

Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE, LOC2024-0269

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1804 – 34 Street SE (Plan 5682GI, Block 2, Lot 19) from Commercial – Corridor 1 (C-COR1f2.5h16) District to Mixed Use – General (MU-1f4.5h23) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for higher density multi-residential development while maintaining flexibility for mixed-use development of up to six storeys in height.
- This proposal would allow for an appropriate building form and set of uses in close proximity to the 17 Avenue (International Avenue) SE Urban Main Street and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more housing options in the community and would allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing and potential commercial opportunities 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 regarding this proposal.

DISCUSSION

This application, in the southeast community of Southview, was submitted by Arup Datta Architect LTD on behalf of the landowner, Eagle Rock Builders Inc., on 2024 November 1. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to redesignate the site to the Mixed Use – General (MU-1f4.5h23) District to accommodate a future six-storey multi-residential development with 25 units.

The site is approximately 0.06 hectares (0.14 acres) in size and is located on 34 Street SE, one block south of 17 Avenue SE, an Urban Main Street corridor along the Primary Transit Network (PTN). It is also less than 150 metres (a three-minute walk) from 36 Street SE, another corridor on the PTN. The site may be accessed via lanes along both north and east sides of the property. The proposed MU-1 District allows for higher density and taller buildings. It also provides flexibility from a land use perspective as commercial uses are allowed on the ground floor but not required.

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 distributed approximately 13 to 15 pamphlets that showcased the applicant's development vision for the site to adjacent neighbours within a 100-metre radius and the Southview Community Association (CA). 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 one letter of opposition from the public. The concerns are around the following:

- a six-storey building is too tall for this area;
- increased parking will exacerbate the already difficult parking situation in this area; and
- increased population density in the area.

No comments from the CA were received. Administration contacted the CA, but no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it aligns with applicable policies. The building and site design, as well as 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 land use would allow for higher density development to accommodate the housing needs of different age groups, lifestyles and demographics. It also provides flexibility for a range of uses, including residential, on the ground floor facing the street.

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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 stage.

Economic

This proposal would provide greater housing options and increase housing supply, making more efficient use of infrastructure and services. It would also increase transit ridership and support local business and employment opportunities within surrounding communities.

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