

Land Use Amendment in Parkdale (Ward 7) at 704 – 33 Street NW, LOC2023-0211

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 704 – 33 Street NW (Plan 8321AF, Block 53, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 32D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 704 – 33 Street NW (Plan 8321AF, Block 53, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in 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 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 more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a rowhouse building with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Parkdale was submitted by Dobbin Consulting on behalf of the landowners, Ramanjit Singh Purba, Kamaldeep Kaur Purba and Sandeep Singh Kambo on 2023 July 25. A development permit (DP2023-05330) for a four-unit rowhouse building and four secondary suites was submitted on 2023 August 04 and is under review. The proposed development is also noted in the Applicant Submission (Attachment 2).

The 0.06 hectare (0.14 acre) site is located at the corner of 33 Street NW and 5 Avenue NW with a rear lane. The site is currently developed with a single detached dwelling and a detached garage with access from 5 Avenue NW.

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

ENGAGEMENT AND COMMUNICATION

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

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 the public/interested parties and respective community association was appropriate. In response, the applicant created an engagement website where neighbours could submit feedback on the application and sent direct mail flyers to 40 residents. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of support, 31 letters of opposition and a petition with 144 signatories from the public. The letters of opposition included the following areas of concern:

- increased density;
- traffic and on-street parking impacts;
- rear-lane congestion;
- height and massing;
- shadowing;
- privacy;
- loss of mature trees and green space;
- loss of neighbourhood character;
- this would be the first redesignation to R-CG District in this area of the community, for lands north of 5 Avenue NW;
- negative impact on property values; and
- impacts on value and enjoyment of neighbouring properties.

The Parkdale Community Association submitted a letter of opposition on 2023 August 24 (Attachment 4) identifying the following concerns:

- the proposed R-CG District is not supported by any of the planning principles normally used; and
- traffic congestion and parking.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined through the review of the development permit.

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

IMPLICATIONS

Social

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

Environmental

The applicant has indicated that energy modelling details will be provided with possible improved energy performance over energy code minimum requirements as part of the development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program A).

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

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
5. **Proposed Bylaw 32D2024**
6. **CPC Member Comments**
7. **Public Submissions**
8. **CONFIDENTIAL Public Submissions**

**Planning and Development Services Report to
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform