

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

May 21st, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.053 hectare site from R-CG to Direct Control (H-GO) to:

- set up minimum density to exclude singles, duplex or semi-detached
- a maximum building height of 12 metres (increase from current 11 meters)
- the uses listed in the proposed H-GO designation.

The subject site, 2309 Richmond RD SW, is a mid-block lot in the community of Richmond along Richmond RD SW. The lot is currently developed with single detached dwelling built in 1952. A green space is directly to the west of the site cross the lane. The property is surrounded in other directions by single detached dwelling. The site is approximately 0.053 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

West Elbow Communities Local Area Plan define the lot as "neighbourhood connector" with building scale of up to 4 storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets. The policy states that development in neighbourhood connector areas should support a higher frequency of units and entrances facing the street. Despite the LAP, the restrictive covenant on title 9685GC restrict the use of the lot to one or two units dwelling. LAP policy 4.2.p states that "where the restrictive covenant is not in alignment with the goals and objectives of this plan, the City of Calgary supports the direction of this plan". The proposed Direct Control based on H-GO zoning fully aligns with the LAP policy.

The subject parcel is located within the Residential-Developed-Inner City area of the

Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the H-GO provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.