

Background and Planning Evaluation

Background and Site Context

Situated on the southwest corner of 17 Avenue SE and 26 Street SE, the subject site is located in the community of Southview and surrounded by the residential communities of Albert Park/Radisson Heights and Forest Lawn. The parcel is bound by the 17 Avenue SE Bus Rapid Transit (BRT) Transitway to the north, a regional pathway to the west and south, and the Calgary Canoe Club further to the west. The site is undeveloped, and currently functions as an off-leash dog park.

There is no vehicular access to the site. However, several options for site access is provided through multi-modal corridors, with multi-use pathways and access to public transit. The site is also located in walking distance to community amenities along the 17 Avenue SE Main Street, also known as International Avenue.

Community Peak Population Table

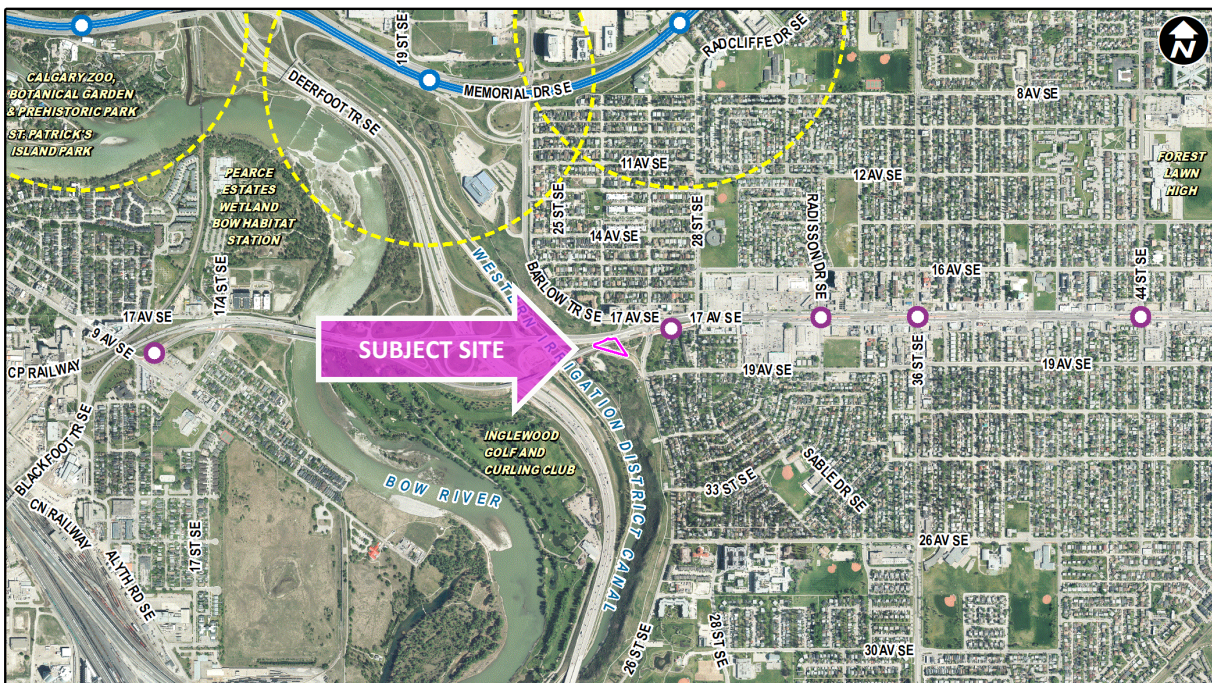
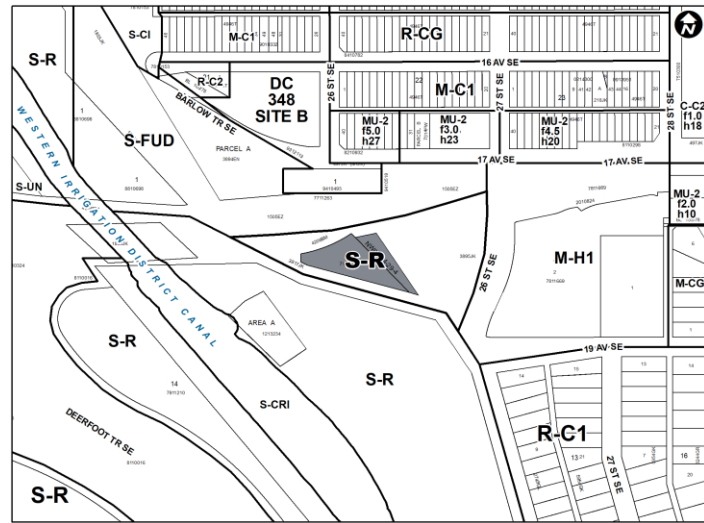
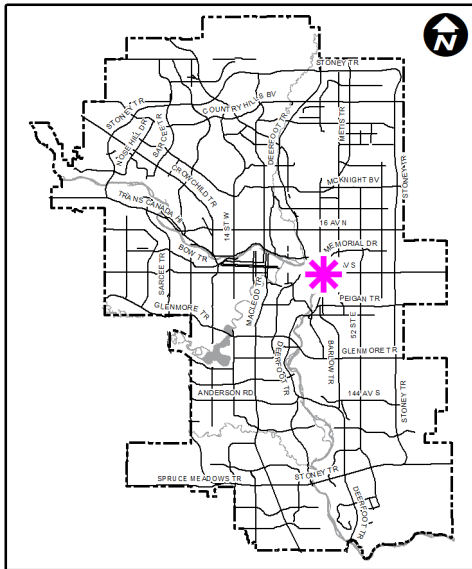
As identified below, the community of Southview reached its peak population in 1970.

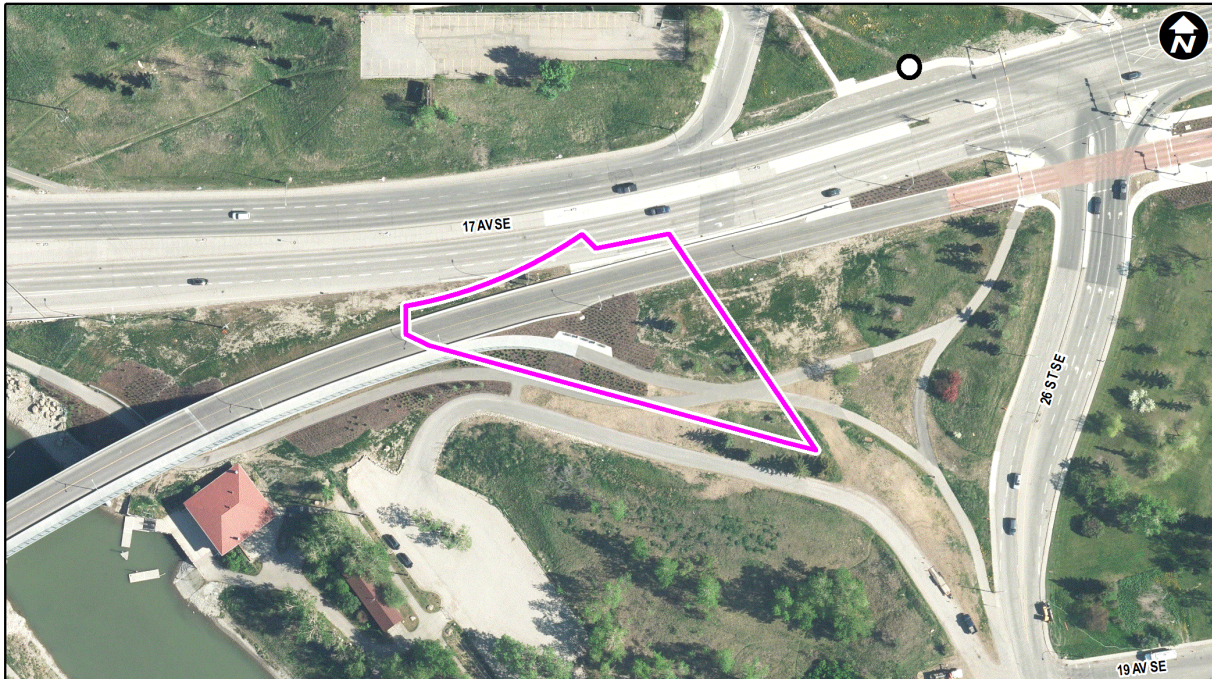
Southview	
Peak Population Year	1970
Peak Population	3,464
2019 Current Population	1,805
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-47.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The undeveloped site is currently designated S-FUD District. The existing S-FUD District is intended for parcels awaiting urban development and utility servicing, and allows for a limited range of temporary uses in the interim that can be easily removed when development occurs.

The S-R District is intended to accommodate a range of indoor and outdoor recreation uses, on parcels of various sizes, and includes complementary uses located within buildings. The proposed S-R District will facilitate the construction of a community commemorative park for recreational, educational, cultural and aesthetic purposes. 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 refugee journey of the Vietnamese Boat People to Canada after the end of the Vietnam War in 1975.

Portions of the titled parcel include both developed and undeveloped road rights-of-way, which will not be in any way impacted by the proposed land use redesignation. Currently under the stewardship of Roads, future housekeeping amendments will be brought forward, when the status of all surrounding road rights-of way have been determined.

Development and Site Design

If this application is approved by Council, the rules of the proposed S-R District will provide guidance for the future redevelopment of the site including appropriate uses, landscaping and setbacks.

An associated development liaison application (DL2021-0003) for the proposed Journey to Freedom Park was submitted on 2021 February 24 and is currently under review. DL2021-0003 was reviewed by the City Wide Urban Design Team and the Urban Design Review Panel (UDRP) on 2021 April 14. UDRP considered the proposal to be a great addition to The City's urban landscape, acknowledging the complexities and sensitivities of designing the cultural commemorative park. UDRP provided comments to enhance the urban design elements for the applicant to consider (Attachment 4).

Transportation

There is currently no direct vehicular access to the subject site. Future vehicle access to the site and provision of onsite parking is not contemplated as the parcel size is small and constrained by numerous utility rights-of-way requiring easement agreements.

The subject site is currently accessed by multi-use pathways, with users walking or cycling. The area is also well served by Calgary Transit, located within approximately 200 metres of the MAX Purple 26 Street Station on 17 Avenue SE. Access and mobility choices will be reviewed at the development liaison stage to ensure it will serve future development.

A Transportation Impact Assessment or parking study was not required as part of the land use amendment application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water, sanitary, and storm deep utilities are available. Development site servicing requirements will be determined as part of DL2021-0003, to the satisfaction of Water Resources.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed policy and land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

The subject site is located within the Residential Developed - Established typology of the MDP as identified on Map 1 - Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal is in alignment with MDP Policies found in Section 2.3.4 Parks, Open Spaces and Outdoor Recreation, which encourages the following: "Create quality public parks, open spaces and other community amenities, and make leisure and recreation activities available to all Calgarians. Parks and open spaces are special places within the urban environment. These spaces enrich the fabric of our city and provide a unifying framework across neighbourhoods and communities, a means of orientation and special places for gathering, relaxing or active recreation."

Climate Resilience Strategy (2018)

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

International Avenue Area Redevelopment Plan (Statutory – 2018)

The [International Avenue Area Redevelopment Plan](#) (ARP) identifies the subject site as Open Space as indicated on Map 3: Land Use Concept. The subject site is also at the entry to the Western Gateway zone, where memorable and engaging public open spaces are encouraged. The ARP states that open spaces are essential in ensuring a community has places to gather and participate in both passive and recreational activities. This application meets applicable policies of the ARP by providing a unique, community gathering space for all Calgarians.