

Land Use Amendment in Dover (Ward 9) at 3003 – 33A Avenue SE, LOC2021-0214

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 3003 – 33A Avenue SE (Plan 7748JK, Block 2, Lot 24) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan* (MDP)
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for a greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing choice that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The land use amendment application was submitted by Marcel Design Studio on behalf of the landowners, Matthew and Elizabeth Kowbel, on 2021 December 14. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to develop a three-unit rowhouse building.

The 0.05 hectare (0.12 acre) corner site is located in the southeast community of Dover on the corner of 34 Avenue SE and 28 Street SE. The parcel is currently developed with a single detached dwelling.

A detailed planning evaluation of the application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant hand delivered mailers to surrounding residents. A map indicating the mailer region and the Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter of opposition stated concerns regarding parking, massing, waste and recycling pickup, construction noise, and protecting existing trees.

The Dover Community Association provided a letter in opposition on 2022 January 07 (Attachment 4) with concerns regarding the capacity and sufficiency of adjacent roadways, parking and infrastructure, as well as the type of proposed dwellings. Administration also requested the applicant respond to the concerns raised by the Dover Community Association in which the applicant provided a detailed response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C1 District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

Economic

The ability to develop up to three rowhouse units with the option to include secondary suites would allow for more efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

**Planning & Development Report to
Calgary Planning Commission
2022 March 24**

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform