

Applicant Submission

Company Name (if applicable):

Dobbin Consulting Inc.

Applicant's Name:

Jennifer Dobbin

Date:

February 15, 2021

LOC Number (office use only):

This application proposes to re-designate one lot at 1627 33 Avenue SW from R-C2 to a Direct Control district based on R-C2 to allow for Office Use.

The parcel is located mid-block on 33rd Avenue between 16th and 17th Street on the south side of the avenue and located immediately across the avenue from the recent Sarina Homes M-U1 build and a rezoned M-U1 parcel (yet to be developed). The site is currently developed with a single detached dwelling.

The MDP identifies the area as Established Growth and encourages modest redevelopment and a mix of land uses and a pedestrian-friendly environment. Further, 33rd Avenue is identified as a Neighbourhood Main Street that provide the "opportunity for moderate levels of intensification of both jobs and population over time."

The Guidebook for Great Communities describes the area as a Neighbourhood Flex area that "may include a range of uses in stand-alone or mixed-use buildings" that are to be street oriented, "not locate parking between a building and a higher activity street; and, provide access to off-street parking and loading areas from the lane"; and "may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities and light industrial uses on the ground floor."

The 33rd and 34th Avenues SW Marda Loop Streetscape Master Plan identifies the area for rezoning to M-H1, for intensified residential mixed-use, however contextual buildings on the block-face are newer builds (1999-2011) and assembly for redevelopment is unlikely.

The South Calgary/Altadore ARP currently identifies the property as Residential Conservation, which emphasises that applications should be considered for size and scale contextually. An amendment to this ARP is not required to enable the proposed land use district.

Intent Statement regarding DC District

After the pre-application meeting, a Direct Control District was identified as the appropriate application as the sole purpose it to allow for an Office Use within the existing building. An R-C2 based DC will also the house to return to use as a dwelling in the future if desired.

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