

Community Association Response

January 10th, 2022



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Attention: Chris McCaw, file manager for Application Notice LOC2021-0214

To whom this will concern:

This letter, on behalf of the Dover Community Association (DCA), is intended to **Vehemently Oppose** the proposal for file number LOC2021-0214. Below are the reasons in no particular order.

1. We do not see any evidence that the applicant has any idea of the work being done to the roadway bordering this property. There will be major changes to the street, avenue and traffic flow patterns which will not be conducive to the change in land use designation.
2. The above changes will influence the parking for the proposal which is why we do not believe the applicant has any idea nor taken any action to be involved in the changes to the traffic / streets / walkway or bike paths in the proposed area. At no point in the filing is there a mention of the FIRE HYDRANT located in the SW area of the property (and currently obscured by a large FIR tree). The hydrant is located approximately 6 meters from the Southern property line and, when you add the fire restrictions for parking add another 5 meters of parking restriction limits the parking by approximately 11 meters.
3. The type of dwelling is NOT in keeping with the Community of Dover. We have already allowed an abundance of secondary suites, an abundance of Four plex units, condominiums – Townhouses (as petitioned and planned) are not part of the community vision for a zoned R-C1 area.
4. The proposed change does not consider any space for off street parking nor “personal space” at a major junction in the community. Therefore, it is our view that this change would result in an eyesore rather than enhancement of the Community as a whole. The junction includes vehicular, pedestrian and cyclist traffic in the community.
5. We have no knowledge of how many other properties are “owned” by the applicant however they need to be made aware that the DCA takes very seriously the need to be actively involved with any plans to change land use designations. While we are pleased the property has been purchased and cleaned up – we are NOT supportive of the change being proposed by the applicant.

6. Although I do not have access to the rules for such a structure nor drawings – we do believe the structure would be too large for either two or three units on a lot of this size. We are very disappointed that the file manager has not quashed this application before it got to this stage.

Board member comments include:

1. Definitely and absolutely do not support this...very risky to allow rezoning in an R1 area as they will continue on doing things like this in other large lots in Dover. There reasons for doing so are not acceptable. It's just a way for the landowner to make more money...likely will end up renting out the basements as well and then there will be 6 families squished in there. We have plenty of multi-family housing in Dover, many duplexes and secondary suites already. Making room for 3 families on a residential lot is not acceptable....
2. Hi Scotty, Chris and I say absolutely not. Re: the zoning change to accommodate the townhouse. They start with one larger house lot and it would continue. Just a way for owners to make more money. Homeowners behind it would be furious as well!! I sure would be, So NO No no way..

If further information is required, please contact me as noted below:

Mr J. S. Beaton
VP of DCA and Development Director

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