, providing local residents with opportunities to live, work, dine, and shop.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

LOCAL AREA POLICY ALIGNMENT

The subject site and surrounding community are governed by the Killarney/Glengarry Area Redevelopment Plan (ARP, 1986). The ARP objective for residential development is to accommodate a variety of housing types while preserving the low density residential character of the neighbourhood, which the R2734 proposal achieves as currently designed. A minor, map based amendment to the ARP will be required in order to realize the development vision, transitioning the subject site from the Conservation/Infill Land Use Policy to the Low Density Townhousing Land Use Policy.

STAKEHOLDER OUTREACH

Since the submission of the LOC2022-0033 application in February 2022, the project team has undertaken meaningful and appropriately-scaled outreach that has ensured a transparent process for all stakeholders. Key elements of our outreach included on site signage and hand delivered mailers to nearby residents, both of which advertised a phone line and email inbox for stakeholder questions and comments. Briefing materials were shared with the Ward 8 office and the Killarney-Glengarry Community Association (KGCA) with invitations to meet by phone or Zoom, resulting in ongoing correspondence with the KGCA and a meeting with the Ward 8 Office. The outreach process formally concluded in late June 2022, with mailer/site signage updates and the publishing of a Stakeholder Outreach Summary that has been shared with stakeholder groups, The City for inclusion in the CPC report, and with any individual that requests a copy. It highlights outreach strategies implemented over the project timeline, common feedback themes from stakeholders and project team responses.

CONCLUSION

The proposed development vision will introduce new housing options for Calgarians looking to live in amenity-rich Inner City communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the general goals and policies of the ARP and city-wide goals and policies of the MDP. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Sincerely,

A handwritten signature in black ink that reads "Zach Hoefs".

Zach Hoefs | Urban Planner
RPP, MCIP, BA, BEd, MPlan