

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Southview. The parcel is approximately 0.07 hectares \pm (0.18 acres \pm) in size and approximately 17 metres wide by 53 metres deep. The parcel is currently developed with a single detached dwelling and attached garage with rear lane access, noting dimensions of the parcel at the rear is approximately 12 metres.

Surrounding development is characterized by low density residential, multi-residential and commercial districts. Parcels designated as Residential – Grade-Oriented Infill (R-CG) District are located south of the subject site and north of the site are parcels designated Multi-Residential – High Density Low Rise (M-H1) District and Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The site is well located near parks, schools and a main street. The Slater Off-Leash Dog Park is located 120 metres (a two-minute walk) west of the site. There are commercial shopping opportunities located along of 17 Avenue SE, which is approximately 400 metres (a seven-minute walk) northeast of the site. The Almadina Language Charter Academy and playground and Southview Community Association are located 700 metres (a 12-minute walk) south of the site.

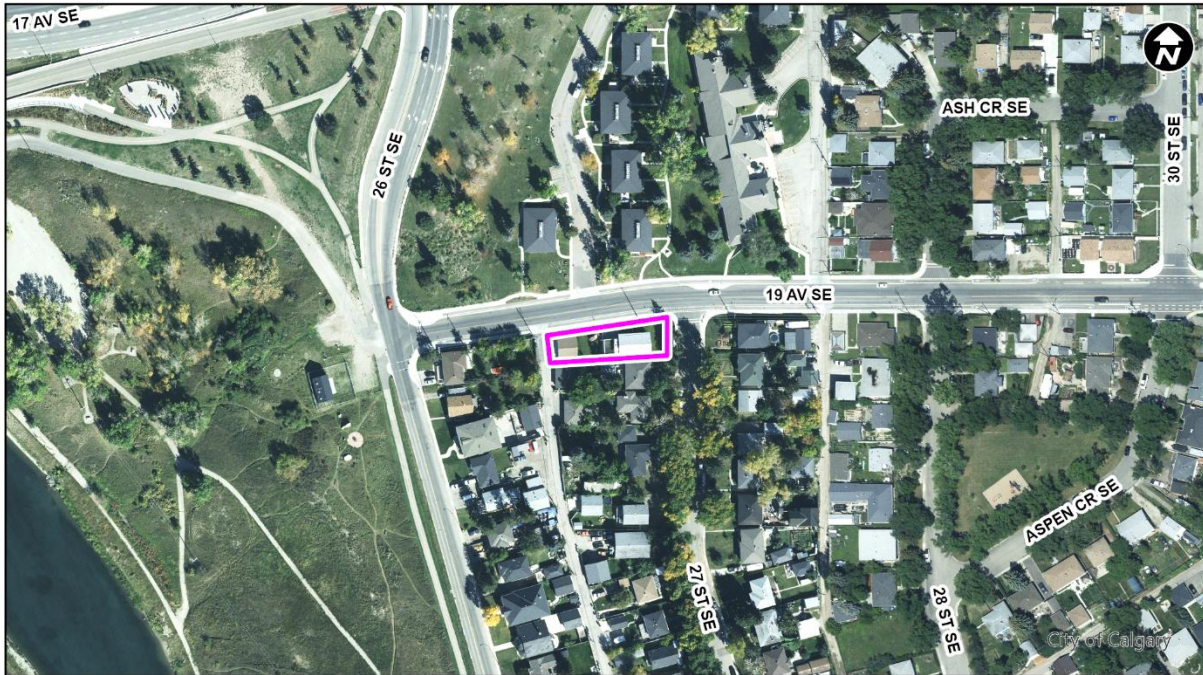
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is primarily for grade-oriented development in the form of rowhouse buildings, townhouses, duplex and semi-detached dwellings and cottage housing clusters. This district allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Based on the subject site parcel area, this would allow for up to five dwelling units. Secondary suites are a permitted use within the R-CG District.

The proposed Housing – Grade-Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse buildings, townhouses and stacked townhouse units. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5 that allows for a total developable area of approximately 1,128 square metres (12,142 square feet);
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Section 1386 (d) of Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP), as is the case with this site, must be within the Centre City or Inner City and meet at least one of the following criteria to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;
- within 600 metres of an existing or capital-funded Light Rail Transit (LRT) platform;
- within 400 metres of an existing or capital funded Bus Rapid Transit (BRT) station;
- within 200 metres of primary transit service.

The subject site is considered appropriate for H-GO as it is located within an Inner City Area and is approximately 260 metres from an existing BRT Station (MAX Purple City Centre/East Hills) located along 26 Street SE. Therefore, the subject site is appropriate for redesignation to the H-GO District.

Development and Site Design

The rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- ensuring an engaging interface along 19 Avenue SE and 27 Street SE;
- mitigating shadowing and privacy concerns with neighbouring parcels;
- protecting existing mature trees wherever possible; and
- ensuring appropriate amenity space for residents.

Transportation

Pedestrian and vehicular access to the site is available via 19 Avenue SE and 27 Street SE. Vehicles are not permitted to stop or park along 19 Avenue SE. There are no parking restrictions along 27 Street SE along the frontage of the property.

The site is approximately 300 metres (a five-minute walk) from International Avenue (17 Avenue SE), which is classified as a Primary Transit Network. Route 1 (Bowness/Forest Lawn) and Route 307 (MAX Purple City Centre/East Hills) offer regular service along 17 Avenue SE.

The Always Available for All Ages and Abilities (5A) Network is available along 19 Avenue SE where a separated pathway is located directly adjacent to the site and connects to an existing pathway system located along 26 Street SE approximately 120 metres (a two-minute walk) away.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed at the development permit stage.

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City 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, especially in areas close to Primary Transit Network to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposed H-GO District recognizes the predominantly low-density residential nature within these communities and supports moderate intensification that respects the scale and character of the neighbourhood. This application is in keeping with relevant policies in the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

East Calgary International Avenue Communities Local Area Planning Project (Proposed)

On 2024 September Council gave first reading to the [East Calgary International Avenue Communities Local Area Plan](#) (LAP), which includes Southview and surrounding communities. The LAP was referred to the Calgary Metropolitan Region Board (CMRB) to be reviewed. If the LAP is approved by the CMRB, it will then return to Council for second and third readings. The proposed land use is in alignment with the applicable urban form category and building scale modifier for the subject site in the proposed LAP. Planning applications are being accepted for processing while the project is in progress, applications are being reviewed using existing legislation and Council approved policy only.