

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0757

Land Use Amendment in Dover (Ward 9) at 2903 - 28 Street SE, LOC2019-0042

EXECUTIVE SUMMARY

This application was submitted by Allure Fine Homes Inc c/o Max Tayefi on 2019 March 27. The land use amendment proposes the redesignation of a 0.37 hectare ± (0.91 acre ±) parcel from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile (M-C1) District. This proposal is intended to allow for:

- a comprehensive development of the subject parcel for multi-residential buildings;
- a maximum of 54 dwelling units;
- a maximum height of 14 metres; and
- the uses listed in the M-C1 District.

This proposal aligns with applicable *Municipal Development Plan* and local area policy.

No development permit has been submitted with this application.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.37 hectares ± (0.91 acres ±) located at 2903 - 28 Street SE (Plan 7675AC, Block 5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2019 JUNE 20:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.37 hectares ± (0.91 acres ±) located at 2903 - 28 Street SE (Plan 7675AC, Block 5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
2. Give three readings to the **Proposed Bylaw 161D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None

BACKGROUND

This application was submitted by Allure Fine Homes Inc c/o Max Tayefi on 2019 March 27. The land use amendment proposes to redesignate the land to allow for comprehensive development of the site as multi-residential buildings. As per the Applicant's Submission (Attachment 1), the intended built form is townhouses with an internal drive aisle accessible from 28 Avenue SE.

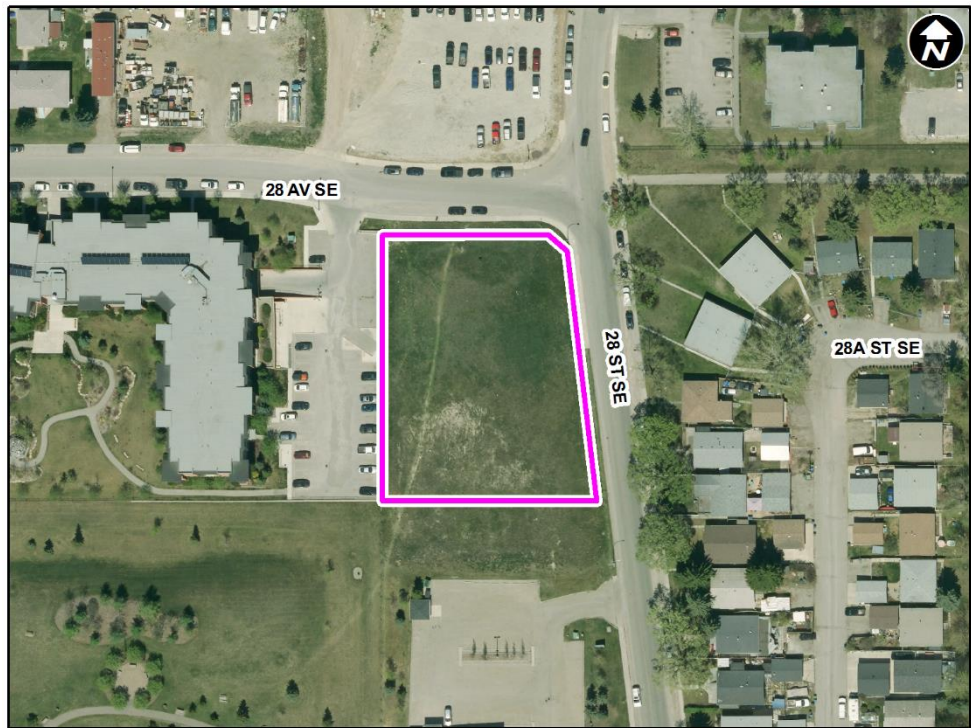
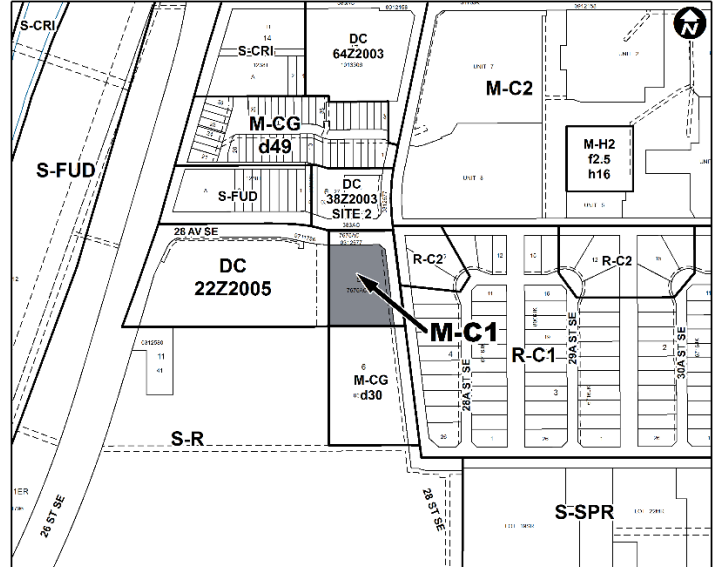
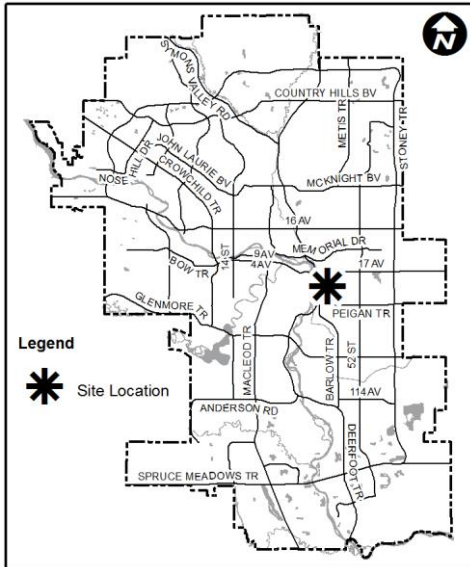
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Location Maps



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Site Context

The parcel is located in the community of Dover within southeast Calgary. The site is currently undeveloped. To the north, across 28 Avenue SE, is another vacant parcel with townhouses on a parcel beyond. To the east, across 28 Street SE, is a residential neighbourhood comprised of single detached and semi-detached dwellings. The West Dover School (K-5) is also nearby to the east. Directly to the west is a three storey multi-residential building. To the south is a place of worship and Valleyview Park.

As identified in *Figure 1*, below, the adjacent community of Dover has experienced a population decline from its peak in 1982.

Figure 1: Community Peak Population

Dover	
Peak Population Year	1982
Peak Population	11,953
2018 Current Population	10,514
Difference in Population (Number)	-1,439
Difference in Population (Percent)	-12%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the Dover community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents an increase in density and allows for a building type that has the ability to be compatible with the established building form of the existing neighbourhood and complementary to development to the west.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current designation of the parcel is Special Purpose – Future Urban Development (S-FUD) District, which is intended to protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land, while allowing for a limited range of temporary uses that can easily be removed when land is redesignated.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District allows multi-residential development of low height and medium density and is intended to be in close proximity or adjacent to low density residential development. The M-C1 District allows for a maximum building height of 14 metres. There is no listed maximum floor area ratio. The M-C1 District

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does have a density limit of 148 units per hectare (60 units per acre) which will allow for a maximum of 54 units on the subject parcel. Given the context of the site, this land use redesignation will support local services and businesses and be complementary to the nearby residential neighbourhood.

Development and Site Design

The purpose of this application is to allow for townhouses with an internal drive aisle. When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines.

Environmental

No environmental issues have been identified at this time.

Transportation

Pedestrian and vehicular access to the site is currently available from 28 Avenue SE and 28 Street SE. The site is served by Calgary Transit Route 155 West Dover / Forest Lawn with a bus stop directly in front of the site on 28 Street SE. On-street parking is permitted on both 28 Avenue SE and 28 Street SE. The site is located adjacent to Valleyview Park and a regional pathway within the park that provides walking and cycling connections to the Bow River Pathway system.

Utilities and Servicing

Sanitary sewers are presently available to service the development. At the development permit stage, a sanitary servicing study may be required to determine whether off-site upgrades are required.

Water and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Dover Community Association had no objections to the proposal. No letters of objection or support from adjacent landowners or the general public were received by Administration.

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

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the *Municipal Development Plan* (MDP) identifies the subject site as being located within the Developed – Established area. There are design briefs for the area but no statutory local area plan. Section 3.5 of the MDP addresses Developed Residential Areas and encourages modest redevelopment of the Established Areas in a form and nature that respects the scale and character of the neighbourhood. A redesignation to M-C1 is compatible with the context of the site and represents modest intensification.

There is no statutory local area plan for the subject area. There are two non-statutory documents, the 1974 *Dover Design Brief* and the 1995 *Dover Land Use Study*. The application generally aligns with both.

Social, Environmental, Economic (External)

The proposed land use district provides for a range of residential opportunities that may accommodate the needs of different demographic categories.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan* and the land use is compatible with adjacent development. This proposal would help maintain population in an area experiencing population decline.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 161D2019**