

Land Use Amendment in Southview (Ward 9) at multiple addresses, LOC2024-0174

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.71 hectares \pm (1.74 acres \pm) located at 2805, 2825, 2875 and 2919 – 17 Avenue SE (Portion of NE1/4 Section 9-24-29-W4M; Plan 732GF, Block 10) from the Mixed Use – Active Frontage (MU-2f2.0h10) District to the Mixed Use – Active Frontage (MU-2f8.0h80 District).

HIGHLIGHTS

- This application seeks to amend the height and floor area ratio modifiers for the subject parcels to allow for a 26 storey mixed use development.
- This proposal would allow for an appropriate built form and set of uses along the 17 Avenue SE (International Avenue) corridor and is in keeping with the 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 for inner city living with access to alternative transportation modes and employment areas while allowing for more efficient use of existing infrastructure.
- Why does this matter? The proposed Mixed Use – Active Frontage (MU-2f8.0h80) District would enable additional commercial, residential and employment opportunities that would help activate this part of Southview along the 17 Avenue NE Urban Main Street Corridor.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment in the southeast community of Southview was submitted by O2 Planning and Design on behalf of the landowner, 907582 Alberta LTD (Darryl Senger) on 2024 July 17. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has identified the intent to align with the LAP to allow a mixed use development up to 26 storeys on the site.

The project area is comprised of four parcels that are 0.71 hectares (1.74 acres) in size which are located on the south side of 17 Avenue SE, near the Deerfoot Trail interchange. The site is known as Southview Centre, and is a one storey commercial building that contains a restaurant, medical and personal service uses. This area of 17 Avenue SE is classified as an Urban Main Street, as identified by the LAP and MDP. The subject area is well connected by transit as the MAX Purple BRT line that runs along 17 Avenue SE has a stop located adjacent to the site's west boundary. The proposed MU-2f8.0h80 District would facilitate a mixed use development at maximum building height of 80 metres, up to 26 storeys. The proposed MU-2f8.0h80 District would also allow for a maximum building floor area of approximately 57,000 square metres.

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In order to better capture the development potential of the site, the applicant made the determination that the current land use district needed to be updated to provide more flexibility in terms of density, height and design rules for the site. The proposed MU-2f8h80 District is also more aligned with the LAP policies for redevelopment along 17 Avenue SE.

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

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 met with the Southview Community Association on 2024 July 24 and held a public open house with the community on 2024 September 19. The applicant team also established a project website and distributed 130 postcards to neighbouring residents surrounding the subject site. 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 and five letters of support from the public. The letters of opposition included the following areas of concern:

- proposed height and density of a mixed use tower and the potential impact on adjacent residences;
- reduced sunlight and privacy for neighboring lots and businesses;
- increased traffic and parking issues; and
- increased noise.

The Southview Community Association provided a letter of opposition (Attachment 4) on 2024 August 15. They expressed concerns that without a firm development concept it is premature to amend the current land use district for the subject sites. They also indicated their desire to have an Environmental Site Assessment be completed before future development occurs for the parcel located at 2825 – 17 Avenue SE as it has been the location for an Esso gas station that has operated on site for nearly 35 years.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed development is in alignment with the LAP in terms of height and built form. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 redevelopment of these lands enables more efficient use of land and infrastructure and supports surrounding uses and amenities while introducing additional amenities for the community and greater area.

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 enable the development of residential dwelling units and commercial space. The development would provide housing opportunity, support local business, and provide employment opportunities within Southview.

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
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform