

Applicant's Submission



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Planning & Development
The City of Calgary
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RE:

Land Use Redesignation
From DC-29Z91 to R-CG: 2806 Richmond Road SW | Lot 22 & 23, Block 52, Plan 56610

APPLICANT STATEMENT

The subject parcel is located in the community of Killarney/Glengarry and consists of ± 0.0758 ha of privately owned land. EagleCrest has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction of a five-unit Rowhouse Building with front doors facing Richmond Road SW and 27 Street SW, including a five-bay garage structure. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current DC-29Z91 (Direct Control) District, which has the same Permitted and Discretionary uses of the R-2 Residential Low Density District, allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings, and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing DC-29Z91 District to a R-CG (Residential - Grade-Oriented Infill) District. A supporting Minor Area Redevelopment Plan (ARP) Amendment to the Killarney/Glengarry ARP will also be required.

Like R-2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

The subject lands fall within the boundaries of the Killarney/Glengarry ARP, a Local Area Plan approved in 1986 currently under review as it is not aligned with more up to date policy such as the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low-density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

PLANNING RATIONALE

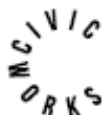
The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both Richmond Road SW and 27 Street SW with grade-oriented unit entrances.

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Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along Richmond Road SW and 27 Street SW.

Major Road: The subject site is located along Richmond Road SW – a Collector Road – ensuring both ease of access and traffic capacity for current and future residents.

Proximity To Commercial: The subject site is located a short ~100m walk from a neighbourhood commercial site.

Proximity To Transit: The subject site is located ~250m from the Primary Transit Network along Richmond RD SW and a ~1km (± 15 minute walk) to a BRT MAX Teal station, providing convenient access East/West to the City Centre, and North/South to Mount Royal University and southeast Calgary.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows residents direct and easy access to a variety of community resources. The property is located less than 800m (a ± ten minute walk) from the Killarney Elementary School, Holy Name School, and Killarney Glengarry Community Association, and a ~1km (a ± 15 minute walk) to Richmond School and the Killarney Aquatic & Recreation Centre.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options 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.

COMMUNITY ENGAGEMENT

EagleCrest is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, EagleCrest and the project team have designed a community engagement process in support of this application and others like it to ensure a clear and transparent application process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. Key elements of our engagement strategy include:

On-site Signage | To be installed on-site at time of submission

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, EagleCrest and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.

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Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand-delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision.

The postcards outline the proposed land use change and ultimate development vision for the subject site and directs interested parties to get in touch with the project team via the dedicated email inbox and phone line. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



Postcard and on-site sign information



CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments or concerns, please contact me at 403.975.3763 or ben@civicworks.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Bailey".

Ben Bailey | Urban Planner
BA, MPlan, RPP, MCIP