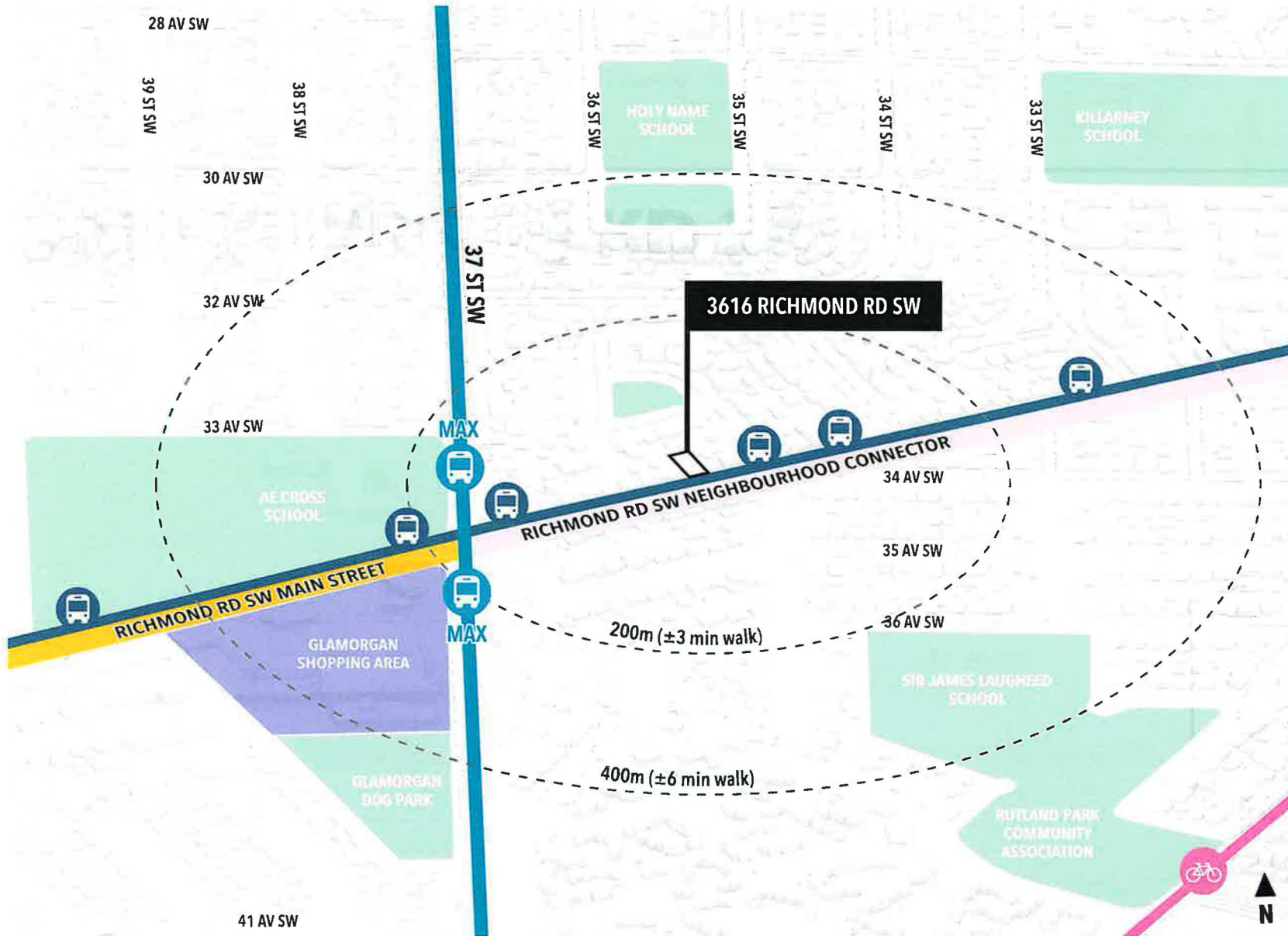


CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 14 2023
ITEM: 7.2.14 CPC2023-0916
Distrib - Kalika Hoegstraten
CITY CLERK'S DEPARTMENT

3616 Richmond RD SW

R-C2 to H-GO District
LOC2023-0070, CPC2023-0916
Item 7.2.14



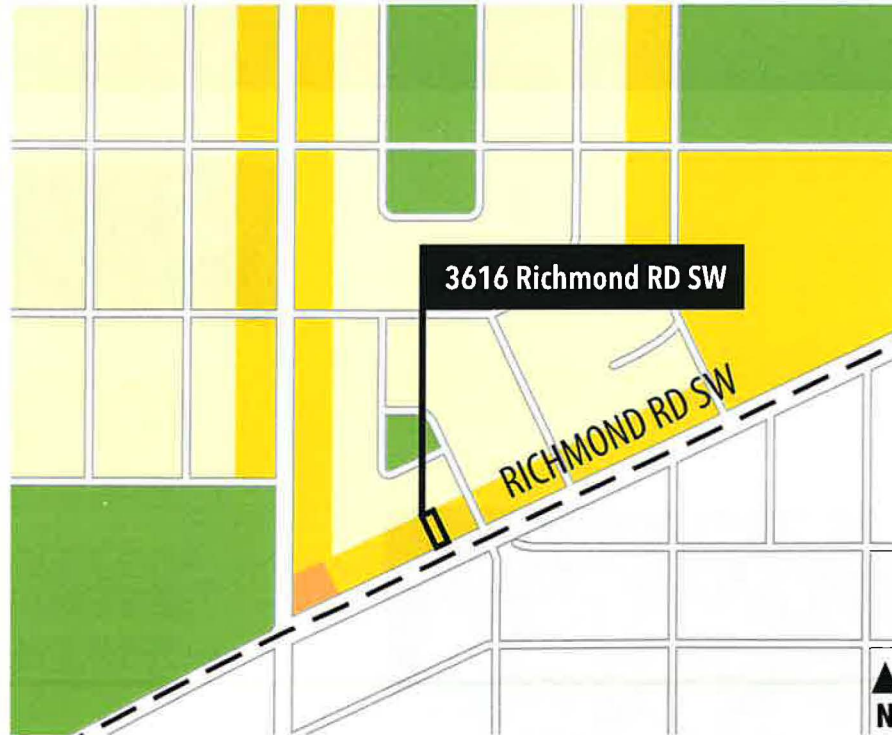


- ✓ Within 400m of Local Transit
- ✓ Within 600m of Primary Transit
- ✓ Along or Close to a Corridor or Activity Centre
- ✓ Along a Collector or Higher Standard Roadway
- ✓ Direct Lane Access

5/8 Multi-Residential Infill Criteria Met

Map 3:
Urban Form

- Legend**
- Urban Form Categories**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation



Map 4:
Building Scale

- Legend**
- No Scale Modifier
 - Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Parks, Civic and Recreation
 - Plan Area Boundary



LAP Aligned: Along a Neighbourhood Connector and 4 Storeys or Less

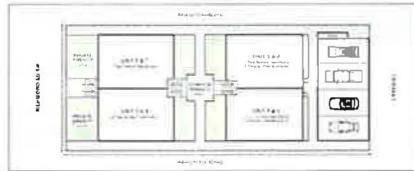
PROPOSED LAND USE CHANGE

3616 Richmond RD SW | R-C2 to H-GO

Hello, Neighbour!

We are proposing a land use change at 3616 Richmond RD SW from its existing Residential - Contextual One / Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District.

If approved, the land use change would enable a development vision that includes two residential buildings separated by a common courtyard along with a total of eight residential units: six 2-3 bedroom townhomes and two smaller 1 bedroom units, within a 2-3 storey built form along with four parking stalls (one per townhome) within a garage accessed via the rear lane.



Schematic Site Plan for discussion purposes only

Get In Touch

If you have any questions or concerns please get in touch with the project team by visiting www.engagerndsqr.com or phoning 587.747.0317.



Note: This image is a conceptual illustration for discussion purposes only. It is not intended to represent a development. We are committed to working with you to realize our vision.

COMMUNITY PARTICIPATION
 We are committed to working with you to realize our vision. We are committed to working with you to realize our vision.

CONTACT THE PROJECT TEAM
 Visit www.engagerndsqr.com or phone 587.747.0317.

Share Your Thoughts

In all respects, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to realize our vision.

If you have any questions, comments, or concerns related to this proposal, please contact the project team directly via our website or phone line below.

Visit www.engagerndsqr.com or phone 587.747.0317.



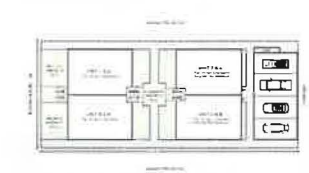
Policy Alignment

Contemporary city-wide plans (like the Municipal Development Plan (MDP) and Calgary's Transportation Plan, City of Calgary's current planning policies, place priority on building complete and resilient communities that have more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage the development of an efficient and vibrant housing pattern 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.




The project site is also located within the boundary of the Neighbourhood Communities Local Area Plan (NLAP), and falls within the Neighbourhood Communities Form category, and low-mid-rise building scale category, allowing for future multi-residential or mixed-use development of up to 4 stories. The proposed land use change and development vision are fully aligned with local area policies and amendments to the plan are required.

Conceptual Site Plan



Note: For discussion purposes only. All details/measurements are shown to be illustrative and are intended to demonstrate a development vision that aligns with the proposed land use designation requirement. The exact location and size/description of lot is subject to be determined in the Development Permit stage.

Launch March 2023 5 months of outreach Closure Aug 2023

-  HAND-DELIVERED NEIGHBOUR LETTERS
-  ON-SITE SIGNAGE
-  PROJECT MEMO (KGCA + WARD 8 OFFICE)

-  OUTREACH EMAIL INBOX + CORRESPONDENCE
-  OUTREACH PHONE LINE + TEAM RESPONSES

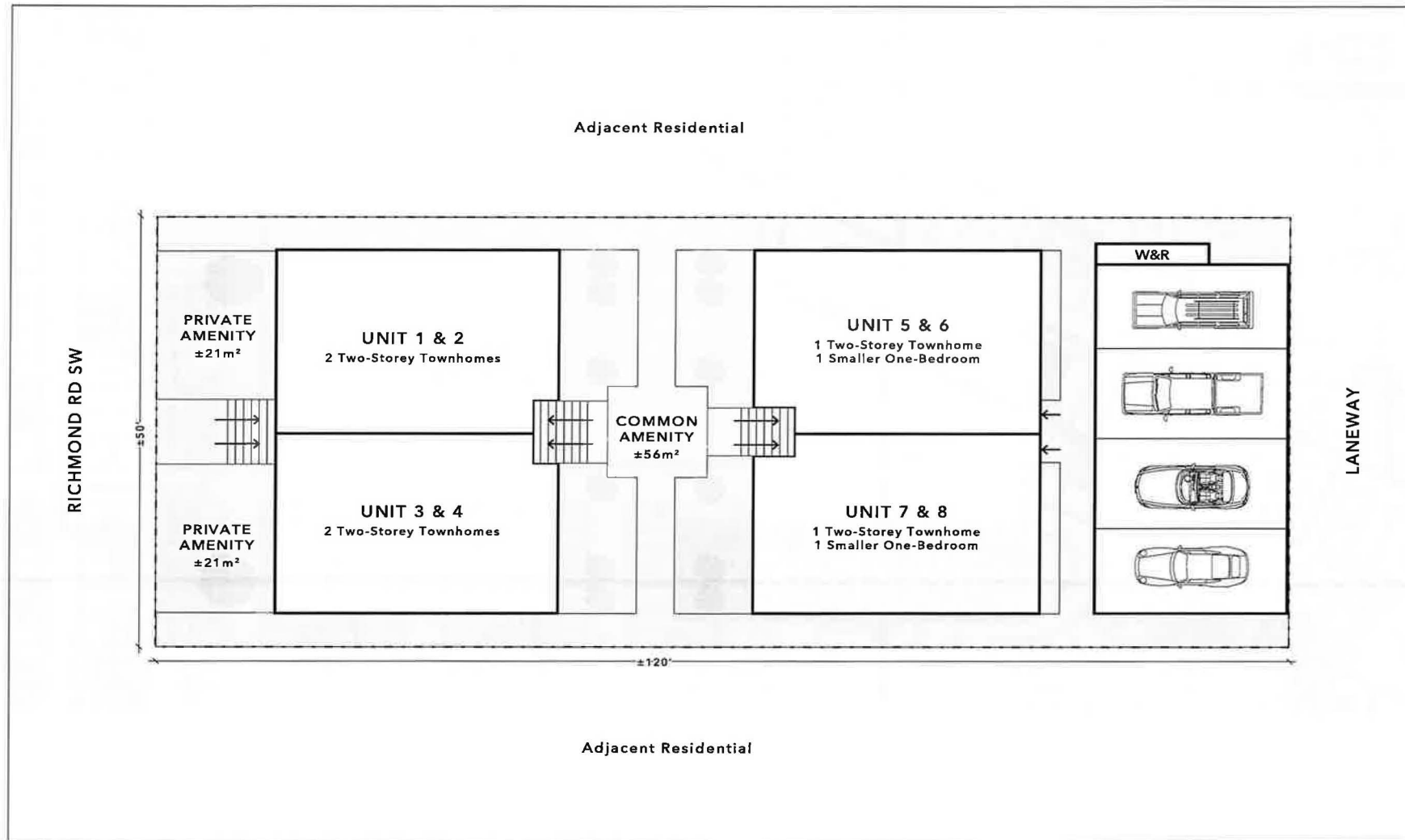
-  DETAILED OUTREACH SUMMARY
-  DEDICATED PROJECT WEBSITE

- ✓ **Meets majority of Multi-Residential Infill Criteria**
- ✓ **In alignment with Westbrook Communities LAP**
- ✓ **Meets H-GO Location Criteria**



Supplementary.

Development Vision At-a-Glance



8
RESIDENTIAL DWELLING UNITS



4
RESIDENT VEHICLE STALLS



4
ALTERNATIVE MOBILITY STORAGE
UNITS / CLASS 1 BICYCLE STALLS



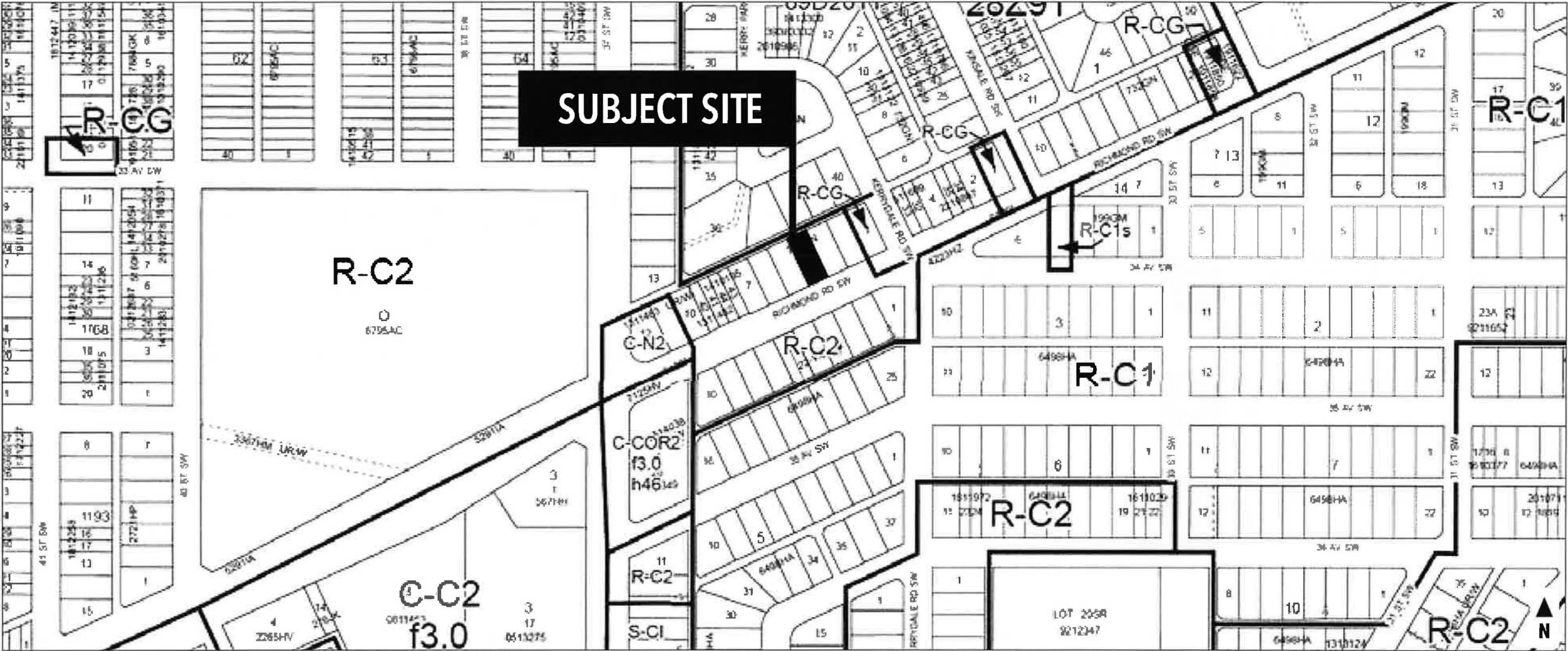
1.5
MAX FLOOR AREA RATIO



12m / 3 STOREYS
MAXIMUM BUILDING HEIGHT



6.5M WIDE
COMMON COURTYARD



Key Concerns Heard

3 contacted Project Team / 4 contacted Administration

- Insufficient on-site vehicle parking
- Density
- Building height
- Building setbacks & lot coverage
- Shadowing, privacy & overlooking



3616 Richmond RD SW

Richmond RD SW

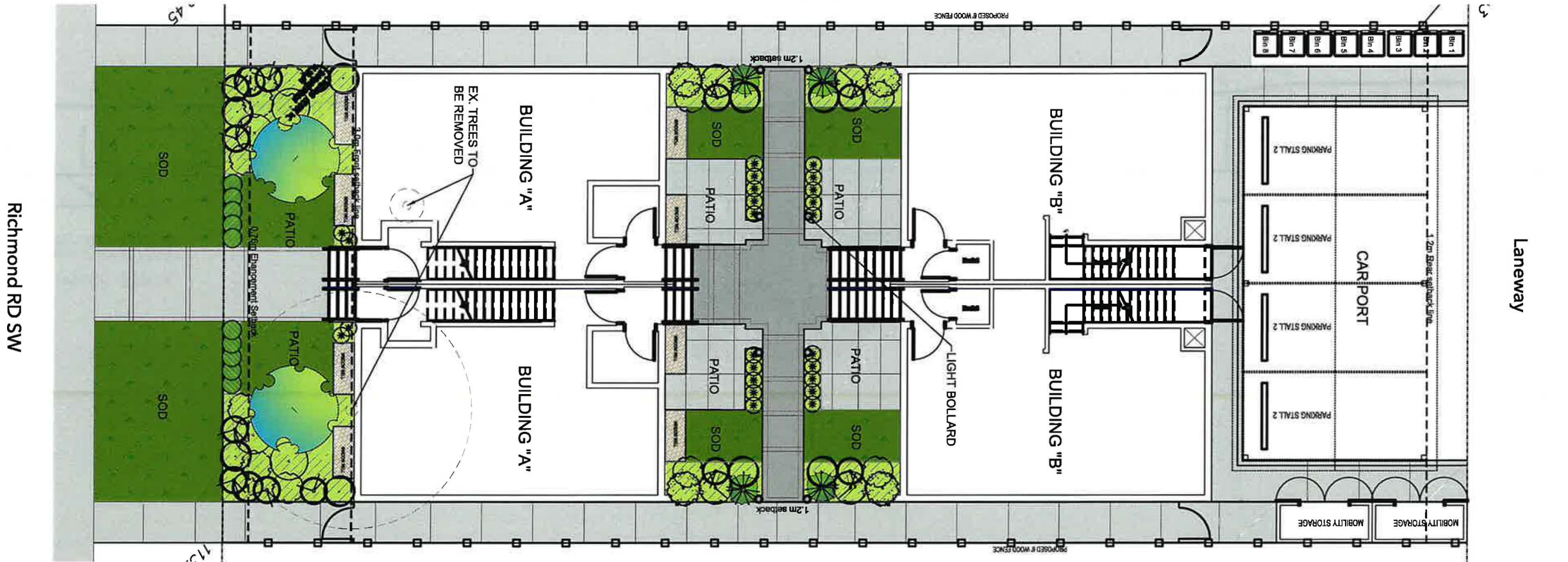
MDP Arterial Street & LAP 'Neighbourhood Connector'

Amenity Space Common Courtyard 6.5m



Parking Laneway Carport





Streetscape Elevation DP2023-02521



RICHMOND RD SW

