

**Land Use Amendment in Dover (Ward 9) at 2805 – 28 Avenue SE, LOC2025-0015**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.29 acres ±) located at 2805 – 28 Avenue SE (Plan 2411637, Block 1, Lot 1) from Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Multi-Residential – Contextual Low Profile (M-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 8:**

That Council give three readings to **Proposed Bylaw 102D2025** for the redesignation of 0.12 hectares ± (0.29 acres ±) located at 2805 – 28 Avenue SE (Plan 2411637, Block 1, Lot 1) from Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Multi-Residential – Contextual Low Profile (M-C1) District.

**HIGHLIGHTS**

- This application seeks to redesignate a portion of a recently consolidated parcel to create a consistent land use designation across the entire property, allowing for multi-residential development of low height and medium density.
- 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) and *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Low Profile (M-C1) 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 M-C1 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 Multi-Residential Development with eight dwelling units and four 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 southeast community of Dover was submitted by Max Tayefi Architect on behalf of the landowner, Allure Fine Homes Inc. (Mazhar Malik) on 2025 January 28. A development permit (DP2024-06121) for a multi-residential development, consisting of two buildings with a total of eight dwelling units and four secondary suites, was submitted on 2024 August 21, and is currently under review.

The subject site is located at the southwest corner of the intersection of 28 Street SE and 28 Avenue SE. The southern portion of the site, approximately 0.12 hectares in size, is the subject of this land use amendment application. It is currently designated as Multi-Residential –

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Contextual Grade-Oriented (M-CGd30) District, allowing for the development of up to three dwelling units based on a density modifier of 30 units per hectare. As outlined in the Applicant Submission (Attachment 2), the proposed M-C1 District would facilitate increased density and establish a consistent land use designation across the entire parcel.

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 contacted the Ward 9 Councillor's office, the Dover Community Association and distributed letters to residents within a 90-metre radius of the subject site. 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 one letter of opposition from the public citing construction-related nuisance and inconvenience.

No comments from the Dover Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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 are being reviewed as part of the development permit application.

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

### **IMPLICATIONS**

#### **Social**

The proposed M-C1 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 application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align the development on

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this site with applicable climate strategies are being explored and encouraged through the development permit review.

**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure and services and provide more housing choices 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. **Proposed Bylaw 102D2025**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform