



07.25.2023

**ATTN:** Mladen Kukic | Senior Planner South Team  
**RE:** LOC2023-0070 (3616 Richmond RD SW) DTR 1: Applicant Response

The City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

### **APPLICANT-LED OUTREACH SUMMARY**

CivicWorks and RNDSQR are committed to being good neighbours and working with community members and groups throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all individuals. As part of our process, we contact the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions or concerns. Additional elements of our outreach process include:

#### **Custom On-site Signage:** *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed March 30, 2023). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox, phone line, and website feedback form.

#### **Neighbour Memos:** *Delivered to surrounding area residents at application submission*

Paired with on-site signage, information rich neighbour memos were hand delivered to local area residents and adjacent property owners (delivered March 30, 2023) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated email inbox, phone line, and website feedback form. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

### **WHAT WE HEARD**

**Killarney Glengarry Community Association:** An information-rich project summary memo was shared with the Killarney Glengarry Community Association at the outset of the application. While the Community Association acknowledged receipt of the materials, the project team did not receive a formal comment from the Killarney Glengarry Community Association.

**Ward 8 Councillor's Office:** An information-rich project summary memo was shared with the Ward 8 Councillor's Office at the outset of the application. The project team did not receive any comments or inquiries from the Ward 8 Councillor's Office.

**Local Area Community Member Feedback:** Administration advised that they received feedback from 4 individuals. The project team received a total of three inquiries from the public on this proposal. Feedback themes related to the proposed H-GO District allowable built form and density, parking, waste & recycling, landscaping, and building tenure.



## OUTREACH MATERIALS

### Neighbour Memos

**PROPOSED  
LAND USE CHANGE**

**3616 Richmond RD SW | R-C2 to H-60**

**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.engage.rndsqr.com](http://www.engage.rndsqr.com)  
 or phone 587.747.8317

Scan this QR Code with the camera on your mobile device to visit [www.engage.rndsqr.com](http://www.engage.rndsqr.com)

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**Hello, Neighbour!**

RND SQR 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-Glengarry.

**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-60 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**

The diagram shows a rectangular lot with a central courtyard. On the left side, there are two townhome units (UNIT 1 & 2 and UNIT 3 & 4). On the right side, there are two smaller units (UNIT 5 & 6 and UNIT 7 & 8). A central courtyard is labeled 'COMMON COURTYARD'. There are four parking stalls shown on the right side. The lot is bounded by 'RICHMOND RD SW' on the left and 'LANE' on the right. 'Adjacent Residential' is noted on both the top and bottom sides.

**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.

Custom On-Site Signage

## PROPOSED LAND USE CHANGE



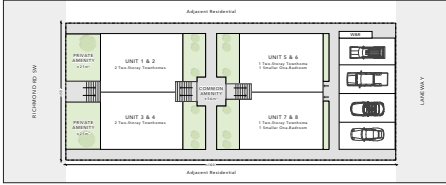
**3616 Richmond RD SW | R-C2 to H-GO**

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**Hello, Neighbour!**

We are proposing a land use change at 3616 Richmond RD SW from its existing Residential - Contextual One / Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District.

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.



Schematic Site Plan for discussion purposes only.

**Get In Touch**

If you have any questions or concerns please get in touch with the project team by visiting [www.engagerndsqr.com](http://www.engagerndsqr.com) or phoning 587.747.8317.

