

Land Use Amendment in Southview (Ward 9) at 2715 – 19 Avenue SE, LOC2024-0180

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.18 acres ±) located at 2715 – 19 Avenue SE (Plan 5954GK, Block 13, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and scale consistent with low density residential districts.
- The proposal represents an appropriate density increase for a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southeast community of Southview was submitted by the landowner, Mandeep Suri, on 2024 July 10. No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 2), their intent is to apply for a development permit to build grade-oriented two-bedroom units.

The approximately 0.07 hectare (0.18 acre) corner site is located on the southwest corner of 19 Avenue SE and 27 Street SE. The site is approximately 120 metres (a two-minute walk) east of the Slater Park Off Leash Dog Park and 300 metres (a five-minute walk) south of International Avenue (17 Avenue SE), which is a designated Urban Main Street as per the MDP.

The site is well served by public transit with access to an existing Bus Rapid Transit (BRT) Station (MAX Purple City Centre/East Hills) located along 26 Street SE, 260 metres (a four-minute walk) north of the site.

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

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant circulated a brochure to residents along 27 Street SE and 19 Avenue SE. In addition, the Ward Councillor was contacted on 2024 September 21 via email with a copy of the brochure. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received five letters of opposition citing the following concerns:

- incompatibility of height and density;
- increased noise and reduced privacy;
- impacts to on-street parking and traffic; and
- loss of existing community character.

The Southview Community Association (CA) replied to Administration's standard circulation form with questions relating to clarity on the need for the proposed H-GO District following the City-Wide Rezoning. Administration responded to the CA's questions and discussed the development intent for the site, and no additional comments were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to accommodate grade-oriented development that complements existing low density residential development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Southview and may enhance the social wellbeing of future residents with access to opportunities and nearby amenities.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services while providing more housing choice in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform