

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Southview on 34 Street SE, a block south of 17 Avenue (International Avenue) SE. The site is approximately 0.06 hectares (0.14 acres) in size, and measures approximately 15 metres wide by 36 metres deep. There are lane access points along the north and east sides of the site. The parcel is currently developed with a single-storey building that had been temporarily used as a place of worship until 2022 November 25. A detached garage is accessed off the north lane.

Surrounding development is characterized by a mix of commercial and residential uses. High-intensity mixed-use buildings along 17 Avenue SE and 36 Street SE transition to multi-residential and lower-density residential developments to the south, supported by city-initiated land use amendments associated with the *International Avenue Area Redevelopment Plan* in 2017. The parcels across the north and east lanes are designated as Mixed Use – General (MU-1) District, with varying floor area ratio (FAR) and building height modifiers. The parcel across 34 Street SE to the west is currently vacant and zoned under the Multi-Residential – Contextual Low Profile (M-C1) District, allowing for future multi-residential development of low height and medium density.

The site is located less than 60 metres (a one-minute walk) from the 17 Avenue SE Urban Main Street corridor, which includes a broad range of commercial services with active frontage. It is also less than 100 metres (a two-minute walk) from the MAX Purple BRT station at the intersection of 17 Avenue SE and 36 Street SE, both of which are part of Primary Transit Network. The site has excellent access to open space amenities, schools and recreation facilities. Radisson Heights Park, the Southview Community Association centre, Slater Park Off-Leash Dog Park, Southview Park, Holy Cross School, Ian Bazalgette School, and Valley View School are all within a 20-minute walk to the site.

Community Peak Population Table

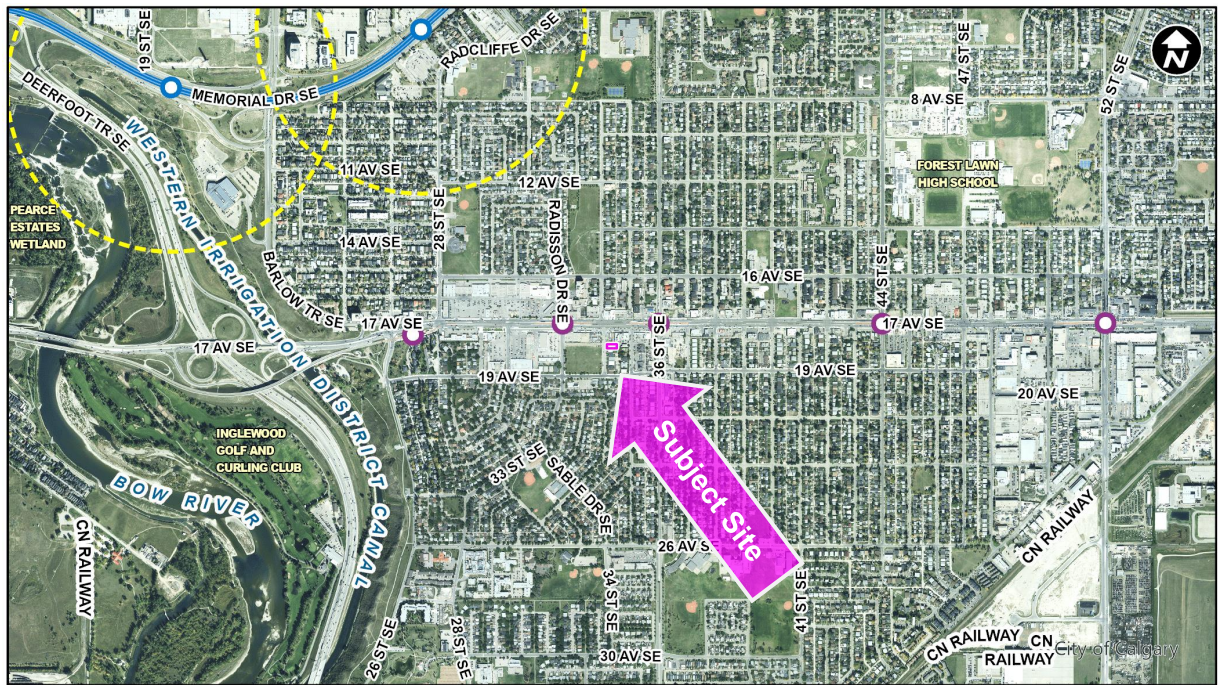
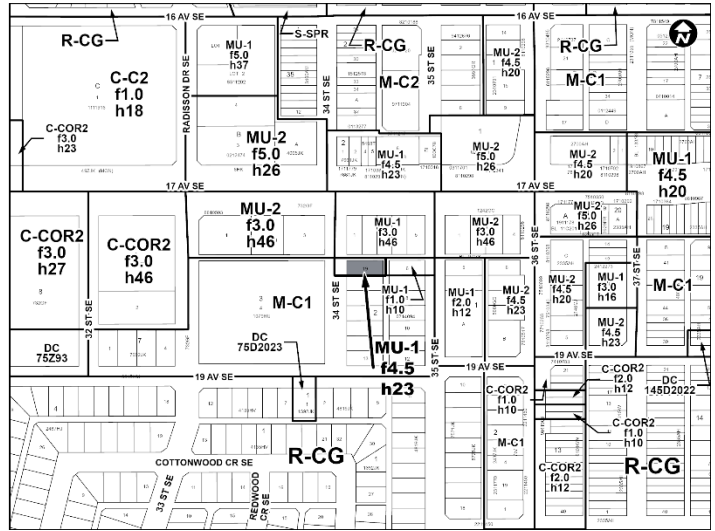
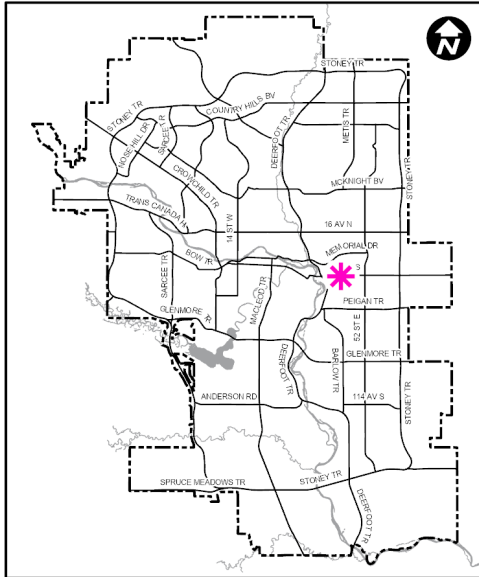
As identified below, the community of Southview reached its peak population in 1970.

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](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Corridor 1 f2.5h16 (C-COR1f2.5h16) District features a wide range of commercial and residential uses with storefronts along a continuous block face. It requires a minimum of 20.0 percent of the gross floor area of buildings be dedicated to commercial uses, which the applicant's development vision would not meet. The maximum FAR within the existing land use is 2.5, and the maximum building height is 16 metres (about four storeys).

The proposed Mixed Use – General (MU-1f4.5h23) District is intended to accommodate a mix of residential and commercial uses in the same building where both are supported at grade facing the street. With a maximum FAR of 4.5 and the building height of 23 metres, it would allow for a development of approximately 2,507 square metres of gross floor area and approximately six storeys in height. This would provide a transition between the high building scale development along 17 Avenue SE to the north, and mid to low building scale development to the south.

Development and Site Design

If approved by Council, the rules of the proposed MU-1f4.5h23 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 corner site, additional items that are being considered through the development permit process include, but are not limited to:

- creating an engaging built interface along 34 Street SE;
- building massing and relationship with the adjacent residential parcel to the south;
- site access and layout in relation to adjacent properties;

- waste and recycling facilities locations; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the site is available from existing sidewalk on 34 Street SE. An existing on-street bikeway connecting the Always Available for All Ages and Abilities (5A) Network on 19 Avenue is less than 100 metres (a two-minute walk) south of the site.

Vehicular access to the site is available via the lanes along north and east sides of the site. On-street parking is available on both sides of 34 Street SE.

The site has good access to transit service, with a number of routes running along 17 Avenue SE and 36 Street SE, part of Primary Transit Network. The following routes have bus stops within a five-minute walk:

- MAX Purple (City Centre/East Hills)
- Route 1 (Bowness/Forest Lawn)
- Route 43 (McKnight – Westwinds Station/Chinook Station)
- Route 135 (Erin Woods/36 ST S)
- Route 155 (West Dover/Forest Lawn)
- Route 440 (Chateau Estates/Franklin Station)

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the development permit application.

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 use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP supports modest redevelopment, especially in areas that are located in close proximity to high-intensity active streets or frequent transit. The site is less than 70 metres (a two-minute walk) from 17 Avenue SE, an Urban Main Street and part of Primary Transit Network, and less than 150 metres (a three-minute walk) from 36 Street SE, another Primary Transit Network corridor. This allows for a more efficient use of existing infrastructure, public amenities and transit. The proposal aligns with the applicable policies of 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](#) programs and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

East Calgary International Avenue Communities Local Area Plan (Statutory – 2024)

The site is contained within the [East Calgary International Avenue Communities Local Area Plan](#) (LAP). The LAP identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Mid building scale modifier (Map 4: Building Scale), which allows up to 12 storeys in building height. The LAP speaks to providing flexibility for commercial and residential uses in street-oriented buildings in this land use typology and allows both commercial and residential uses on the ground floor. It also notes that when adjacent parcels have different scale modifiers, development should provide an appropriate transition that considers existing site context. The proposed land use amendment is in alignment with the applicable LAP policies.