

# Applicant Submission



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March 3 2024

### Summary

Address: 2102 21 Av SW  
Current Zoning: R-C2  
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 2102 21 Av SW.

Ryan G Cairns Residential Design is submitting this application for a land-use amendment at 2102 21 Av SW on behalf of the landowners Joseph Hui and Mei Fong. The existing zoning is R-C2 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) and the Calgary Climate Strategy - Pathways to 2050.

### Subject Parcel

The subject property is located at the corner of 21 Av and 20 St SW, just one block from both Richmond Rd SW and 17 Av SW. 2102 21 Av is within the community of Richmond. This parcel is consistently sloped in nature, rectangular in shape, with dimensions of 15.25x36.60m (50x120'). Currently existing on the land is a 1947 bungalow with some trees, fencing, and a driveway accessing 21 Av SW. This is a laneless parcel where the majority of neighbours along the block face have parking access via 21 Av.

Transit Access: 2102 21 Av is well situated to transit. The MAX Yellow bus stop at Crowchild Tr and 17 Av SW is just 390m away (8 minute walk) offering access to Downtown, Mount Royal University, Rockyview Hospital, and South into the Woodbine community. Within 500m are additional bus stops including routes #2 and 6, and within 1km are more bus stops including routes #7, 9, 20, 22, 66, 90, and 414. Finally, the closest LRT station is the Sunalta LRT station 1.25km away (21 minute walk).

Road Networks: Centrally located within Calgary's greater downtown area, this site has good access to Crowchild Trail, Bow Trail, 17 Av SW, 14 St SW, and both Memorial Drive and Glenmore Trail via Crowchild Tr, and MacLeod Trail via 17 Av SW.

**Public Green Spaces:** The community of Richmond and its surrounding communities of Knob Hill, Scarboro, South Calgary, Bankview, and Killarney/Glengarry offer excellent green areas, public use spaces, and activity sites. In a 1km radius, there are approximately 18 green areas with various activity choices.

**Schools:** There are six primary and secondary school sites within a 1km radius. The U of C, SAIT, AUOA, and Mount Royal are all within a reasonable transit or vehicle commute.

**Employment Centers:** Several employment centers are available by a walk or short bus ride including the Richmond Road Diagnostic Centre, business corridors along 14th St and 17th Av SW, and the entirety of downtown is available by bicycle, walking, or 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 2102 21 Av SW, an H-GO zoning would support a 2 to 3 storey development with 5 primary units, 5 basement suites, support for 5 car parking stalls, and mobility storage locations. This would translate to an approximate building height of between 9 and 12m, the primary units having a floor area of approximately 1200 square feet with 2 to 3 bedrooms each, and the secondary suites having a floor area of approximately 400 square feet with 1 bedroom, making up a total floor area ratio of between approximately 0.8 and 1.2.

There is not a current Local Area Plan in force for this area, but 2102 21 Av SW is within the "Conservation/Infill" land use policy within the Richmond Area Redevelopment Plan (1986), of

which a minor land-use amendment may be required to allow row and townhouse development in the "Low Density Residential" land use policy area.

This property is also located 380m from the local Main Street on 17th Av SW.

2102 21 Av SW meets H-GO eligibility requirements based on proximity to BRT being under 400m. Further, due to additional proximity to frequent bus and a Main Street, in addition to being within close proximity to the Downtown core and being a corner parcel, this property is a prime candidate for H-GO development.

#### ***West Elbow Communities Local Area Plan***

The local area plan that would affect Richmond is currently in Draft form with a timeline that might see an approved local area plan in Winter 2025. Currently, there are no maps indicating draft locations for urban form zones.

#### ***Calgary's City-wide rezoning***

This application is being submitted during potential city-wide rezoning that will be heard before Council in April 2024. Should Council approve city-wide rezoning, this subject property would be rezoned to R-CG. Although R-CG would support rowhousing on this parcel, it might actually underserve the property based on the unit density maximum within R-CG being 75 units per hectare, representing a maximum of 4 units on the property. An H-GO zoning would allow additional units based on parking allowances, with up to 5 units being considered. An extra unit helps bring the overall project into financial feasibility as well as further densifying the inner city, allowing additional homes and housing for slightly more Calgarians.

#### ***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, Heritage, 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 up to 5 units and 5 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 Richmond 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 and downtown.

### ***Conclusion***

The approval of this land-use amendment for 2102 21 Av SW to the H-GO zoning will follow previous council-approved policy with the MDP, CTP, and the local area plans that have been approved in nearby communities. This will lead to modest densification through the development of a new 5-unit and 5-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 Joseph Hui and Mei Fong, Ryan G Cairns Residential Design kindly requests support of this land-use amendment.