

DOVER

LAND USE STUDY



THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

SEPTEMBER 1995



DOVER LAND USE STUDY

**PLANNING & BUILDING DEPARTMENT
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BACKGROUND

In May 1993, City Council approved a concept plan for a 16 ha (39 ac) regional park (CS93-26-04). This plan included a re-alignment of 26 Street S.E. and the acquisition of private lands required to consolidate the future park site (Map #1). Council also directed the Administration to carry out a study establishing land use and densities for lands surplus to the park. The Administration was also to direct the funds from the disposal of city lands, surplus to the requirements of the future park, into the Valleyview Park development fund. City Council also approved a recommendation that affected residents and property-owners be involved in establishing the terms of reference for the future transportation and land use studies. This decision of Council culminates approximately twenty years of planning for this regional park, which was first identified in the Dover Design Brief (approved by Council in 1974), the West Dover Concept Plan (approved in 1977) and the Dover Regional Park Study (approved in 1990).

THE SITE

General Site Conditions

The subject site is located in the southeast community of Dover (Map #2) and comprises approximately 30 ha (75 ac) of land. It is bounded by 26 Avenue S.E. in the north, 28 Street S.E. in the east, 34 Avenue S.E. in the south, and by the top of the escarpment adjacent to the Western Irrigation District canal and Deerfoot Trail S.E. in the west. Lands below the top of the escarpment are in the ownership of the Province of Alberta and are not addressed in this Plan.

The lands contained within the subject site were originally developed as small holdings early this century and subsequently subdivided into 7.5 m (25 ft) lots. However, urban development never occurred. The site is predominantly undeveloped grassland and contains three residential dwellings, a Catholic Church, and a City of Calgary fire hall.

As illustrated in Map #3, the land within the study area is designated R-1 (Residential Single Detached District), UR (Urban Reserve), and DC (Direct Control District).

The site is characterized by moderate slope conditions and generally slopes from the escarpment in the west in a southeasterly direction with more pronounced slopes along the eastern boundary between 26 and 30 Avenues. Elevation across the area varies by a maximum of 7.5 m (25 ft). An exceptional panoramic view of the City and the mountains to the west exists along the entire length of the escarpment on the west side of the site. Vegetation is limited to hedges and trees around existing dwellings and along the west side of 26 Street S.E.

Site ownership is identified in Map #4. It should be noted that the Administration is attempting to acquire three lots (2705 to 2709 - 29 Avenue S.E.) within the future regional park.

Surrounding Land Use

The lands to the north of the study area are located within the Southview community. These lands are designated R-1 and developed for single detached residential uses. To the east of the site, the lands are variously designated RM-4, R-2, R-1, and PE and are comprised of townhouse, semi-detached, single-detached residential uses as well as a public elementary school. To the south, the lands are designated C-1 and DC (RM-1) and contain a local commercial site and a townhouse development. To the west is the Deerfoot Trail, with the Inglewood Golf and Country Club located further to the west. The lands to the east, to the south and to the west are within the boundaries of the Dover community.

Existing Services

Existing services are illustrated in Map #5. Transit service to the area currently includes bus route #26 which runs along 28 Street S.E. and 34 Avenue S.E. Storm, sanitary and water utility services are available. Electrical services run in a north/south direction along the western edge of the escarpment, adjacent to the WID canal and include a high voltage 69 K.V. line and three 13 K.V. feedermains.

Existing Roads

The following table identifies those roads located adjacent to or within the study area as well as their classification and environmental guidelines. Map #8 shows existing traffic volumes in the area.

NAME	CLASSIFICATION	ENVIRONMENTAL GUIDELINES Vehicle Trips Per Day (VTD)
26 ST S.E.	Major	30,000
26 AV S.E.	Collector	5,000
30 AV S.E.	Collector	5,000
28 ST S.E.	Collector	5,000
34 AV S.E.	Primary Collector	10,000

POLICY CONTEXT

There are a number of Council-approved policies and planning documents for the study area. The relevant policies were reviewed and are summarized below in chronological order. Generally, the Plan proposed for the study area is consistent with existing Council policy. Specific policies pertaining to the study area include:

- a) Dover Design Brief** (approved by Council in 1974)
- recommends a maximum design population of 15,208 persons for the community, at an overall density of 22 persons per gross ac.
 - recommends the study area (which represents part of what is identified in the Design Brief as the uncommitted area) be developed with a range of dwelling unit types, and an overall density of 22 persons as per gross ac (equivalent to 5 to 7 units per acre).
 - recommends that medium density residential uses be located close to commercial facilities, schools, open spaces, and other public services.
 - recommends a 10.9 ha (27 ac) site be established for a possible future joint use recreation-education complex.
- b) West Dover Concept Plan** (approved by Council July 1977)
- reaffirms policies of the Dover Design Brief.
- c) General Municipal Plan**
- increase population densities in residential areas in order to utilize land more efficiently.
 - increase population densities in proximity to retail, transit, open space, and other institutional uses.
- d) Transportation System By-law** (3M82)
- identifies Barlow Trail as a major standard road.
- e) Dover Regional Park Report** [CS90-61-03] (adopted by Council December 1990)
- that the Administration explore opportunities for alternative sources of funding with the community.
 - that the park area contain approximately 16.2 ha (40 ac).
 - that the Administration pursue the development of detailed management and development plans for the area with continued consultation with the Valleyview Regional Park Development Society and appropriate communities.
- f) Valleyview Regional Park Report** [CS93-26-04] (approved by Council May 1993)
- approved a concept plan for a 16 ha (39 ac) regional park - the Valleyview Regional Park.

- this Plan included recommendations to re-alignment of 26 Street S.E. and acquire private lands to consolidate the future park site (Map #1).
- directed the Administration to carry out a study to establish land use and densities for surplus lands.
- directed that terms of reference for the future transportation and land use studies be prepared in consultation with affected residents and property owners.
- directed that the funds from the disposal of city lands surplus to the future park be directed for initial park development
- directed that a Master Plan be prepared for the Valleyview Regional Park in consultation with the Valleyview Regional Park Development Society and adjacent community associations upon the completion of the transportation and planning studies.

TERMS OF REFERENCE

In requesting this land use study, Council directed the Planning & Building Department to prepare terms of reference in consultation with affected property-owners and the Dover Community Association. The terms of reference are as follows:

- a) include the area bounded by 26 Avenue S.E. in the north, 28 Street S.E. in the east, 34 Avenue S.E. in the south and the top of escarpment adjacent to the Western Irrigation District canal in the west;
- b) establish land use and densities for residential, local commercial and institutional uses;
- c) finalize the alignment of 26 Street S.E. through the study area;
- d) classify the roads that service the study area;
- e) determine appropriate locations for reserves;
- f) address the potential of views to the west when residential development occurs;
- g) evaluate potential impacts resulting from the development of the proposed residential lands on the rest of the community;
- h) provide for single family lots (5000 sq ft) adjacent to the park if financially feasible; and
- i) address the concerns of residents that future development should not diminish the existing reputation of the community.

THE PROPOSED PLAN

The Proposed Plan (Map #6) contains three components: the first is the proposed Valleyview Regional Park which provides the central organizing feature for this planning study. The second component is made up of three residential cells (Cell A-1 & A-2 to the north of the park and Cell B to the south of the park). The third component is a corridor comprised of electrical power lines and 26 Street S.E., located on the west side of the study area.

The regional park is approximately 13 ha (33 ac) in size. The total residential area (Cells A-1, A-2 and B) is approximately 14 ha (35 ac). The transportation and utility right-of-way is approximately 3 ha (7 ac).

The Regional Park

- a) The Valleyview Regional Park will be comprised of two areas, one on each side of 26 Street S.E. Specific details of the park are not included in this plan, but will be the subject of a Master Plan to be prepared by Calgary Parks & Recreation, subsequent to the adoption of this Land Use Study, and pursuant to Council's recommendations contained in report CS93-26-04. Development of the Master Plan is to be undertaken in consultation with the Valleyview Regional Park Development Society and the adjacent community associations.
- b) Council also directed the Administration to explore opportunities for alternative sources of funding for the regional park with the community (CS90-61-03). In response, the following options are being explored:
 - i) A special development charge of \$500.00 per dwelling unit on all the residential land within the study area has been agreed to by all property owners. This acknowledges that the regional park provides a special benefit to their property. Council is requested to adopt the following statement with all land use redesignations for the study area. "That the Planning & Building Department be instructed to collect a special assessment of \$500 per dwelling unit for within the study area for the Park Development Fund."
 - ii) Other financial initiatives will be considered by Calgary Parks & Recreation such as a special donation of \$5,000.00 or "contributions in kind" from the six community associations who will benefit from the park. This financial option will only be pursued if all the community associations can agree and provide the Administration with a letter of agreement.
- c) The Plan also envisions interim uses for this park for the purpose of either raising revenue or undertaking improvements for the ultimate development of the park. Potential uses can include, but are not limited to, a par three golf course, a driving range and putting greens. These interim uses should not be overly restrictive of the daily use by the community of this open space. The Dover community and surrounding property-owners should be consulted in determining the acceptability of any future interim uses.

The Residential Cells

- a) The residential component of the land use plan has been developed with the proposed park as the central focus. This has resulted in the creation of north and south sector residential components (Cell A & B respectively). Cell B, located to the south of the proposed park, is the larger of the two areas and comprises approximately 8.6 ha (21.1 ac), while Cell A, located to the north of the park, comprises approximately 5.4 ha (13.3 ac). This cell is divided by a future collector road, 28 Avenue S.E., into Cells A1 and A2. Cell A1 contains an existing fire hall and church.
- b) The land use plan allows for the future development of a range of residential dwellings which could include single-detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, family-oriented apartments and senior citizen housing. A height limit of 10 m (33 ft) to the top of the roof is recommended for all dwellings. To capitalize on the park amenity, the city-owned parcels in Cell A and B abutting the park should be developed at a density of between 20 and 32 units per ha (8 to 13 units per ac) [Map #7]. The remaining parcel in Cell A2 should be developed at a maximum density of 29 units per ha (12 units per ac). Map #7 outlines proposed density ranges for all parcels.
- c) No commercial land use in these two residential cells is proposed because of the proximity of the existing commercial located at the corner of 28 Street and 34 Avenue S.E.
- d) The Plan acknowledges the recent land use by-law amendments 36Z94 (for R-1 on the church site), 45Z94 (DC for 55 units @ 11.5 units per net ac) and 71Z95 (DC for a comprehensively designed 162 unit apartment) approved by Council.

Roads and Transit

- a) The roads in the study area are classified as follows: 26 Street S.E., a major street; 34 Avenue, a primary collector; 26 Avenue, 28 Avenue, 30 Avenue and 28 Street, collectors.
- b) This Land Use Study proposes that 26th Street S.E. generally follows the existing alignment. In 1993, City Council approved a concept plan (CS93-26-04) for the Valleyview Regional Park, which included a realigned 26 Street S.E. (Map #1). Recommending the existing alignment is based on the reasons outlined below. These include:
 - i) cost savings,
 - ii) will not delay park implementation
 - iii) additional land available for park use,
 - iv) satisfactory performance of 26th Street, now and in future and
 - v) proposed alignment provides more immediate safe access to the park.

This approach is supported by the Dover Community Association, the Valleyview Regional Park Development Society, and the Civic Administration. Accordingly, it is proposed that the 26 Street alignment approved by Council in CS93-26-04 be amended to reflect a two-lane road, which will generally follow the existing alignment

as shown on Map #6. This road will continue to be designated as a major street to permit some future upgrading and enable the City to take advantage of future Provincial funding opportunities. The present two-lane road, however, functions well and no upgrading is anticipated in the foreseeable future.

- c) The existing traffic volumes on 26 Avenue S.E. in the vicinity of 28 Street are slightly over the environmental guidelines. However, the additional access to 26 Street S.E. via 28 Avenue S.E. will remove some trips from 26 Avenue S.E.
- d) Given the long term objective of having continuous open space connecting the regional park and the West Dover Elementary School and the Dover community hall where feasible, the Plan recommends the removal of vehicular traffic from 28 Street S.E. between 30 and 32 Avenues S.E. and the development of a bus-only crossing. Provision of a bus-only roadway along this section of 28 Street will allow for continuation of existing feeder bus service and also enhance transit access to the future multi-family development which is proposed in Cell B. Closure of 28 Street and relocation of Route 26 along 30 Avenue, 33 Street and 34 Avenue S.E. would increase travel time for existing transit customers. The additional route distance would also result in service level reductions and increased operating costs for Calgary Transit.

Prior to the finalization of the design for the regional park, Calgary Transit will consult with the Dover Community Association and affected stakeholders regarding development of a bus-only roadway along 28 Street S.E. for Route 26.

- e) Special provisions, such as a signalled crosswalk or a pedestrian overpass, should be considered to allow Dover residents to cross 26 Street S.E. to access the open space along the escarpment.
- f) Pedestrian walkways to the park should be established along 26 and 27 Streets in both Cells A and B to provide adequate access, safety and lighting as recommended in the Dover Safety Audit.
- g) As part of the development permit process for new developments within the study area, applicants should demonstrate the potential impacts on community streets of traffic generated from their proposed developments.
- h) A traffic study identifying the impacts of the vehicle trips from the proposed development on local streets is included as Map #8.

IMPLICATIONS OF THE PLAN

Density

The Dover Design Brief recommends:

- 22 people per gross ac (5-7 upa) density
- a maximum design population of 15,208
- locational criteria for medium density residential
- establishing a 27 ac site for joint use recreation/education complex

The Dover Design Brief was approved in 1974 when occupancy rates were significantly higher than today. The community is now 23 years old and experiencing a declining population due to normal life cycle trends. As a result, the only density-related policy target that is reasonably achievable today is the 5 - 7 unit per ac density range for the community at large.

The rationale for the residential land uses being proposed reflects a significant compromise, between community preferences and planning objectives, particularly with respect to the provision of single family homes abutting the proposed park and the amount of land required. The new proposed multi-family site at a proposed density of up to 18 upa in the south is logical as it is located between two sites approved for multi-family development and is across 34 Avenue from an existing multi-family development.

Cell A has significantly less residential land available for development than Cell B. A single detached residential site, as well as a low density multi-family residential site, is being proposed adjacent to the park. To the north of these sites is a larger multi-family site which will enjoy excellent access from all sides. Cell A also contains an existing fire hall and church which account for 25% of the total Cell A land base.

The proposed Plan represents a reasonable response to the density-related locational criteria and can be improved significantly if pedestrian rights-of-way are strategically located in the subdivision design.

Note: The study area density is calculated on a net residential land basis. The density is 15.8 upa but the park area is not included.

The overall density of the uncommitted area of the community will be 7.0 upa when the study area is fully developed at the proposed densities.

Community Planning Policy Perspective

Within the Dover community, there has been concern expressed with respect to the amount of multi-family housing being proposed and that the park would become unattractive to park users, if surrounded by multi-family housing. As an alternative, the community recommended that all four of the city-owned blocks surrounding the park be designated DC R-1 with a minimum lot size of 4400 sq ft. The rationale for this was to create a "move up market" for those families within the community "who desire larger and attractive housing."

It is unfortunate that the very real and serious problems which do exist in the Dover community have been associated with multi-family housing forms. Early evidence of these

"problems" emerged through an evaluative process in 1976 regarding "experimental housing projects." All of the projects reviewed (six) are located in southeast Calgary, with two of them in Dover. Concerns were voiced at that time as to the emerging concentration of "special needs" housing and populations in this part of the city. Generally speaking, the older southeast communities constitute a significant concentration of lower income communities with a broad variety of special needs.

With respect to the creation of a "move up" housing area within the community, it is difficult to quantify the extent or existence of that market. Coral Springs and a portion of Monterey Park in the northeast were conceived as "move-up" market communities for the entire northeast sector. Based on their performance, expectations for a "move-up" market in Dover itself would probably be best viewed as relatively modest.

The community's concern that multi-family housing adjacent to the park will make it unattractive to park users is of concern to the Administration. This Plan represents a reasonable and significant compromise, as the Planning & Building Department under more normal circumstances would have preferred a land use plan which concentrated more multi-family housing adjacent to the park.

PUBLIC PARTICIPATION PROCESS

Two groups were consulted during the preparation of this Plan. The first was comprised of administrative staff representing Calgary Parks & Recreation, Engineering and Environmental Services, Corporate Properties Group, Transportation Department and the Calgary Police Service.

A second group was made up of representatives from the Dover Community Association, Valleyview Regional Park Development Society and property-owners of land within the study area.

FINANCIAL IMPACTS

It is not the intent of this Study to base such decisions on financial matters. However, during the process the Administration team started to work through some of the park funding questions. In the case of city-owned land, there was no question that the Development Agreement, which applies to all developers regarding acreage assessments and boundary costs, would also apply to those holdings. This information is shown on Appendix I for information only. It should be pointed out that some site development charges related to land costs will likely be handled through inter-departmental credits, which does not entail "real" money.

CONCLUSION:

In conclusion, this land use study has had very substantial involvement of many interest groups, and provides a reasonable balance between competing interests. It also resolves some fundamental issues related to the regional park itself, and should help clear the way to having this area develop in a clear and beneficial way.

PLANNING RECOMMENDATION:

APPROVAL

That the Calgary Planning Commission recommends to City Council:

1. Approve, in principle, the Dover Land Use Study.
2. Instruct the Planning & Building Department to initiate the required redesignations.
3. Instruct the Planning & Building Department to collect \$500 per dwelling unit special assessment within all residential districts in the study area for the purpose of establishing a park development fund.
4. Authorize Calgary Parks & Recreation to include in its 1996 Work Program for Valleyview Regional Park in 1996 and to include all development costs associated with the park and 26 Street S.E. in the park budget.
5. Instruct the Corporate Properties Group to initiate a proposal call for the sale of the city- owned lands in 1996 in accordance with the approved Plan and to budget only for the cost of developing the residual residential lands.
6. Amend the Valleyview Regional Park concept plan (CS93-26-04) to reflect the revised alignment of 26 Street S.E. and the revised configuration of the regional park.

C.P.C. RECOMMENDATION TO COUNCIL: 95/08/09

The Calgary Planning Commission recommended that Council **APPROVE** the proposed Land Use Study (Dover) in accordance with the planning recommendations 1, 2, 5, and 6 and with recommendation 4 amended as follows:

"Authorize Calgary Parks & Recreation to include in its 1996 Work Program for consideration by Council, the preparation of a Master Plan for the Valleyview Regional Park and to include all development costs associated with the park and 26 Street SE in future Parks budgets.

Amendment 1: In the Master Plan special attention should be given to pedestrian access across 26 Street between the two parks."

Moved by: M. Hamilton Carried: 8-0

Amendment 2: That recommendation 3 of the Planning Recommendations be referred back to the Administration for a report to Council to be present at the September public hearing to review different mechanisms by which the \$500 per dwelling unit may be collected on an equitable basis.

Moved by: R. Parker Carried: 8-0

Main Motion as amended:

Moved by: R.K. Parker Carried: 8-0

COUNCIL DECISION:

On 1995 September 11, City Council, moved by Alderman Smith and seconded by Alderman Clark, adopted the recommendations contained in the CPC Report, Dover Land Use Study, Item M-95-035, dated 1995 August 09, with the exception of Amendment 2 contained in the report. (Note: Amendment 2 was the subject of a special Commissioners' Report C95-77 included as Appendix 11).

1) SITE DEVELOPMENT CHARGES	COSTS	SUGGESTED BUDGET SOURCE
a) Acreage assessment charges	\$ 400,000	Joint Use Reserve Fund
b) Boundary charges		
i) 26 Street (Barlow Trail)	\$ 1,080,000	Parks & Recreation
ii) 28 Street SE	\$ 280,000	Engineering (Streets)
iii) Bus only crossing	\$ 50,000	to be determined
c) Land Costs		
i) Acquisition of Fournier lands	to be negotiated	Corporate Properties Group
ii) Book value of residual land acquired from Engineering (Streets)	\$ > 445,000	Parks & Recreation to credit Engineering
iii) Book value of land acquired from Corporate Properties Group	\$ 340,000	recovery from land sales
Total Site Development Charges	\$ 4,175,000	

2) PARK DEVELOPMENT CHARGES	COSTS	SUGGESTED BUDGET SOURCE
a) Baseline Park features which can include grading, seeding, trees, benches, parking areas, irrigation, sports fields, fencing and maintenance for 13.6 hectares.	\$ 1,369,576	Parks & Recreation and a Private Developer (through an interim use agreement)
b) optional park amenities which may include lighting, utility connections, wading pool, spray pool, playgrounds and picnic shelters.	\$ 4,907,148	Parks & Recreation and Special Assessment Funds and Community Fund Raising Activities
Total of a) and b)	\$ 6,276,724	
Total Site Development and Park Development Charges	\$10,271,724	

COMMISSIONERS' REPORT TO COUNCIL

1995 SEPTEMBER 11

C95-77 DOVER LAND USE STUDY

ISSUE:

Fund raising alternatives/Valleyview Regional Park in Dover.

BACKGROUND:

During its review of the Dover Land Use Study on 1995 August 09, the Calgary Planning Commission (CPC), requested that "recommendation 3 of the Planning Recommendations be referred back to the Administration for a report to Council to be presented at the September Public Hearing to review different mechanisms by which the \$500 per dwelling unit may be collected on an equitable basis".

The Dover Land Use Study outlines land uses for residual lands as a result of creating the Valleyview Regional Park. There are two residential cells, located north and south of this park totalling approximately 14 hectares (35 acres) (Attachment). Recommendation 3 of the CPC report addressed fund raising for the future Valleyview Regional Park and recommended a special development charge of \$500 per dwelling unit on the vacant lands surrounding the park, as one method of raising additional funds for the development of the park. The intent was to charge all property owners within the Dover Land Use Study area as they are seen as key beneficiaries of the park.

The CPC expressed concerns that the principle of equity be established between the contributors and users of the park. As a regional park, users will include the future property-owners of the two residential cells, existing Dover residents, residents from other communities in the surrounding area and city-wide users.

INVESTIGATION:

Fund raising for the development of this park has been a concern for some time. When Council in 1990 established the location for a regional park(CS90-61-03), it approved a recommendation that the Administration should explore opportunities for alternative sources of funding with the community. City Council, in approving a concept plan for the Valleyview Regional Park (CS93-26-04) in 1993, directed that the proceeds from the disposal of city lands residual to the future park, should be directed for initial park development.

To address fund raising concerns, the Dover Land Use Study proposed a number of alternatives. First, it recommended that interim uses for the future park be considered in consultation with the Dover Community and surrounding property owners. These interim uses, such as a driving range, putting greens or a small par three golf course, would be the subject of a multi-year lease agreement with the intent to provide the baseline park features such as grading, seeding, trees, irrigation systems and fencing. Other fund raising alternatives identified in the Dover Land Use Study, included a \$500 per dwelling special development charge for the residential cells north and south of the park and a \$5,000 donation or "Contribution in Kind" from the six community associations who would benefit most directly from the park.

ALTERNATIVES FOR COLLECTING THE \$500 SPECIAL DEVELOPMENT CHARGE:

1. Local Improvement Tax

A local improvement tax (Section 391 of the Municipal Government Act) permits Council to propose a local improvement, to prepare a local improvement plan and define the parcels of land on which the tax will be imposed. Subject to conditions contained within the Act this tax, once approved, would be added to the property taxes of the parcel and collected annually over a 15 year period. This is a new initiative in the new Municipal Government Act.

While this method treats the future property-owners of the two new residential cells equitably, it does not address the need for a contribution from park users in the Dover community or from other potential users. Other alternatives could be established to require a contribution from all park users but such alternatives may neither be cost effective nor supported by a majority of those canvassed.

2. Special Acreage Assessment

This alternative utilizes a special acreage assessment to pay for an amenity. It assumes the agreement of all landowners who would be required to pay this acreage assessment. It would be approved as a policy of Council, implemented through the land use redesignation process and collected as a fee through the development agreement. This special acreage assessment is currently utilized in Signal Hill to collect monies for a community facility.

This alternative assumes that all the land in the community is vacant or likely available for re-development in the near future. However, this is not the case in Dover. Furthermore, two of the vacant parcels within the area have already received land use approval and would not be required to contribute. Consequently, this alternative would not meet the equity principle.

3. Voluntary Contributions

This alternative suggests that fund raising be strictly voluntary. It would encourage all users, either nearby residents or occasional users to contribute either financially or through a "Contribution in Kind."

"Contribution in Kind" can mean sweat equity or maintenance work. This alternative would require fund raising activities on the part of local community associations or the Valleyview Regional Park Development Society facilitated by the Administration and with possible assistance from the Parks Foundation. The disadvantage of this alternative is that it will take longer and need more volunteer effort to achieve the required funds. The principle of equity is not an issue in this alternative because the requirement to pay is also removed.

EVALUATION OF ALTERNATIVES:

Alternative 1 is unsatisfactory because it requires certain users to pay for park development and not others. This is neither a cost effective nor an equitable method of charging all park users a fee for its development.

Alternative 2, while being ideal for the planning of a new community where all the land is vacant, is not appropriate where an urban area is nearly fully developed as in the case of the communities surrounding the Valleyview Regional Park. Therefore a special acreage assessment is not recommended.

Alternative 3 is most appropriate as it treats donors and users more equitably while still providing funds albeit over a longer period of time. Working with local community associations and the Valleyview Regional Park Development Society, the Administration will assist with the implementation of the alternative and will continue to evaluate potential alternate funding sources associated with potential interim uses.

CONCLUSION:

While a local improvement tax or a special acreage assessment charge may be an appropriate method of raising funds for public amenities, neither are suitable in the case of the Valleyview Regional Park for the reasons outlined above. Consequently, fund raising based on voluntary contributions or "Contributions in Kind" should be pursued.

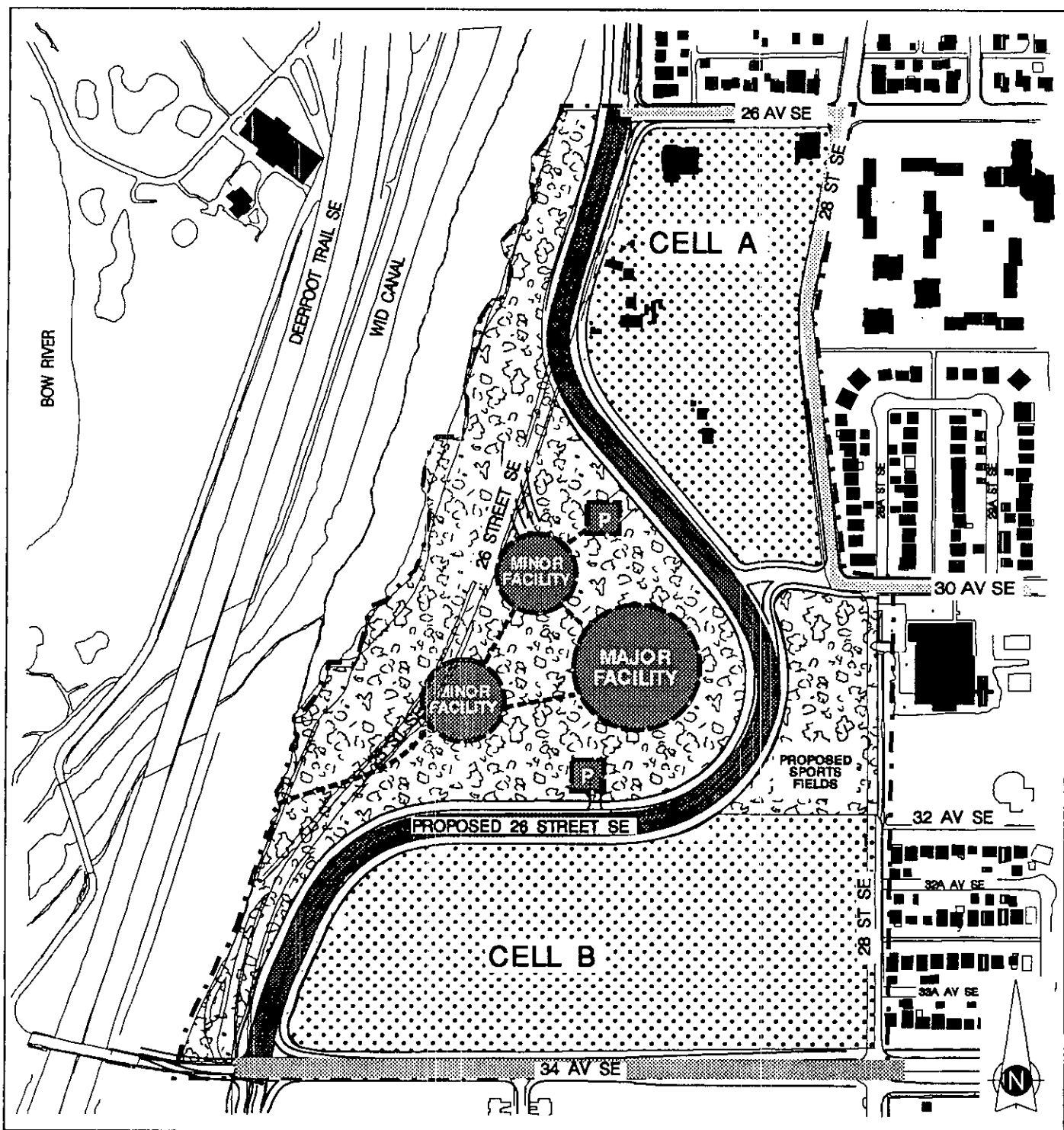
RECOMMENDATIONS:

That Council:

- 1. endorse the fund raising alternative of voluntary contributions or "contributions in kind" for development of Valleyview Regional Park;**
- 2. direct the Administration to continue to assist stakeholder organizations with fund raising initiatives, including potential interim uses on the site.**

COUNCIL DECISION:

City Council adopted the recommendations contained in the Commissioners' Report C95-77, Dover Land Use Study, dated 1995 September 11.



MAP #1

DOVER LAND USE STUDY - 1993 CONCEPT

LEGEND



MAJOR ROAD



PRIMARY COLLECTOR



COLLECTOR



STUDY AREA BOUNDARY



PROPOSED FACILITIES



PARK AREAS



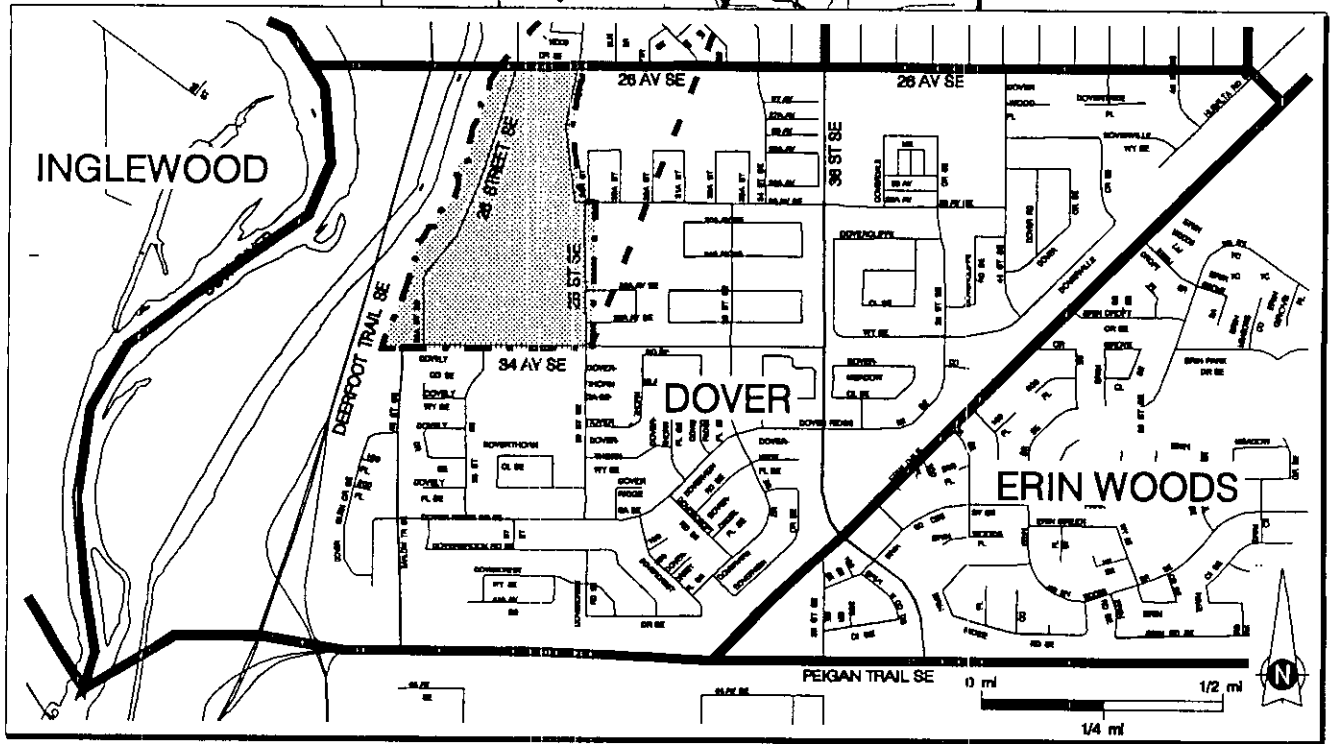
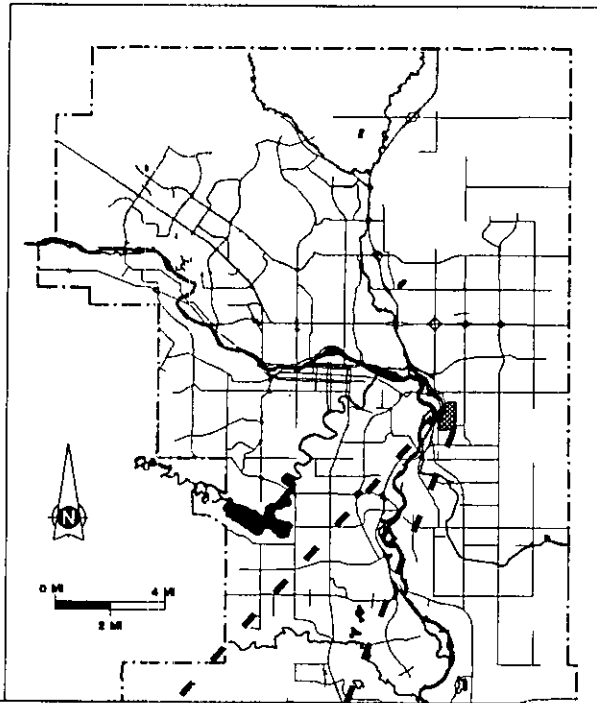
RESIDENTIAL AREAS



The City of Calgary
Planning Building Department

DOVSTUDY:dov_prop.cdr





MAP #2

DOVER LAND USE STUDY - LOCATION MAP

LEGEND



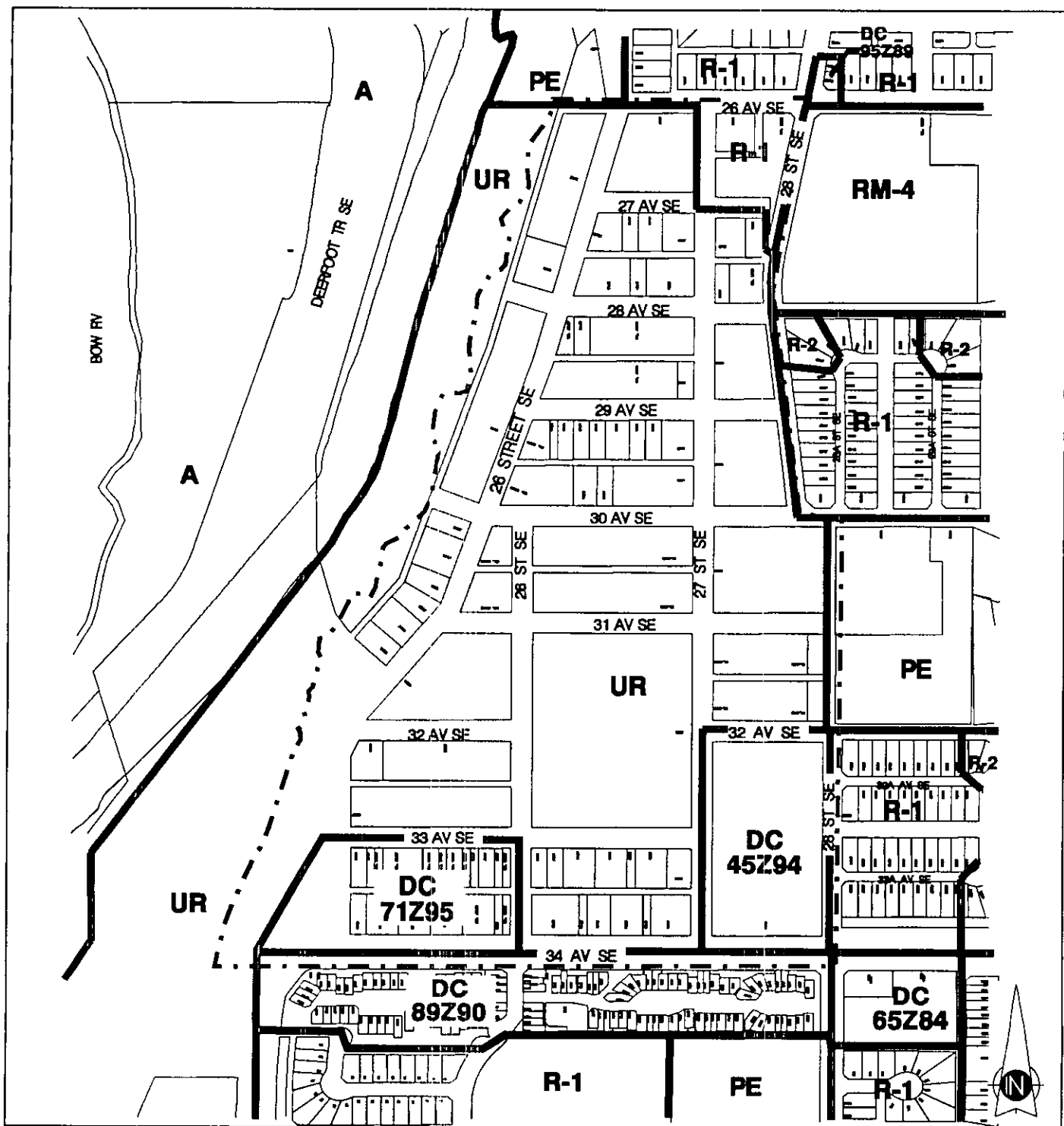
STUDY AREA BOUNDARY



The City of Calgary
Planning Building Department

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MAP #3

DOVER LAND USE STUDY

-EXISTING LAND USE
DESIGNATIONS

LEGEND

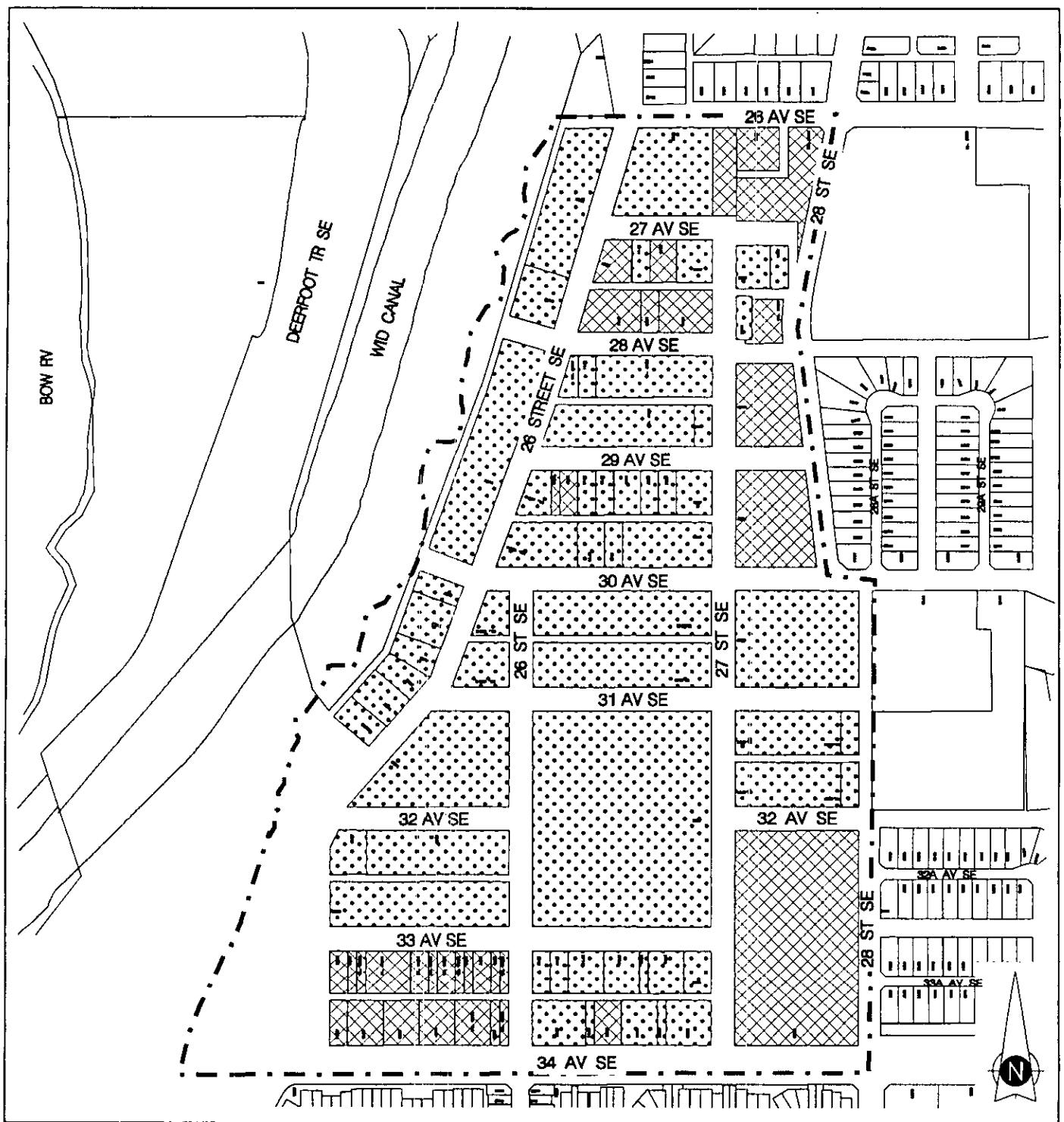
--- STUDY AREA BOUNDARY

0 M 50 M 100 M 150 M



The City of Calgary
Planning Building Department





MAP #4

DOVER LAND USE STUDY - OWNERSHIP

LEGEND



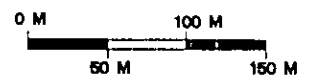
CITY OF CALGARY



PRIVATE OWNERSHIP



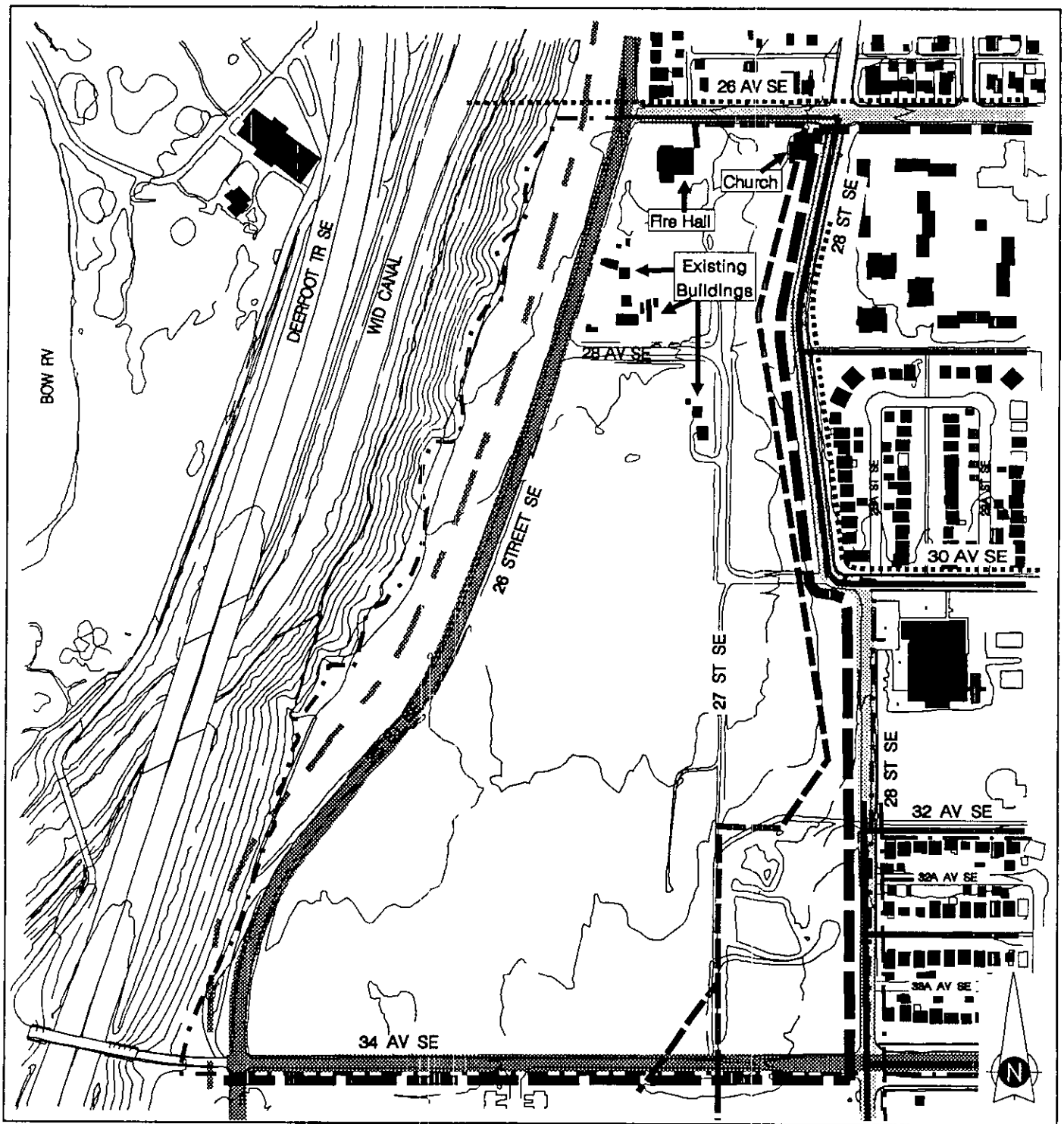
STUDY AREA BOUNDARY



The City of Calgary
Planning & Building Department

DOVSTUDY:dov_pwn.pdf





MAP #5

DOVER LAND USE STUDY- EXISTING CONDITIONS

LEGEND



MAJOR ROAD



COLLECTOR ROAD



BUS ROUTE #26



EXISTING BUILDINGS



69 KV LINE



STORM SEWER



SANITARY SEWER



WATER SYSTEM



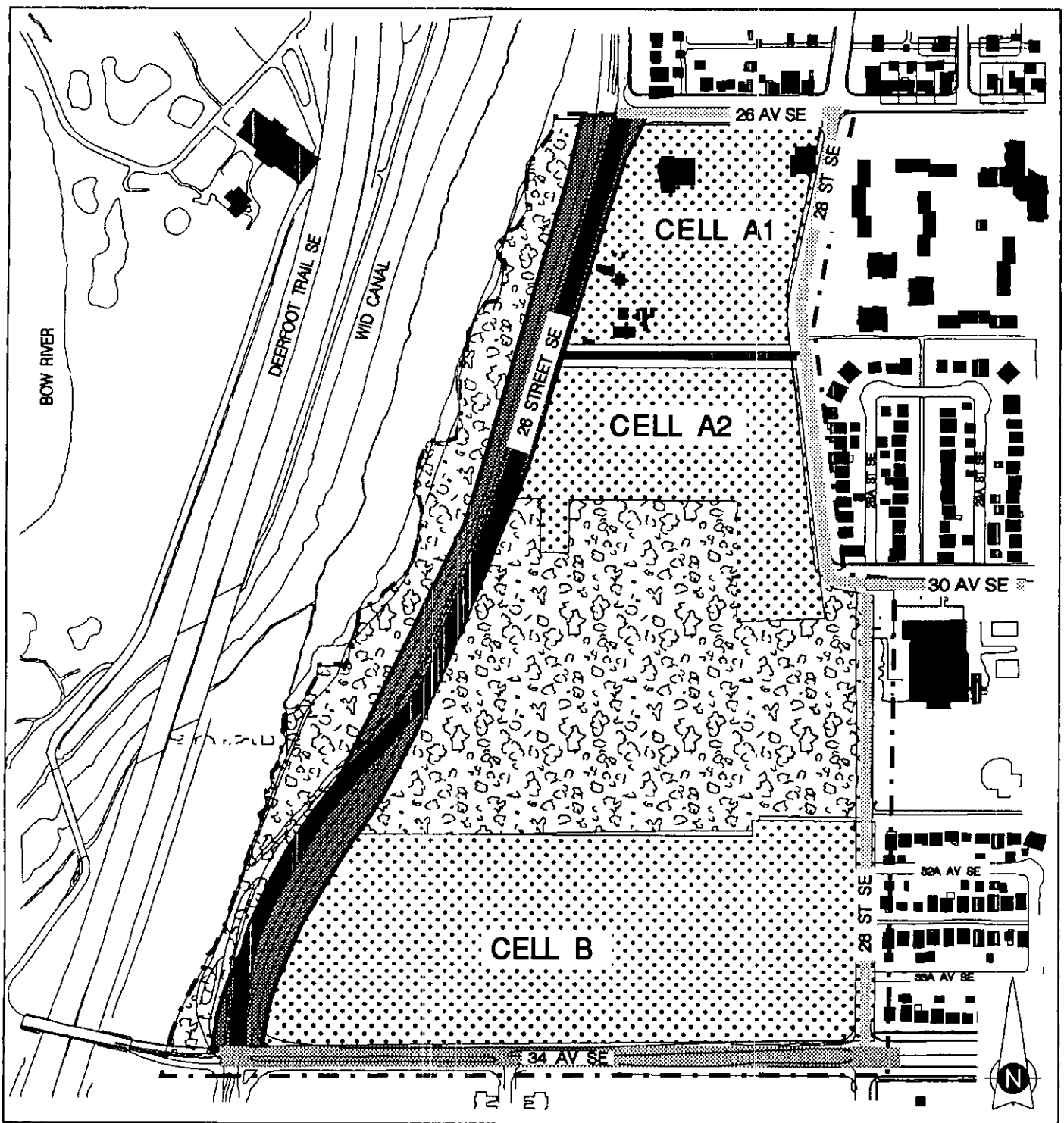
STUDY BOUNDARY



The City of Calgary
Planning Building Department

DOV8TUDY:dov_andLdr





MAP #6

DOVER LAND USE STUDY - PROPOSED PLAN

LEGEND



EXISTING 26 STREET SE



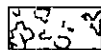
PRIMARY COLLECTOR



COLLECTOR



PROPOSED BARLOW TRAIL



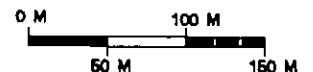
PARK AREAS



STUDY AREA BOUNDARY



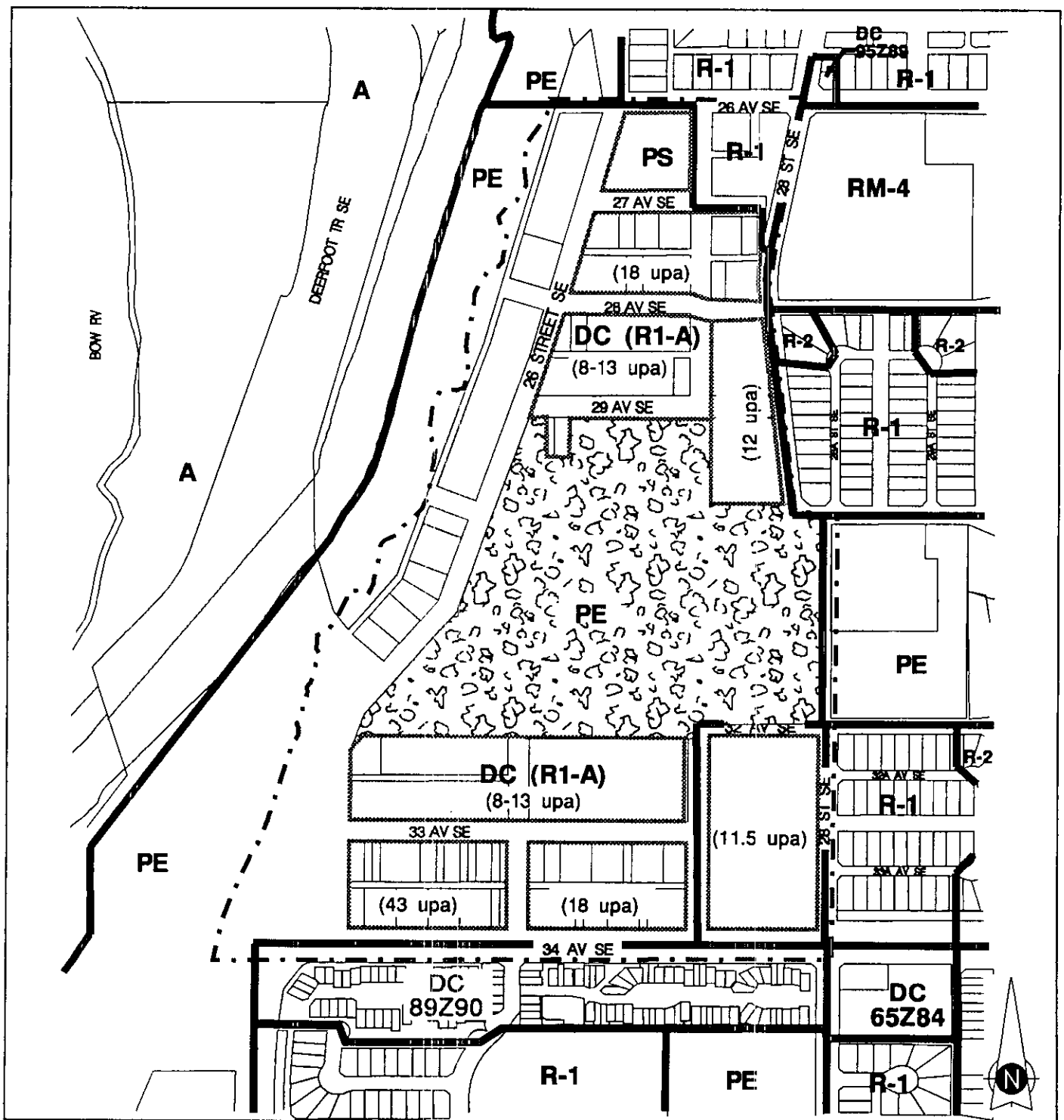
RESIDENTIAL AREAS



The City of Calgary
Planning Building Department

DOVSTUDY:dov_prop2.odr





MAP #7

DOVER LAND USE STUDY - LAND USE DENSITIES

LEGEND

--- STUDY AREA BOUNDARY



PARK

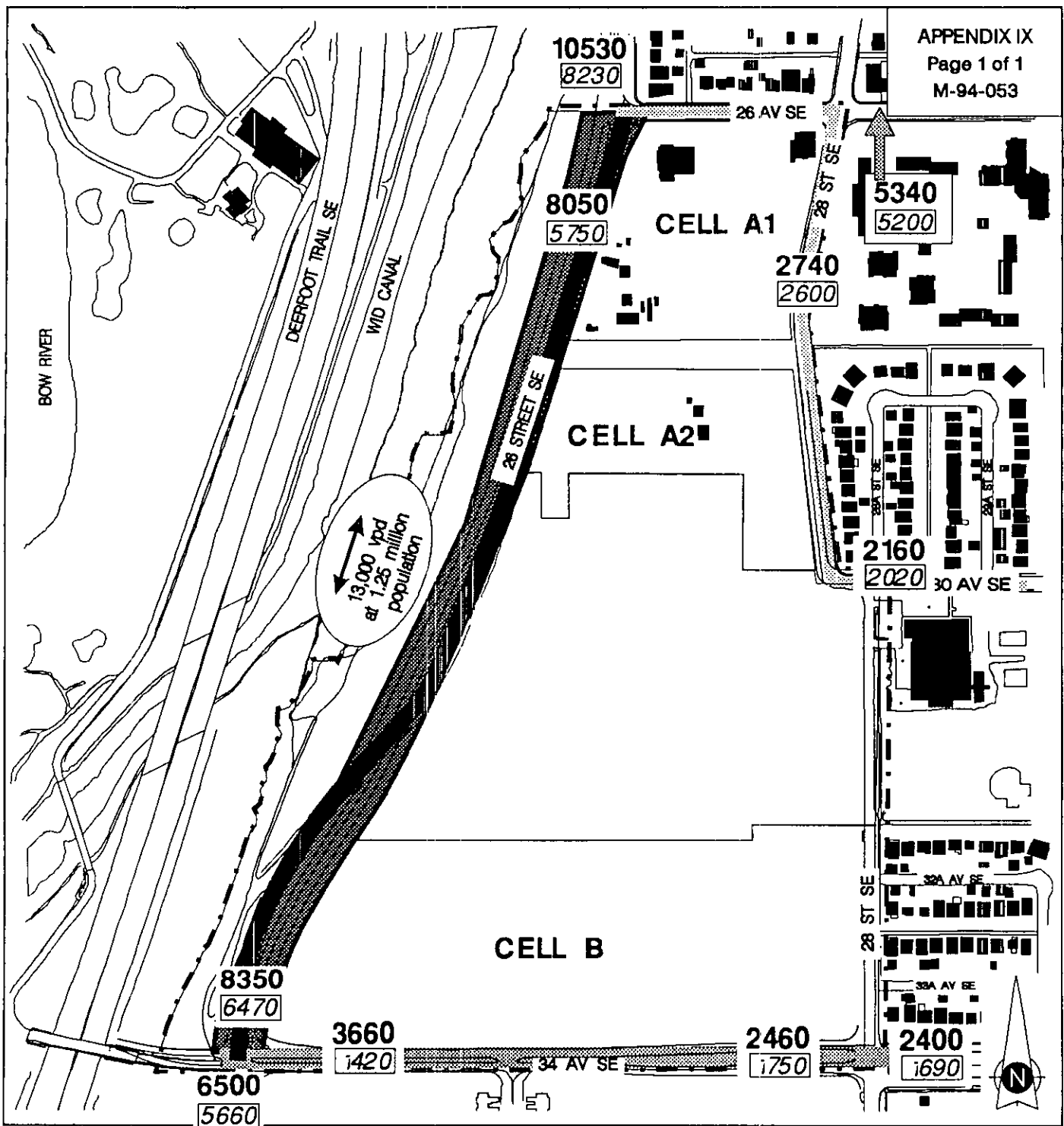
0 M 100 M
50 M 150 M



The City of Calgary
Planning Building Department

DOVSTUDY:dov_polodr





MAP #8

DOVER LAND USE STUDY - TRAFFIC STUDY

LEGEND



EXISTING 26 STREET SE



PRIMARY COLLECTOR



COLLECTOR



PROPOSED BARLOW TRAIL

8350

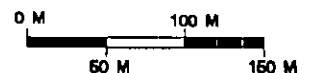
6470

PROJECTED 24 HOUR TRAFFIC
VOLUMES WITH PROPOSED
DEVELOPMENT IN CELLS A & B

EXISTING 24 HOUR TRAFFIC
VOLUMES



STUDY AREA BOUNDARY



The City of Calgary
Planning Building Department

DOVSTUDY:dov_p82.cdr

