

## Applicant's Submission

This proposal is to re-designate the lot located at 3404 Richmond Road SW from DC (based on R-2 with additional development guidelines) to R-CG which would allow for the eventual development row townhome style units.

This proposed redesignation meets several criteria of the Multi-Residential Infill Guidelines. It is a corner parcel, within 400m of transit stops (including the 306 BRT, 72/73 circle routes, and regular routes 732, 699 and 112), on a major collector, directly adjacent to existing multifamily development, and has direct lane access. It is not adjacent to, but within reasonable walking distance of numerous schools, the community hall, and green spaces including Richmond Green Park. This redesignation appeals to the opportunity for moderate density townhomes close to Richmond Road as provided for within the Killarney-Glengarry ARP.

### Supporting Policy Framework

There are several planning documents that help guide the direction of new developments in established Calgary neighbourhoods, including the Municipal Development Plan (MDP) and the Calgary Transportation Plan. The MDP is the City of Calgary's main policy guide for land use and development and was put in place to help guide Calgary's growth over the next 60 years. This plan has 7 integrated goals:

- A prosperous economy
- A compact City
- Great communities
- Good urban design
- Connecting the City
- Greening the City
- Managing growth and change

This land use redesignation integrates many of the intended outcomes of the MDP including building vibrant, transit supportive activity centers and corridors, and managing outward growth by creating a more compact city.

As part of the Smart Growth Initiative, the City also aims to accommodate 33% of Calgary's future population growth within Developed Residential Areas by 2039. This number is intended to reach 50% by 2059, which is a Smart Growth target projects like this can help the City of Calgary achieve. Developments such as this one are instrumental in encouraging population growth within our established residential areas.