

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Dover, near the southwest corner of 28 Avenue SE and 28 Street SE. The southern portion of this property, which is the subject of this land use amendment, is approximately 0.12 hectares (0.29 acres) in size and measures approximately 20 metres in width and 59 metres in depth. The northern portion of the property is currently being developed with three-storey townhouses across six buildings in multiple phases.

Surrounding development to the east primarily consists of single-detached and semi-detached dwellings, designated as Residential – Grade-Oriented Infill (R-CG) District. Properties to the northeast are designated as Multi-Residential – Contextual Medium Profile (M-C2) District. Directly across the street to the north is a parcel designated as a Direct Control (DC) District ([Bylaw 38Z2003](#)) which enables multi-residential development and is currently vacant. To the west, another DC District ([Bylaw 22Z2005](#)) is developed with a three-storey multi-residential building. The parcel immediately to the south is designated Multi-Residential – Contextual Grade-Oriented (M-CGd30) District and is currently developed with a place of worship, the Emmanuel Community Church.

The site is located near parks, schools and community amenities. West Dover School and the Dover Community Association and Outdoor Rink are located approximately 250 to 300 metres (a four to five-minute walk) southeast of the site. Valley View Park is located approximately 140 metres (a two-minute walk) to the south, offering access to the Slater off-leash dog park via connected pathways to the north. The nearest commercial uses are located along 26 Avenue SE, approximately 900 metres (a 15-minute walk) to the northeast.

Community Peak Population Table

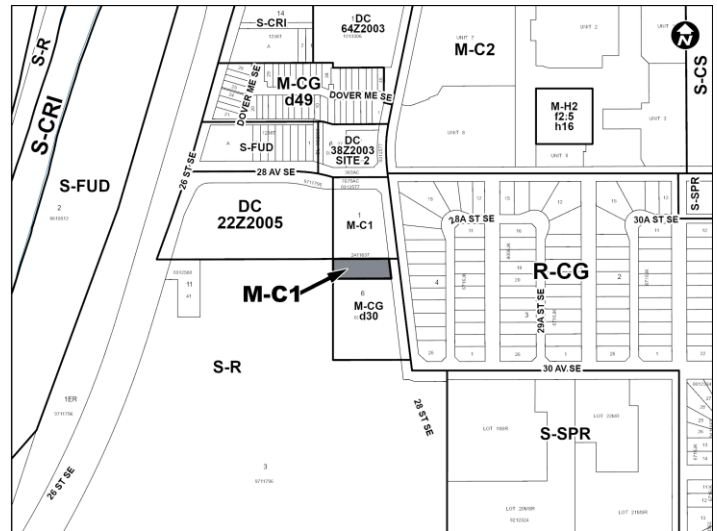
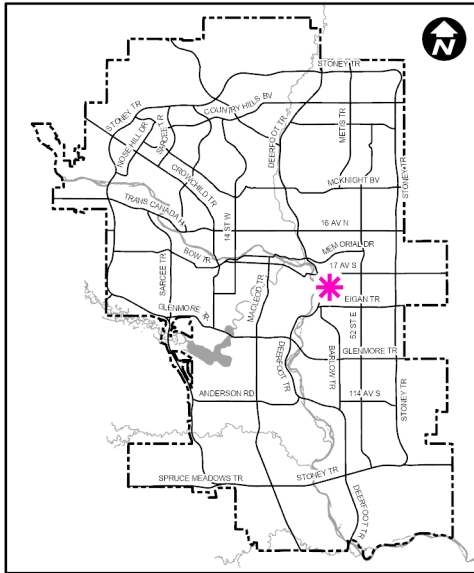
As identified below, the community of Dover reached its peak population in 1982.

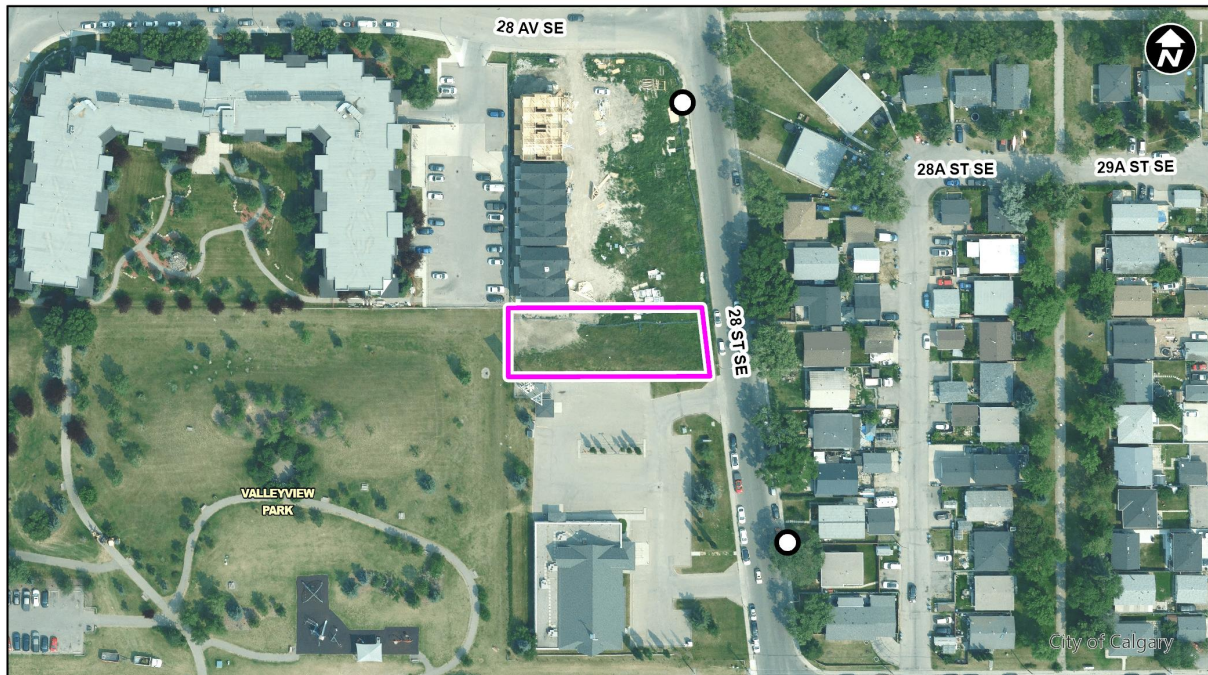
Dover	
Peak Population Year	1982
Peak Population	11,953
2019 Current Population	10,351
Difference in Population (Number)	-1,602
Difference in Population (Percent)	-13.4%

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





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Grade-Oriented (M-CGd30) District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low density residential districts. The district allows for a maximum building height of 12.0 metres and a maximum density of 30 units per hectare, which would enable up to three dwelling units.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District allows for multi-residential development in a variety of forms with low height and medium density. The M-C1 district allows for a maximum building height of 14 metres and a maximum density of 148 units per hectare. Based on the subject site area, this would allow for up to 17 dwelling units. Secondary suites are a permitted use within the M-C1 District and do not count towards allowable density.

The site was originally part of the adjacent property to the south, which is currently developed with the Emmanuel Community Church. The subject site was later acquired and consolidated with the parcel to the north to form the final phase of a comprehensive development at this location. The proposed land use amendment establishes a consistent designation across the entire site while accommodating the increased density needed to support additional dwelling units.

Development and Site Design

The rules of the proposed M-C1 District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the context of this corner site, additional items that are being considered through the development permit process include an engaging built interface along 28 Street SE, walkway connections and the inclusion of bicycle parking stalls to support multi-modal accessibility for future residents and visitors.

Transportation

Pedestrian access to the site is provided via the existing sidewalk along 28 Avenue SE. As part of the site's comprehensive development, a new sidewalk will be constructed to extend southward along 28 Street SE.

The site is well connected to the city's Always Available for All Ages and Abilities (5A) Network, providing access to designated pedestrian and cycling infrastructure. A north-south pathway located west of 26 Street SE provides a direct connection from the site to the Bow River pathway to the north. This pathway also links to Valley View Park, situated immediately southwest of the site. Additionally, there is an existing on-street bikeway along 28 Street SE that connects to the bikeway network on 26 Avenue SE. A proposed on-street bikeway along 30 Avenue SE will further enhance connectivity.

A transit stop is located immediately to the east of the site on 28 Street SE, serving the southbound Route 155 (West Dover/Forest Lawn). The site is approximately 60 metres (a one-minute walk) from the northbound stop for the same route. Additionally, the site is approximately 900 metres (a 15-minute walk) from the primary transit stops on 36 Street SE, which serve Route 43 (McKnight - Westwinds Station/Chinook Station) and Route 135 (Erin Woods/36 St SE).

Unrestricted on-street parking is available along both 28 Street SE and 28 Avenue SE. Following the redevelopment of the site, vehicular access will be provided via 28 Avenue SE.

A Transportation Impact Assessment 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 the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the 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.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25–30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The proposed M-C1 District is allowable within the noise exposure of 25-30 NEF contour area. The development permit has been circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities that is similar in built form and scale. The proposal is in keeping with relevant MDP policies as the proposed M-C1 District provides appropriate increase in density in a form and scale that is consistent and compatible with the character of the neighbourhood.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit review.

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 Connector 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 while some commercial and work from home opportunities exist in the area. It encourages a broad range and mix of housing types, unit structures and forms. Within the Neighbourhood Connector category, the Low building scale policies support building forms such as apartments, stacked townhouses and mixed-use developments. The proposed land use is in alignment with applicable policies of the LAP.