

LAND USE AMENDMENT
SOUTHVIEW (WARD 10)
28 STREET SE AND 26 AVENUE SE
BYLAW 230D2017

MAP 9E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District parcel to the Residential – Contextual One/Two Dwelling (R-C2) District. The subject site currently contains a single detached dwelling fronting Dogwood Crescent SE in the community of Southview. The intent of the land use redesignation is to provide a number of redevelopment options which include: one single detached dwelling with or without secondary suites, two single detached dwellings, duplex dwelling or a semi-detached dwelling.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 May 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 230D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 2525 Dogwood Crescent SE (Plan 3244GR, Block 15, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 230D2017.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation provides for modest intensification in an established residential area while still conforming with policies laid out in the Municipal Development Plan. The proposed land use designation would allow for a number of different development scenarios, all of which are compatible with adjacent land uses and development forms.

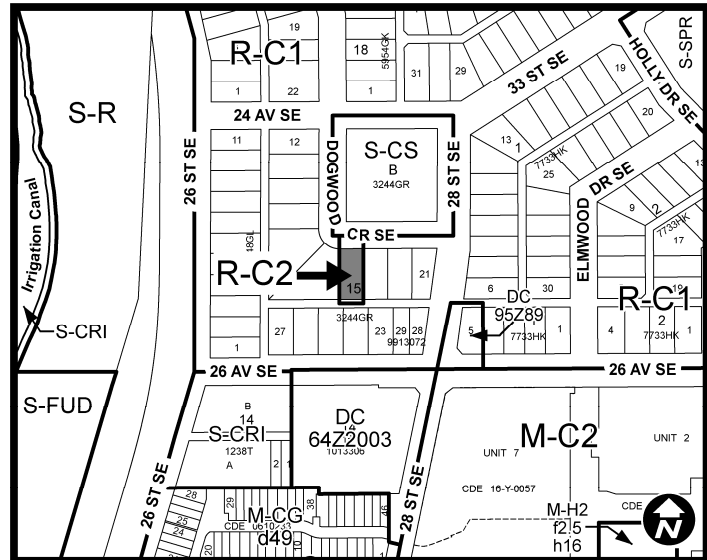
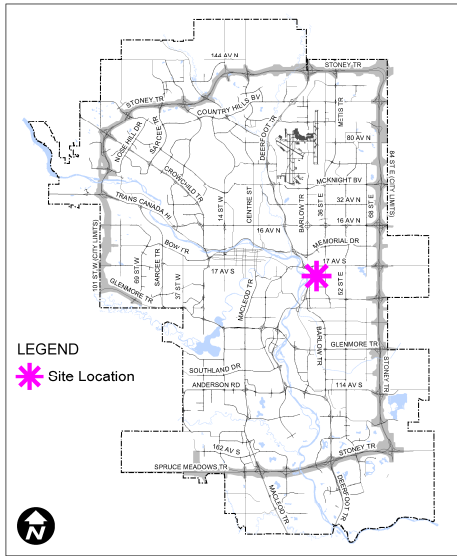
ATTACHMENT

1. Proposed Bylaw 230D2017
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 2525 Dogwood Crescent SE (Plan 3244GR, Block 15, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

Moved by: A. Palmiere

Carried: 9 – 0

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Applicant:

Jon Steel

Landowner:

Haley Steel

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Southview, the site is approximately 17.7 metres wide by 36.5 metres in size and is developed with a one-storey single detached dwelling with a parking pad accessed from the rear lane. Single detached dwellings exist in all directions and there is a park immediately north adjacent to the parcel along Dogwood Crescent SE.

According to data from The City of Calgary 2016 Census, the following table identifies Southview's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Southview	
Peak Population Year	1970
Peak Population	3,464
2016 Current Population	1,845
Difference in Population (Number)	-1,619
Difference in Population (Percent)	-47%

LAND USE DISTRICTS

The proposed land use district is Residential – One/Two Dwelling (R-C2) District. Parcels with an R-C2 designation can accommodate contextually sensitive redevelopment in the form of semi-detached dwellings, duplex dwellings and single detached dwellings with or without secondary suite. The subject site is approximately 17.7 metres wide and 36.5 metres deep. Considering the provisions within the R-C2 District of Land Use Bylaw 1P2007, the site could accommodate any of these development scenarios.

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LEGISLATION & POLICY

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)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The Municipal Development Plan (MDP) identifies the area as a Residential – Established area typology. The policies within this typology include:

- a. Encourage modest redevelopment.
- b. Support developments at appropriate densities and mix of land uses within a pedestrian-friendly environment that enhance the Base or Primary Transit Network.

There is no local area plan.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required as part of this land use redesignation application, nor was a Parking Study required. No significant upgrades to transportation infrastructure were identified as part of the land use redesignation. A Calgary Transit bus stop is located 350 metres away on 26 Avenue SE, served by the Route 26 and 57 buses. Another bus stop is located on 28 Street SE, approximately 120 metres from the parcel, served by the Route 57 bus.

UTILITIES & SERVICING

No infrastructure upgrades were identified as part of this land use redesignation application

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Southview Community Association.

Citizen Comments

Administration received one letter of objection stating that this area should remain as R-C1 only.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Land Redesignation at 2525 Dogwood Cres. SE Calgary

Reasons for Application:

- The existing residence was constructed pre 1933, whereas the remainder of the surrounding area was not developed until circa 1955.
- The basement consists of partial cinder block and earthen construction. One third of the floor area consists of shed type add-on construction at the rear of the house.
- It is not economically feasible to consider upgrading nor rehabilitating the existing structure.
- Redesignation of the lot to RC-2, semi detached, would allow the resident an affordable means for redevelopment, partially funded by the sale of half the new semi-detached residence.

Reasons for Approval:

The existing lot is of a significant size, and within minimum requirements for semidetached development, at almost 60 feet wide (17.76m) and more than 120 feet deep (36.59m).

A neighbourhood census for the redevelopment of a semi-detached home (included with this application) was performed this year. Of the 24 surrounding residences surveyed, 19 owners fully approved of the intended redevelopment. One was undecided, citing parking concerns. Four owner/renters were not available for contact. Refer to the attached census details.

The proposed development (see the attached front view schematic) will set the standard for quality future redevelopment. Parking for the 2 units will be provided via the rear lane.

Density is only slightly increased, relative to the contextual area.

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**Neighbourhood Census for Redevelopment at 2525 Dogwood
 Crescent SE (Feb.2017)**

Address	Resident Owner	Renting Owner	Approve land redesignation for RC2, 2 unit semi-detached			Unable to Contact
			YES	NO	UNDECIDED	
2714 24 Ave SE	✓		✓			
2418 27 St SE	✓		✓			
2059 27 St SE		✓				✓
2057 27 St SE	✓		✓			
2438 28 St SE	✓		✓			
2440 28 St SE	✓		✓			
2442 28 St SE	✓		✓			
2444 28 St SE	✓		✓			
2446 28 St SE		✓				✓
2448 28 St SE	✓		✓			
2450 28 St SE	✓		✓			
2501 Dogwood Cr SE	✓		✓			
2505 Dogwood Cr SE	✓		✓			
2509 Dogwood Cr SE		✓				✓
2513 Dogwood Cr SE	✓				✓	
2515 Dogwood Cr SE		✓	✓			
2521 Dogwood Cr SE	✓		✓			
2529 Dogwood Cr SE	✓		✓			
2533 Dogwood Cr SE		✓	✓			
2537 Dogwood Cr SE		✓	✓			

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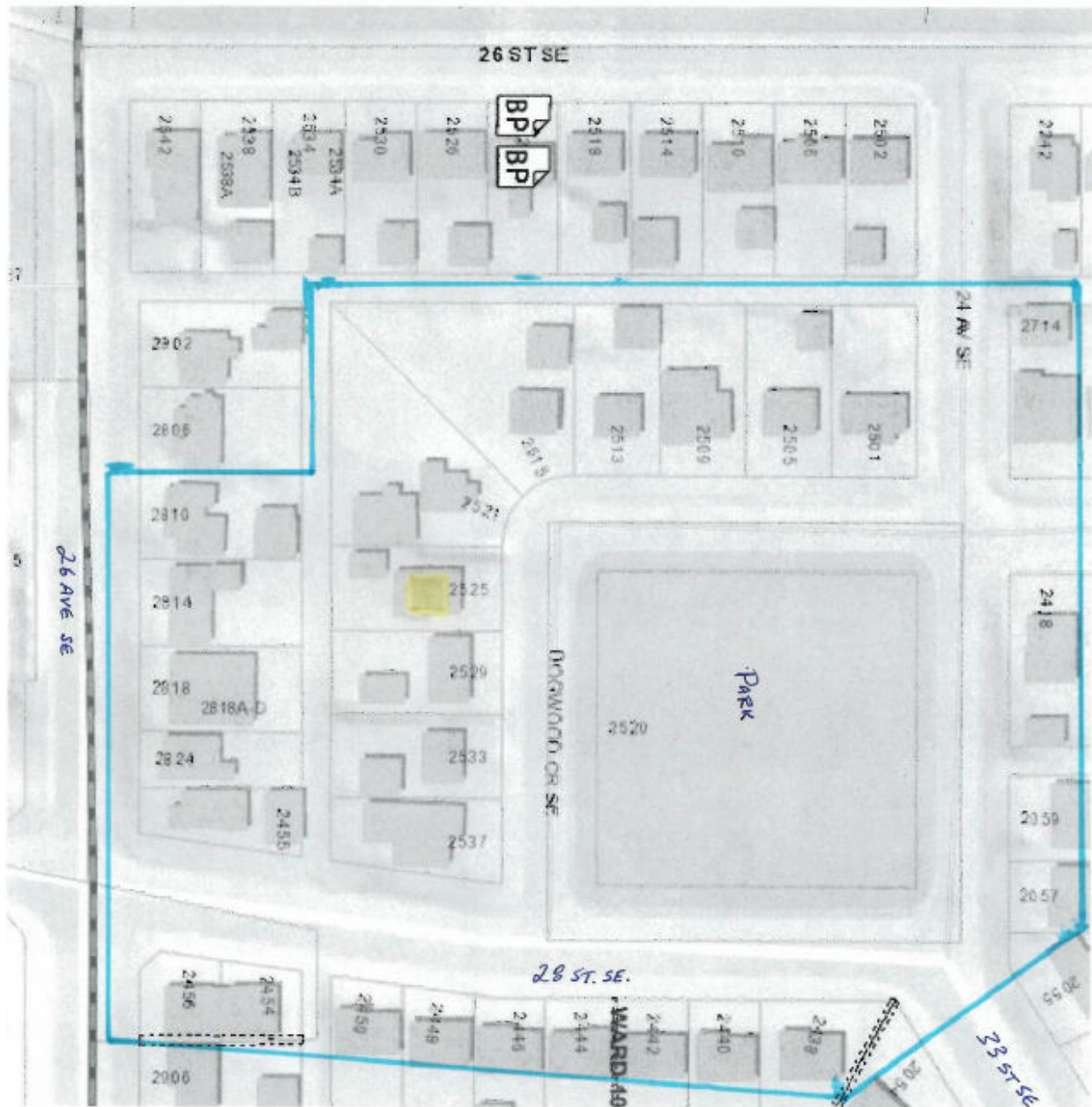
Address	Resident Owner	Renting Owner	Approve land redesignation for RC2, 2 unit semi-detached			Unable to Contact
			YES	NO	UNDECIDED	
2455 28 St SE	✓		✓			
2824 26 Ave. SE		✓	✓			
2818 26 Ave. SE		✓				✓
2814 26 Ave. SE	✓		✓			
TOTALS	16	8	19	0	1	4

names and owner-renter phone numbers can be made available.



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Handwritten notes:
CENSUS
AREA
MAP
FEB. 2017