

## Share Your Thoughts

In all we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision.

If you have any questions, comments, or concerns related to this proposal, please contact the project team directly via our website or phone line below.

### Contact Us

visit [www.engerndsqr.com](http://www.engerndsqr.com)  
or phone 587.747.0317



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# PROPOSED LAND USE CHANGE

**3616 Richmond RD SW | R-C2 to H-GO**



R N D S Q R

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## Hello, Neighbour!

RNDSQR has made a Land Use Redesignation (rezoning) application to transition the property at 3616 Richmond RD SW from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Killarney-Glenarry.

## What is 'Missing Middle' Housing?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighbourhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by zoning regulations and parking requirements. In terms of form, scale, density and affordability, this type of housing sits in the 'Middle' of the development spectrum - between single-detached or semi-detached homes and low-rise apartment buildings.

## What Could Be Built?

If approved, the land use change would enable a development vision that includes two residential buildings separated by a common courtyard along with a total of eight residential units: six 2-3 bedroom townhomes and two smaller 1 bedroom units, within a 2-3 storey built form along with four parking stalls (one per townhome) within a garage accessed via the rear lane. For greater clarity, please refer to the conceptual site plan on the right of this page.

## Why Here?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans, as identified below:

- ✔ 1. An area within an approved Local Area Plan (Westbrook Communities Local Area Plan) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✔ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the Municipal Development Plan Urban Structure Map, that is also within one or more of the following:
  - ✔ (a) 200m of a Main Street or Activity Centre;
  - ✘ (b) 600m of an existing or capital-funded LRT station;
  - ✔ (c) 400m of an existing or capital-funded BRT station; or
  - ✔ (d) 200m of a roadway that hosts Primary Transit Service.

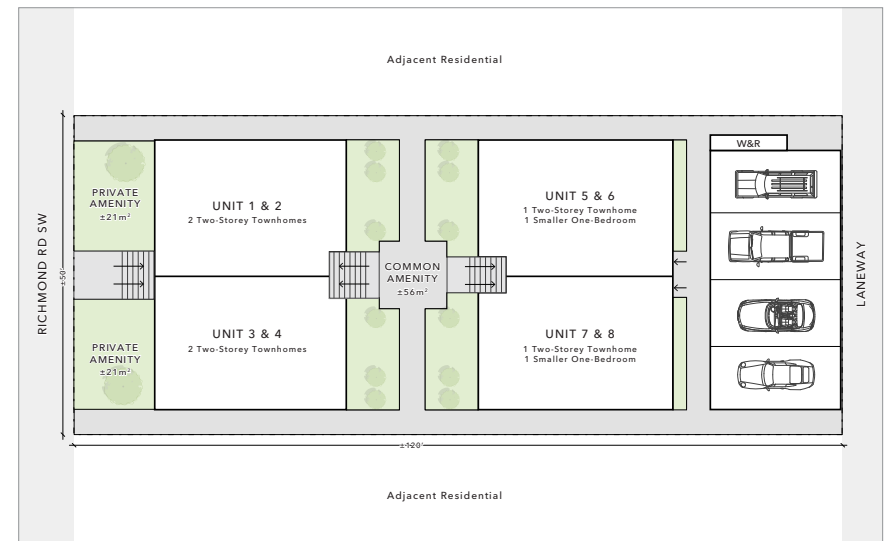
## Policy Alignment

Contemporary city-wide plans like the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

The project site is also located within the boundary of the Westbrook Communities Local Area Plan (LAP), and falls within the Neighbourhood Connector Urban Form category and Low-Modified Building Scale category, allowing for future multi-residential or mixed-use development of up to 4 storeys. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.

## Conceptual Site Plan



**Note:** For discussion purposes only. All visualizations are conceptual in nature and are intended to demonstrate a development outcome that aligns with the proposed Land Use Redesignation application. The architectural and site design of the proposed development will be determined at the Development Permit stage.