

Applicant Submission

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Proposed Land Use Change Applicant Summary

Project Location: 1820 33 ST SE

Existing Land Use: Multi-Residential - Contextual Low Profile (M-C1)

Proposed Land Use: Multi-Residential High Density Medium Rise (M-H2f5.0h45) District (North), Multi-Residential High Density Low Rise (MH-1f4.0h26) District (South)

APPLICATION SUMMARY

On behalf of Calgary Housing, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the vacant property at 1820 33 ST SE from the existing Multi-Residential - Contextual Low Profile (M-C1) District to a combination of the Multi-Residential High Density Medium Rise (M-H2) District and the Multi-Residential High Density Low Rise (M-H1) District, with site-specific maximum floor area ratio (FAR) and building height rules to provide an appropriate transition of building scale.

The northern portion of the site features a maximum FAR of 5.0 and maximum building height of 45 metres (up to 12 storeys), while the southern portion of the site transitions to a lower maximum FAR of 4.0 and maximum building height of 26 metres (up to 6 storeys). The proposed change and supporting development vision will enable the first phase of mixed market residential development – three multi-residential buildings ranging from four to nine storeys with interior and outdoor resident amenity spaces, live/work units, unit sizes ranging from one to four bedrooms, and a minimum of 21% of all units designed to be Barrier Free. A future second phase features a multi-residential building of up to 12 storeys (northeast corner). The comprehensive development vision is based on key feedback themes heard during pre-application engagement with the community and surrounding area residents through late 2024 and early 2025.

WHAT IS PROPOSED?

A two-phase multi-residential development is proposed. A summary of key project details is included below:

Building Height: 4 to 12 storeys

Floor Area Ratio: 4.0 to 5.0

New Homes:

Phase 1: 260 Dwelling Units (Mix of one to four bedroom units)

Phase 2: 112 Dwelling Units (Mix of one to two bedroom units)

Phase 1 & 2 Total: 372 Dwelling Units

Vehicle Parking Stalls:

Phase 1: 116 (121 underground parkade, 40 at-grade, with 158 resident stalls, 3 visitor stalls, including 60 barrier free stalls)

Phase 2: 27 (27 underground parkade, including 19 barrier free stalls)

Phase 1 & 2 Total: 150 residential stalls, 3 visitor stalls (inclusive of 79 barrier free stalls)

Bicycle Stalls:

Phase 1: 374 Class 1 Bike Stalls and 26 Class 2 Bike Stalls

Phase 2: Additional 12 Class 2 Bike Stalls

Phase 1 & 2 Total: 374 Class 1 Bike Stalls, 38 Class 2 Bike Stalls

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans, concept drawings and pre-application outreach materials that are available online at calgaryhousingcompany.org/southview-engagement.



Preliminary plans and concept drawings are informed by a Development Permit (DP) application that has been submitted concurrently by the project team, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and the broader public for additional review and comment.

PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Corner Lot: The project site is located on a corner parcel, allowing the proposed development to enhance both fronting streets with a steady rhythm of plantings, porches, front doors and other architectural features that reflect existing residential design and streetscape patterns.

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organize waste and recycling collection from the lane.

Higher Activity Street: The project site is located with frontages to 33 ST SE and 19 AV SE, higher order Collector class streets that connect the community and surrounding areas and area designed for higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: The project site is within 150m (± 2 min. walk) of MAX Purple BRT Primary Transit Service and Routes 1 and 155 Local Transit Service on 17 AV SE, and Routes 43 and 135 Primary Transit Service on 36 ST SE. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Nearby Main Street: The project site is located adjacent to the 17 AV SE Urban Main Street, a municipally-identified area for future population growth and incremental redevelopment.

Nearby Open Spaces & Community Amenities: The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including

The future development vision aligns with the scale of the surrounding area and transitions appropriately to the 17 AV SE Urban Main Street, where building heights are planned to reach up to 12-storeys through a variety of multi-residential forms.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the East Calgary International Avenue Local Area Plan (LAP) and falls within the "Neighbourhood Connector" LAP Urban Form category and the "Mid (up to 12 Storeys)" LAP Building Scale category, allowing for future mixed use development of up to 12-storeys. The site is also located within the Core Zone of the 33 ST SE Transit Station Area of the LAP. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.



APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage. Key application materials are also shared directly with the local area Ward Councillor's Office, Community Association, and Business Improvement Area with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

Prior to submitting any formal applications to The City of Calgary, Calgary Housing and the project team held a series of three in-person engagement events at the Southview Community Association (Oct 23, 2024, Jan 14, 2025 and Mar 11, 2025). The engagement events provided attendees opportunities to learn more about the project and to provide feedback directly to the project team. For the third engagement event, the project team highlighted the feedback themes heard from the previous events and how it had been incorporated into the proposed development vision.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on a dedicated page on calgaryhousingcompany.org/southview-engagement for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.