

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Dover. The site is an undeveloped road right-of-way that is being used as greenspace. The site is approximately 144 metres long by 6 metres wide and 0.88 hectares (2.17 acres) in size.

The parcels directly surrounding this land to the north and south are designated as Special Purpose – Community Service (S-CS) District and nearby development consists of residential, commercial and institutional uses. Parcels designated as Residential – Grade-Oriented Infill (R-CG) District surround the subject site with parcels located directly east of the site designated as Multi-Residential – Contextual Low Profile (M-C1) District.

There are commercially designated parcels nearby, including parcels designated with the Commercial – Neighbourhood 1 (C-N1), Commercial – Neighbourhood 2 (C-N2) and Commercial – Community 1 (C-C1) Districts. Additional commercial opportunities are located along 17 Avenue SE, an Urban Main Street as designated by the *Municipal Development Plan* (MDP), that is approximately 1000 metres (a 17-minute walk) north of the site.

The Holy Cross Elementary Junior High School and baseball field, the Ian Bazalgette School, Valley View School and baseball field and Forest Lawn Community Association are located approximately 650 metres (an 11-minute walk) northeast of the site. In addition, the subject site is approximately 850 metres (a 14-minute walk) east of Southview Park and the Almadina Language Charter Academy.

Community Peak Population Table

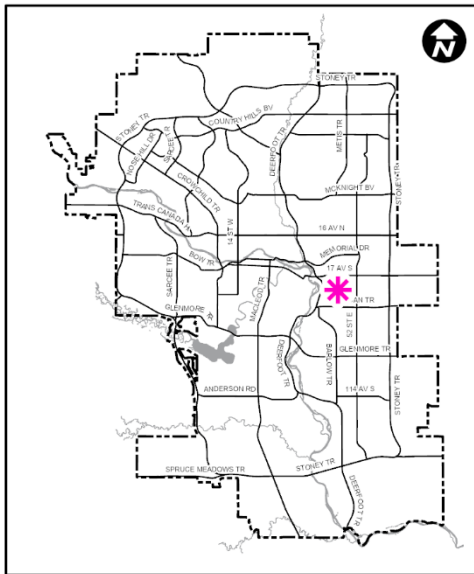
As identified below, the community of Dover reached its peak population in 1982.

Dover	
Peak Population Year	1982
Peak Population	11,953
2019 Current Population	10,351
Difference in Population (Number)	- 1602
Difference in Population (Percent)	- 13.4%

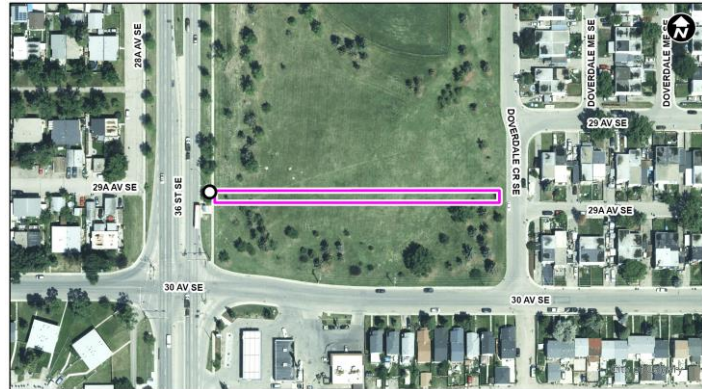
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Dover Community Profile](#).

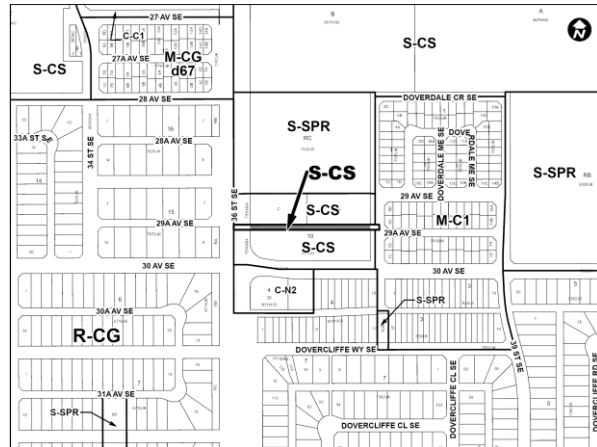
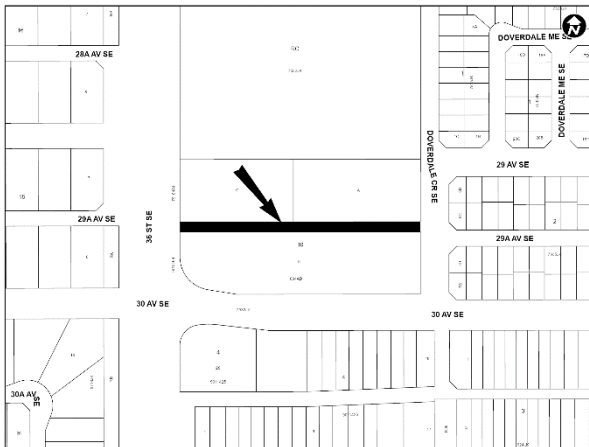
Location Maps

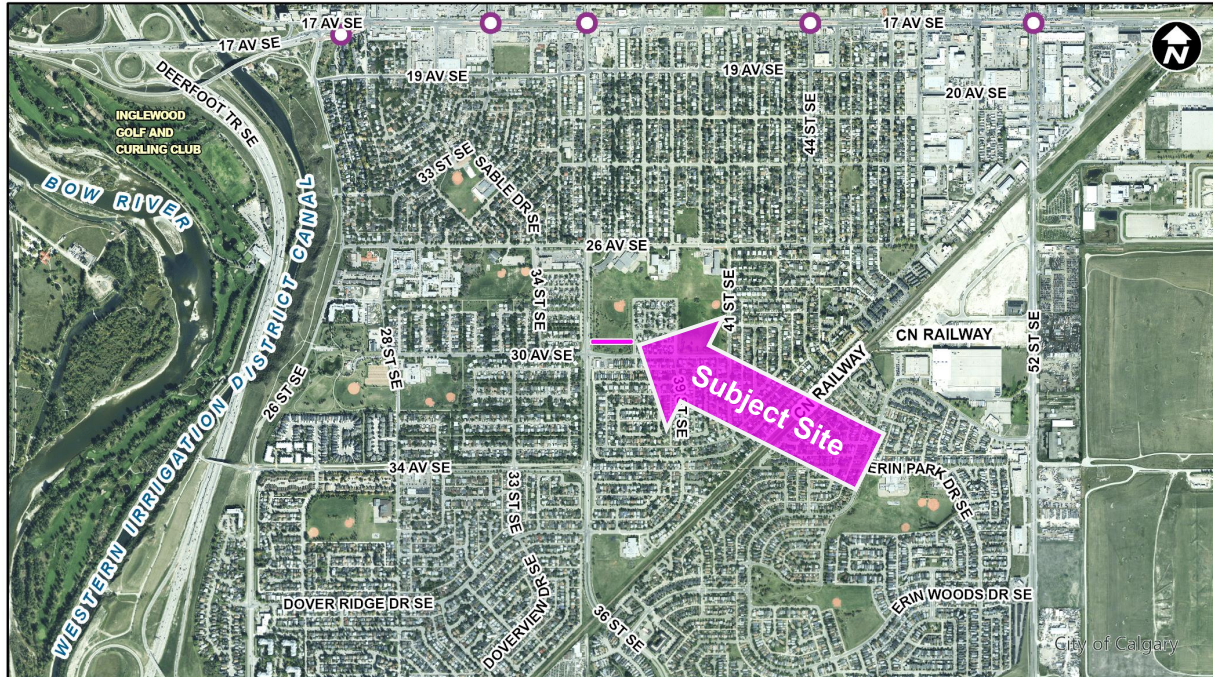


Proposed Road Closure



Proposed Land Use





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes the closure of approximately 0.88 hectares (2.17 acres) portion of road right-of-way adjacent to 3004 and 3020 – 36 Street SE. This land was originally dedicated as road right-of-way in order to function as a rear lane for the land directly north and south, but the land is no longer intended to be maintained separately and would better serve the community as a larger site.

The closed portion of road would be consolidated with the adjacent sites to the north and south, subject to the Proposed Road Closure Conditions of Approval.

Land Use

The proposed S-CS District is intended to accommodate education and community uses located in buildings and accommodate a limited range of small scale, public indoor and outdoor recreation facilities. This is in alignment with adjacent parcels, which are also designated as the S-CS District.

Development and Site Design

The rules of the proposed S-CS District would provide consistency with the designation of the adjacent parcels.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 30 Avenue SE and 36 Street SE.

An existing on-street bikeway is available along 36 Street SE and 41 Street SE as part of the Always Available for All Ages and Abilities (5A) Network.

The nearest available transit stop is for Route 43 (McKnight – Westwinds Station/Chinook Station) and Route 135 (Erin Woods/36 Street SE) located directly adjacent to the site along 36 Street SE.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is within the Developed Residential – Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies encourage modest development in these areas.

The proposal is in alignment with relevant MDP policies as the application proposes closure of a road right-of-way and consolidation with the parcels immediately adjacent to the site to achieve a more compact urban form that will optimize infrastructure.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

East Calgary International Avenue Communities Local Area Plan (Statutory – 2024)

The [East Calgary International Avenue Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Low building scale policies within the Neighbourhood Flex category notes these areas are characterized by a mix of commercial and residential uses and that buildings may accommodate institutional uses, recreation facilities and residential uses on the ground floor. The proposed road closure and land use amendment is in alignment with applicable policy of the LAP by maintaining the site as a greenspace.