

Applicant Submission



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July 10 2023

Summary

Address: 3436 Richmond Rd SW

Current Zoning: DC28Z91

Proposed Zoning: H-GO

This is an applicant's planning overview detailing specific information about this property, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 3436 Richmond Rd SW.

Ryan G Cairns Residential Design is submitting this application for a land-use amendment at 3436 Richmond Rd SW on behalf of the landowners Euriel and Chinyere Obi. The existing zoning is DC28Z91 (based on the R-2 district) and the proposed zoning is H-GO (housing grade-oriented). This new zoning will allow modest densification in a key area within the inner city, following council-approved principles in the Municipal Development Plan (MDP), the local Westbrook Communities Local Area Plan (LAP) approved April 2023, and the Calgary Climate Strategy - Pathways to 2050.

Subject Parcel

The subject property is located along Richmond Rd SW, a collector street connecting Sarcee Trail with Crowchild Trail SW. 3436 Richmond Rd is within the community of Killarney/Glengarry along its southern border with Rutland Park. This parcel is relatively flat in nature, rectangular in shape, with dimensions of 15.24x36.57m (50x120'). Currently existing on the land is a 1952 bungalow with some trees and fencing. Richmond Road is to the South and a gravel lane to the North. This property is the 2nd parcel from the corner of Richmond Road and Kinsale Road SW.

Transit Access: 3436 Richmond Rd is well situated to transit. The MAX Teal bus stop at 37th St and Richmond Rd is just 350m away (6 minute walk) offering access to Westbrook LRT station, Rockyview Hospital, and through to Douglas Glen SE. Additionally the MAX Yellow bus stop at 33 Av and Crowchild Trail SW is 1.2km away (17 min walk), offering access to downtown and through to Woodbine SW. Directly adjacent to the site is several regular bus stops for Route 22, just 90m away (1 minute walk), offering access to Westhills Shopping Centre through 33rd Av, 14th St, and into downtown. Further, 1.8km away (25 minute walk) is the Westbrook LRT station.

Road Networks: Centrally located within Calgary's SW, this site has good access to Sarcee Trail, Crowchild Trail, Glenmore Trail, and Bow Trail, via Richmond Road, 33 Av SW, and 37 St SW.

Public Green Spaces: The southern parts of Killarney/Glengarry and northern parts of Rutland Park offer excellent green areas, public use spaces, and activity sites. In a 1km radius, there are approximately 14 green areas with various activity choices.

Schools: Most notably, the Mount Royal University campus is 1.2km to the South. There are an additional six primary and secondary school sites within a 1km radius.

Employment Centers: Several employment centers are available by a walk or short bus ride including Mount Royal University, Westhills Shopping Center, commercial areas along 17 Av SW, and commercial areas along 33 Av SW Main street. The entirety of downtown is available by the Route 22 bus or the MAX Yellow bus.

The H-GO District

H-GO was developed by the City to provide development opportunities for more housing choices for Calgarians in an effort to help combat housing shortages city-, province-, and country-wide.

An H-GO zoned property would allow a development with the following characteristics:

- 12m building height maximum (3-storeys) with height chamfer restrictions for adjacent low-density zoned parcels,
- Floor Area Ratio of 1.5,
- 60% parcel coverage maximum,
- Parking requirements of 0.5 per unit and suite, with additional mobility storage for units and suites without parking, and,
- At-grade orientation of all units

An H-GO zoned property can only be permitted within areas either:

- Neighbourhood Connector and Neighbourhood Flex urban form categories through an approved local area plan, or,
- Within 200m of a Main Street, 600m of an LRT platform, 400m of a BRT station, or 200m of a Primary Transit Network

On a 50x120' parcel such as 3436 Richmond Rd SW, an H-GO zoning would support a 2 to 3 storey development with 4 primary units, 4 basement suites, a 4-car parking garage, and mobility storage locations. This would translate to an approximate building height of between 9 and 12m, the 4 primary units having a floor area of approximately 1200 square feet with 3-bedrooms each, and the 4 secondary suites having a floor area of approximately 500 square feet with 1-bedroom, making up a total floor area ratio of 0.80.

3436 Richmond Rd SW is within Neighbourhood Connector in the approved Local Area Plan, and is within both 400m of a BRT station and 200m of a Primary Transit Network, meeting eligibility requirements as set out by the H-GO bylaw.

Westbrook Communities Local Area Plan

In April 2023, Calgary City Council approved the Westbrook Communities Local Area Plan (LAP) which provides the long-term vision and a broad strategy for community growth and change within Glenbrook, Glendale, Killarney/Glengarry, Rosscarrock, Shaganappi, Spruce Cliff, Scarboro/Sunalta West, Westgate, Wildwood, and portions of Richmond/Knob Hill. The plan recognizes shared assets within these communities including infrastructure, amenities, public areas, main streets, transit, and activity centers. The LAP gives a framework for future growth and notably allows for redevelopment in certain scales based on location, considering proximity to transit areas, main or busier streets, and public activity areas.

For the specific parcel at 3436 Richmond Rd SW, the LAP designates Neighbourhood Connector for urban scale, and designates Low-Modified (up to 4 storeys) for building scale. The Neighbourhood Connector urban scale is intended to accommodate development primarily of residential uses, a broad range of housing types and forms, having orientation to the street, providing access to off-street parking, and considering impacts and scale of nearby residential context. Through the creation of the H-GO district, the LAP intends any H-GO properties to be within either the Neighbourhood Connector or Neighbourhood Flex areas.

Calgary's Growth and Housing

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities.

This land-use amendment is proposing only a single building with 4 units and 4 suites and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAP, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within existing communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas such as along Richmond Road allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers.

Concurrent DP Application

In order to ease concerns of those considering this application and to help provide a more comprehensive review of the actual development as a whole, a concurrent DP application will be applied for during the review of this land-use amendment. Though not submitted on the same day, the DP will be submitted prior to the CPC meeting for this land use amendment.

The proposed development will consist of a single building 4-unit townhouse, each with a self-contained basement suite, and an accessory building (garage). The development will meet all H-GO bylaws and requirements.

Conclusion

The approval of this land-use amendment for 3436 Richmond Rd SW to the H-GO zoning will follow previous council-approved policy with the MDP, CTP, and the Westbrook Communities LAP. This will lead to modest densification through the development of a new 4-unit and 4-suite development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owners Euriel and Chinyere Obi, Ryan G Cairns Residential Design kindly requests support of this land-use amendment.

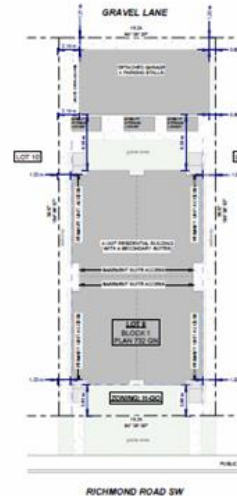


3 3D KEY PLAN



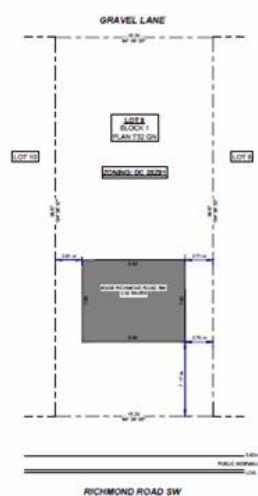
4 TRANSIT KEY PLAN

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0 335 670 1,340 m



2 SITE PLAN PROPOSED

1:200



1 SITE PLAN EXISTING

1:200



3 LAND-USE ZONING KEY PLAN

1:200



REC
Ryan G Coiro
Residential Design

SUNSET HOMES

NO.	DATE	BY
1	2023-10-27	RYAN G COIRO
2	2023-11-01	RYAN G COIRO
3	2023-11-01	RYAN G COIRO
4	2023-11-01	RYAN G COIRO
5	2023-11-01	RYAN G COIRO
6	2023-11-01	RYAN G COIRO
7	2023-11-01	RYAN G COIRO
8	2023-11-01	RYAN G COIRO
9	2023-11-01	RYAN G COIRO
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50	2023-11-01	RYAN G COIRO

PROJECT	RICHMOND ROAD 4-UNIT DWELLING
OWNER ADDRESS	#3436 RICHMOND RD SW, CALGARY AB
BOOK ADDRESS	LOT 9, BLOCK 1, PLAN 732 0N
OWNER	SUNSET HOMES PRIVATE RESIDENCE
DATE	2023-11-01
SCALE	AS SHOWN
TITLE	SITE PLAN
NO.	A1