

# Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Dobbin Consulting Inc

Date:

May 15, 2023

This application proposes to re-designate a property located at 704 33 Street NW, in the community of Parkdale, from R-C2, Residential – Contextual One / Two Dwelling to an R-CG Grade-Oriented Infill zoning to allow for a moderate density increase to facilitate a 4 unit row-house development.

The flat, corner parcels face onto 33 ST NW and the North West side faces onto 5 Ave NW. Surrounding lands to the include duplex and bungalow R-C2 single-family homes and a fourplex M-C1 Multi-Residential Contextual Low Profile development across 33 Avenue to the immediate SW. This approach aligns with policies for increasing density in established communities. The Municipal Development Plan and the South Shahanappi Communities Plan (SSCP) both support this form of Land Use Redevelopment and encourage increased density and multi-family style urban form units.

Based on the review of policies affecting this area the proposed Land Use Amendment is supported on the basis of population stability, housing choice, and proximity to facilities like the University of Calgary. Transit Oriented development for this area, including strong public transit and developed pedestrian and cycling infrastructure support increased density and affordable housing options being developed including the secondary suites granted under R-CG.

Based on a Policy Review of both the MDP & the SSCP for this area the proposed Land Use Amendment is supported.