

Road Closure and Land Use Amendment in Dover (Ward 9) at 3004 and 3020 – 36 Street SE, LOC2024-0245

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.88 hectares \pm (2.17 acres \pm) of road (Plan 2510013, Area 'D'), adjacent to 3004 and 3020 – 36 Street SE, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.88 hectares \pm (2.17 acres \pm) of closed road (Plan 2510013, Area 'D') from Undesignated Road Right-of-Way to Special Purpose – Community Service (S-CS) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 FEBRUARY 27:**

That Council:

1. Give three readings to **Proposed Bylaw 5C2025 for the** closure of 0.88 hectares \pm (2.17 acres \pm) of road (Plan 2510013, Area 'D'), adjacent to 3004 and 3020 – 36 Street SE, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 58D2025** for the redesignation of 0.88 hectares \pm (2.17 acres \pm) of closed road (Plan 2510013, Area 'D') from Undesignated Road Right-of-Way to Special Purpose – Community Service (S-CS) District

HIGHLIGHTS

- This application seeks to close a portion of road right-of-way and designate the road closure area to Special Purpose – Community Service (S-CS) District to allow for consolidation with the parcels adjacent to the road closure area.
- The proposal is consistent with the designation of the adjacent sites and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This closure and future consolidation would allow for more efficient use of land.
- Why does this matter? The proposed S-CS District would allow for compatibility with the adjacent parcels to allow for a future consolidation.
- No development permit has been submitted at this time.
- There is no previous council direction.

DISCUSSION

This application, in the southeast community of Dover, was submitted by The City of Calgary as the landowner on 2024 September 11. The application proposes the closure of the undeveloped road right-of-way and designation of that land to the same S-CS District as the adjacent parcels. The Applicant Submission (Attachment 4) indicates the closed road right-of-way would be

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consolidated with the surrounding parcels. The Registered Road Closure Plan can be found in Attachment 2. No development permit has been submitted at this time.

The approximately 0.88 hectare \pm (2.17 acre \pm) site is located adjacent to the parcel at the corner of 30 Avenue SE and 36 Street SE. The road closure area is currently being used as greenspace in the southern portion of the Holy Cross Elementary Junior High School and baseball field. The site is surrounded by low density residential development on the eastern, southern and western boundaries.

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 completed the Outreach Assessment Tool and determined the project to have a score of 1A, which identifies the project is likely of low impact to the community and is not proposing a major change or disruption. No outreach was undertaken. Additional information can be found in the Applicant Outreach Summary in Attachment 5.

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 inquiries that were neither in support nor opposition but seeking clarification of where the road closure location was being proposed. Administration followed up with the individuals and clarified the location of the road closure within the existing greenspace.

The Dover Community Association did not provide a response to the circulation. Administration followed up with the Community Association and did not receive a response.

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

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IMPLICATIONS

Social

The proposed road closure and land use amendment would allow for the expansion of the developable area for the site.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use and road closure would allow for more efficient use of land, existing services and infrastructure.

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. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Applicant Submission
5. Applicant Outreach Summary
- 6. Proposed Bylaw 5C2025**
- 7. Proposed Bylaw 58D2025**
- 8. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform