

Land Use Amendment in Southview (Ward 9) at 1907 – 26 Street SE, LOC2021-0027

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.26 hectares ± (0.63 acres ±) located at 1907 – 26 Street SE (Portion of NW1/4 Section 9-24-29-4, which lies within cutoff 'A' on Plan 7154BM) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Recreation (S-R) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to S-R District to allow for the use of Park.
- The S-R District will facilitate the development of the site as a community commemorative park called “The Journey to Freedom Park”. The proposal is considered appropriate and complementary to the existing community context, and is in keeping with the *Municipal Development Plan* (MDP) and the *International Avenue Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The construction of quality public parks, open spaces and other community amenities, making leisure and recreation activities available to all Calgarians.
- Why does this matter? Situated at a highly visible gateway location along 17 Avenue SE into International Avenue, this proposal provides public access to safe, walkable, multi-modal parks and open spaces. It also complements the business and community objectives of International Avenue and its desire to create a vibrant urban main street where cultural diversity of the area is celebrated.
- A development liaison application has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council’s Citizen Priorities: A healthy and green city.

DISCUSSION

This land use amendment application was submitted by Stantec Consulting Ltd on 2021 February 19 on behalf of the landowner, The City of Calgary. The Applicant’s Submission (Attachment 2) indicates their intent to develop the parcel as a public park.

The applicant is seeking redesignation of the subject parcel to facilitate construction of a community commemorative park. The proposal is a collaborative project between The City’s Parks Department and the Calgary Vietnamese Canadian Association to find a suitable location to commemorate the journey of the Vietnamese Boat People to Canada after the end of the Vietnam War in 1975. The site currently functions as an off-leash dog park.

A development liaison application (DL2021-0003) for the proposed park was submitted on 2021 February 24 and is currently under review (Attachment 3). The application was reviewed by the Urban Design Review Panel (Attachment 4).

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A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders was appropriate.

In August 2020, the applicant initiated online engagement by hosting a virtual open house and opportunity for online feedback. Participation was not limited to a specific target audience. While efforts were made to include the surrounding residential and business communities, no specific demographic information was gathered through the engagement process. Stakeholders from The City's Calgary Neighbourhoods, the International Avenue Business Revitalization Zone (BRZ) and the Southview Community Association were all directly engaged throughout the project consultation process.

A summary report was compiled outlining the results of the online survey, relating to the design and development of the subject site. There were 1,076 online survey responses received. The responses obtained through the engagement were used to inform the design (e.g. impacts of views, access to pathways) of the commemorative park. Details can be found in the Applicant Outreach Summary (Attachment 5).

City-Led Outreach

In keeping with Administration's standard practice, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised [online](#).

One letter of support was received from the public, with a comment regarding increased traffic and pedestrian safety concerns at the intersection of 26 Street SE and 19 Avenue SE.

No comments from the Southview Community Association were received at the time of writing this report. The International Avenue BRZ provided a letter of support, dated 2021 March 17 (Attachment 6).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

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IMPLICATIONS

Social

The park proposal would allow for a unique public gathering space for Calgarians, located at the gateway of the 17 Avenue SW Main Street corridor, with connectivity to existing regional pathways, and within close proximity to a wide range of community amenities with convenient access to transit.

Environmental

This proposal does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development liaison and building permit stages.

Economic

The site is located within multi-modal access utilizing existing infrastructure, including walking and cycling, and taking transit. The proposed park is complementary to the mix of retail, dining, cultural, and employment opportunities in close proximity along the 17 Avenue SW Main Street.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Liaison (DL2021-0003) Summary
4. Urban Design Review Panel (DL2021-0003) Comments
5. Applicant Outreach Summary
6. Business Revitalization Zone Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform