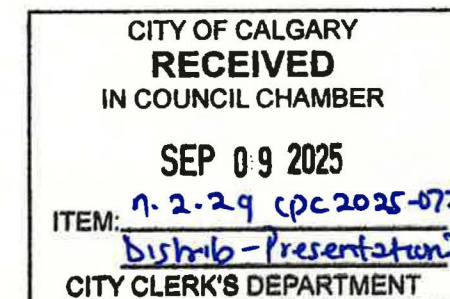




Southview Mixed Income Housing

1820 33 Street SE



Item 7.2.29 | LOC2025-0064 | CPC2025-0722
September 9, 2025



Calgary Housing

Mandate



Deliver & Operate Housing for Calgarians

- Speed of Delivery
- Appropriate Density
- Initial Capital / Project Funding
- Long Term Operations

Serving Over
25,000
Calgarians

Operating
6,700
Homes

1,800
Homes
Built or Renewed
Over Next 10 Years



Southview Mixed Income Housing

Site Context



Planning Considerations

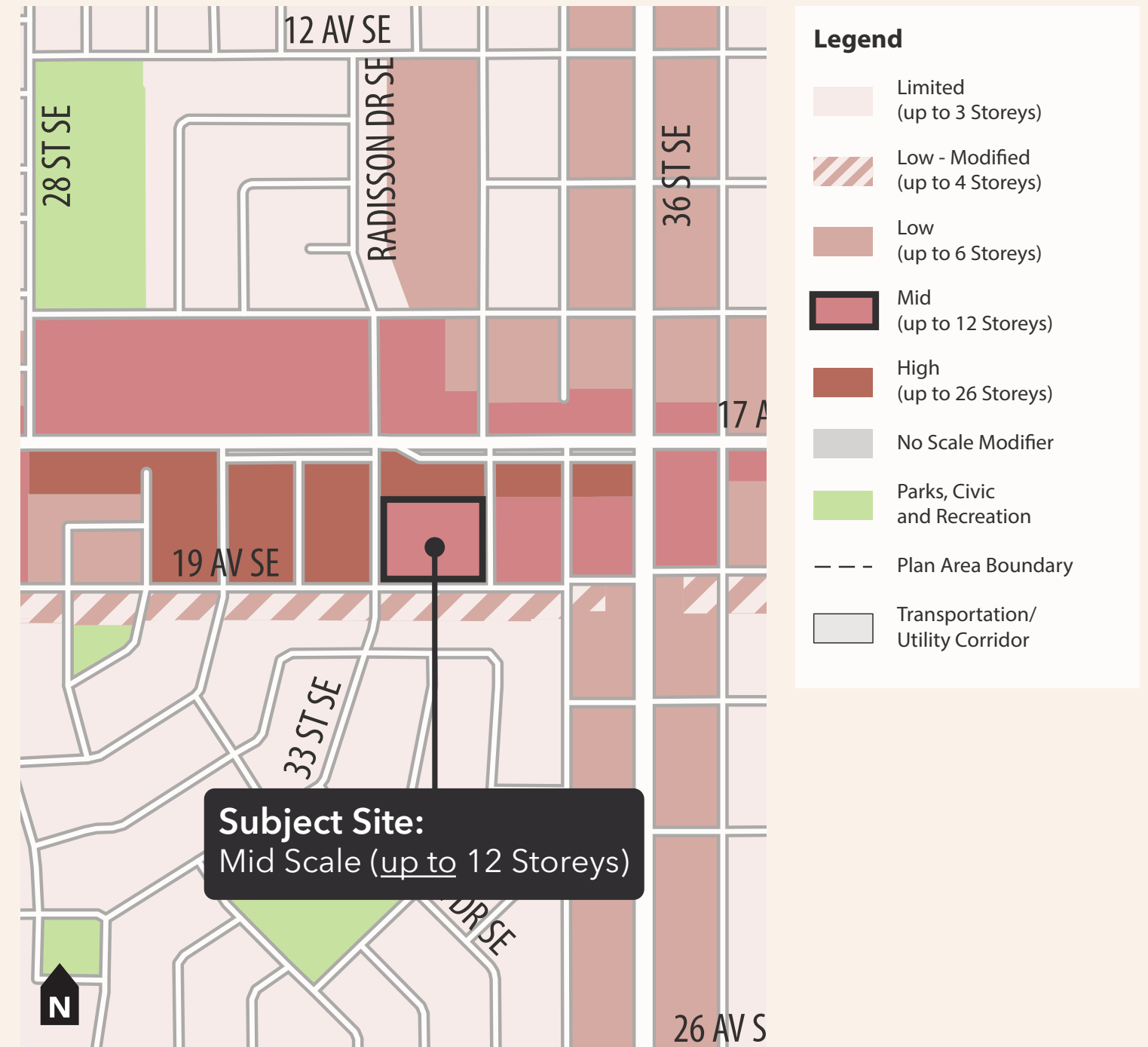
- **Large vacant site** intended for **mixed-income affordable housing**
- **1 minute walk** from **17 AV SE Main Street corridor** providing access to daily needs
- **Steps** from **MAX Purple BRT** and **frequent transit service**
- **Frontage to Collector streets** 19 AV SE & 33 ST SE
- **Integrated full-length rear lane** to be activated and enhanced
- Within the **recently approved East Calgary International Avenue Communities LAP**

Southview Mixed Income Housing

Local Area Policy



East Calgary International Avenue Communities Local Area Plan (LAP)
Map 3: Urban Form



East Calgary International Avenue Communities Local Area Plan (LAP)
Map 4: Building Scale

Southview Mixed Income Housing

Pre-Application Outreach



Multiple Touchpoints

Three pre-application Public Information Sessions held in late 2024 and early 2025 to inform the proposed development vision.

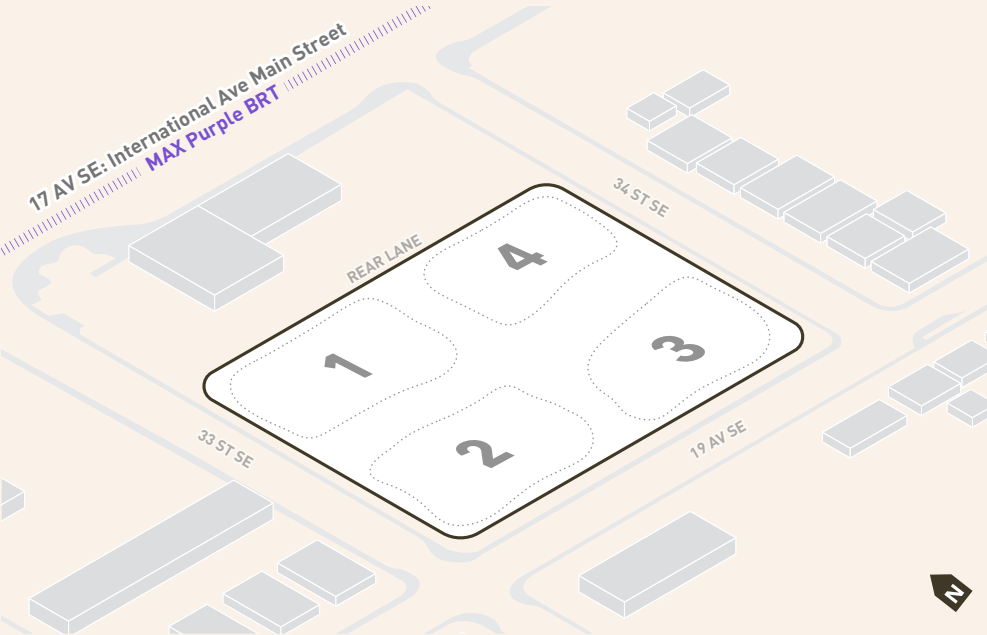
Key feedback themes included:

- Building scale
- Density
- On-site uses
- On-site & on-street parking supply
- Vehicle & pedestrian site access
- Privacy & overlooking impacts
- Community safety & security
- Area school capacity

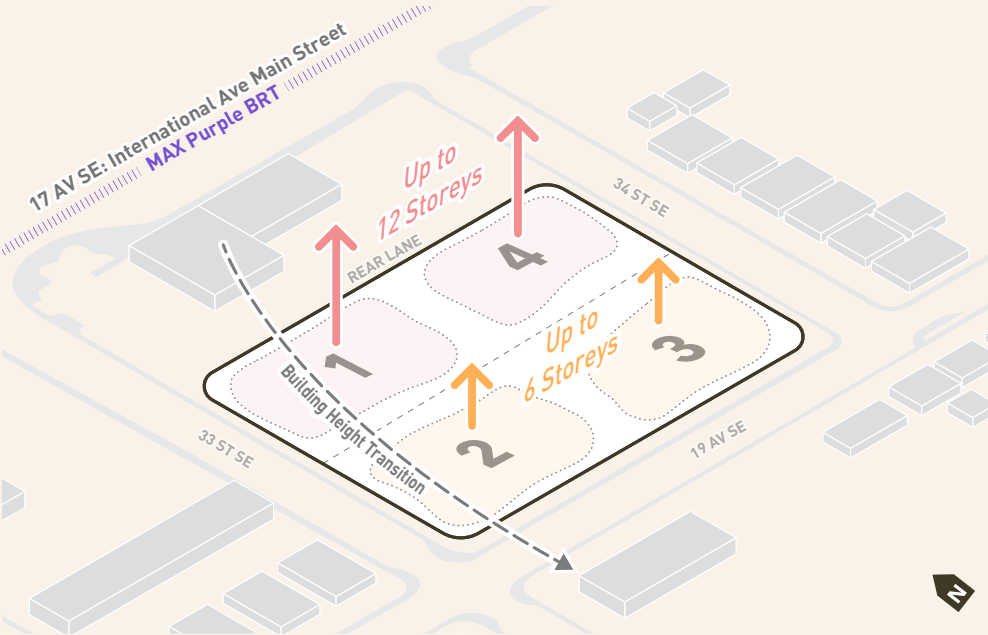


Southview Mixed Income Housing

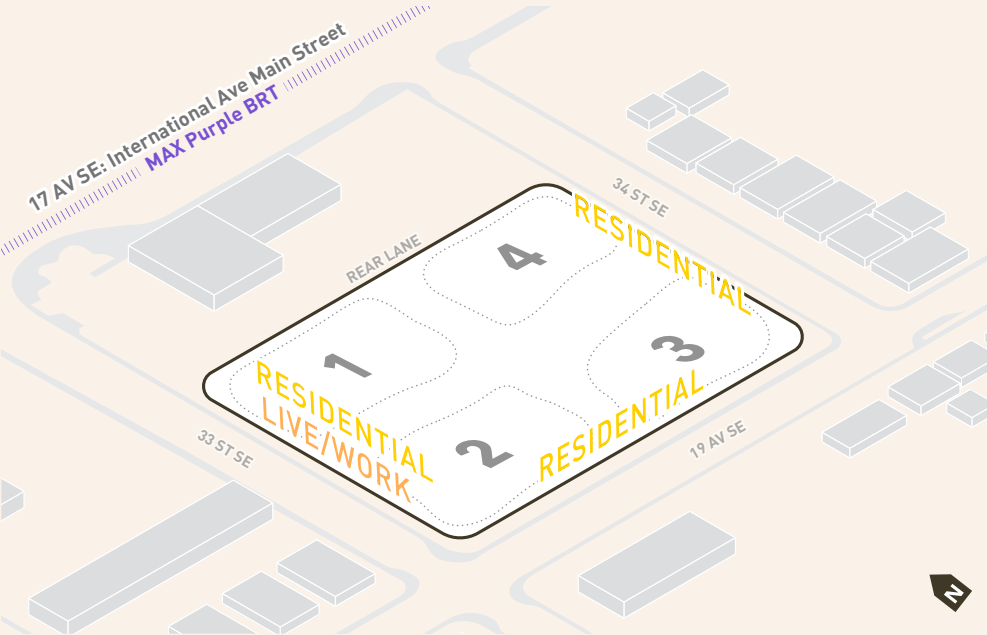
Design Principles



1 Plan for up to four buildings on the site.



2 Transition proposed building heights to the surrounding community scale.



3 Provide a mix of residential & live/work units with an appropriate parking supply.



4 Integrate open space, landscape and planting on the site.



5 Create legible and open connections to and through the site.



6 Prioritize well lit and active spaces for safety and security.

Southview Mixed Income Housing

Proposed Change



Land Use Strategy

- Orients **highest scale** along rear lane shared with commercial properties fronting 17 AV SE Main Street
- Transitions to **lower height and scale** along 19 AV SE
- Enables **gradual intensification** through **phased development**
- Proposed land use districts provide **flexibility for on-site uses** and **built form** to support the needs of future residents and the broader community

Southview Mixed Income Housing

Development Vision: Full Buildout



NOTE: CONCEPTUAL & SUBJECT TO CHANGE.

Southview Mixed Income Housing

Supplementary Information

Southview Mixed Income Housing

Anticipated Phasing



NOTE: CONCEPTUAL & SUBJECT TO CHANGE.

Southview Mixed Income Housing

Development Vision: Full Buildout



NOTE: CONCEPTUAL & SUBJECT TO CHANGE.

Southview Mixed Income Housing

Development Vision: 19 AV SE Frontage



NOTE: CONCEPTUAL & SUBJECT TO CHANGE.



Southview Mixed Income Housing

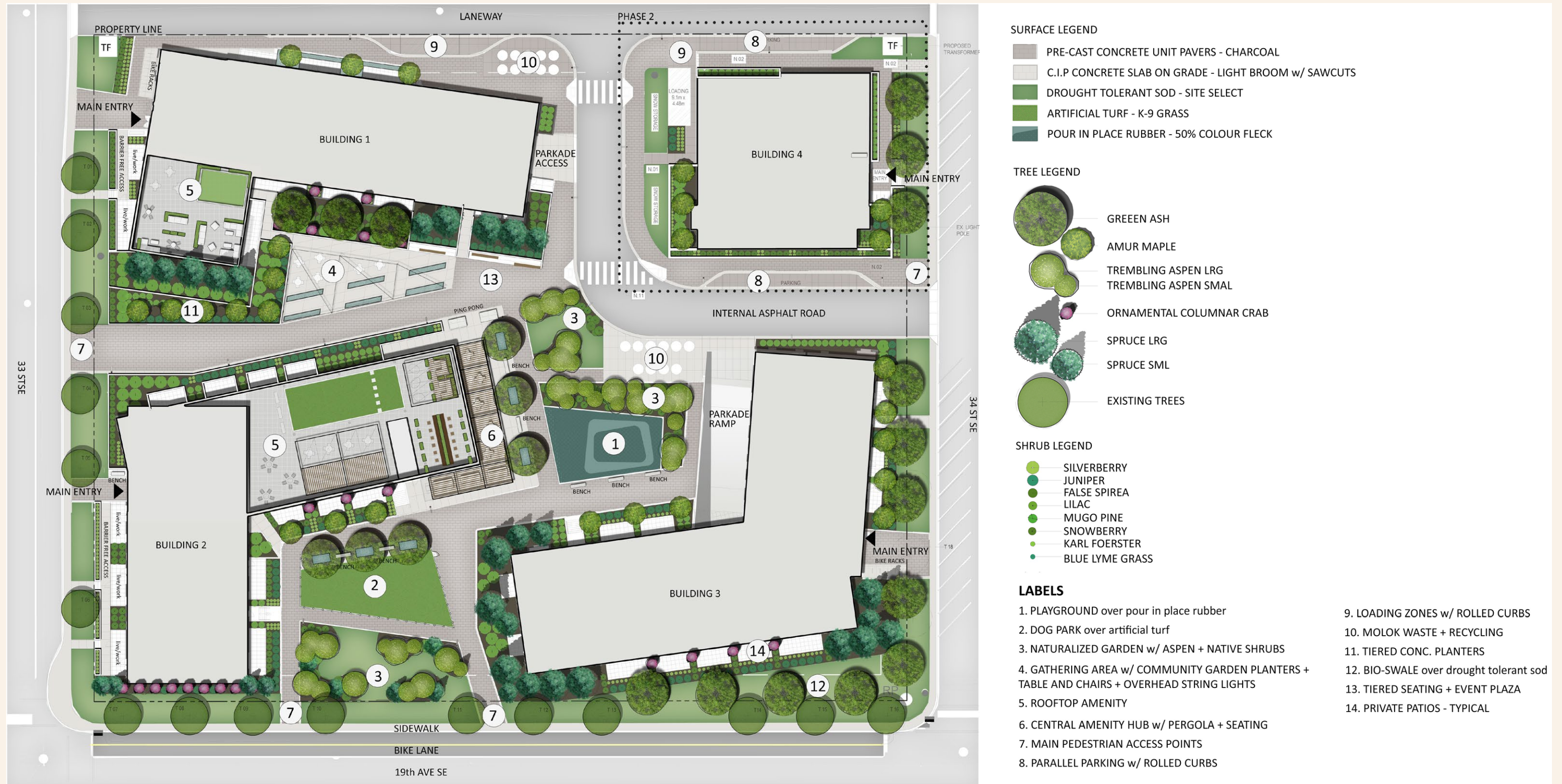
Development Vision: Interior Courtyard & Amenity



NOTE: CONCEPTUAL & SUBJECT TO CHANGE.



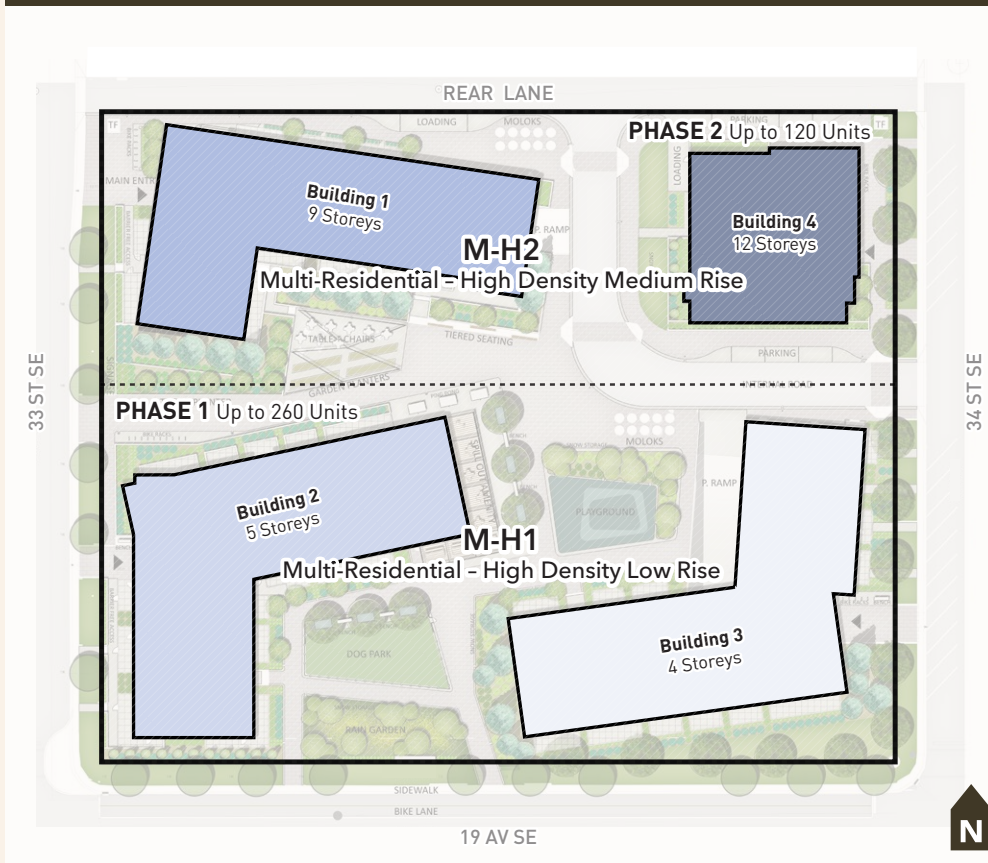
Southview Mixed Income Housing Landscape Plan



Southview Mixed Income Housing Design Principles

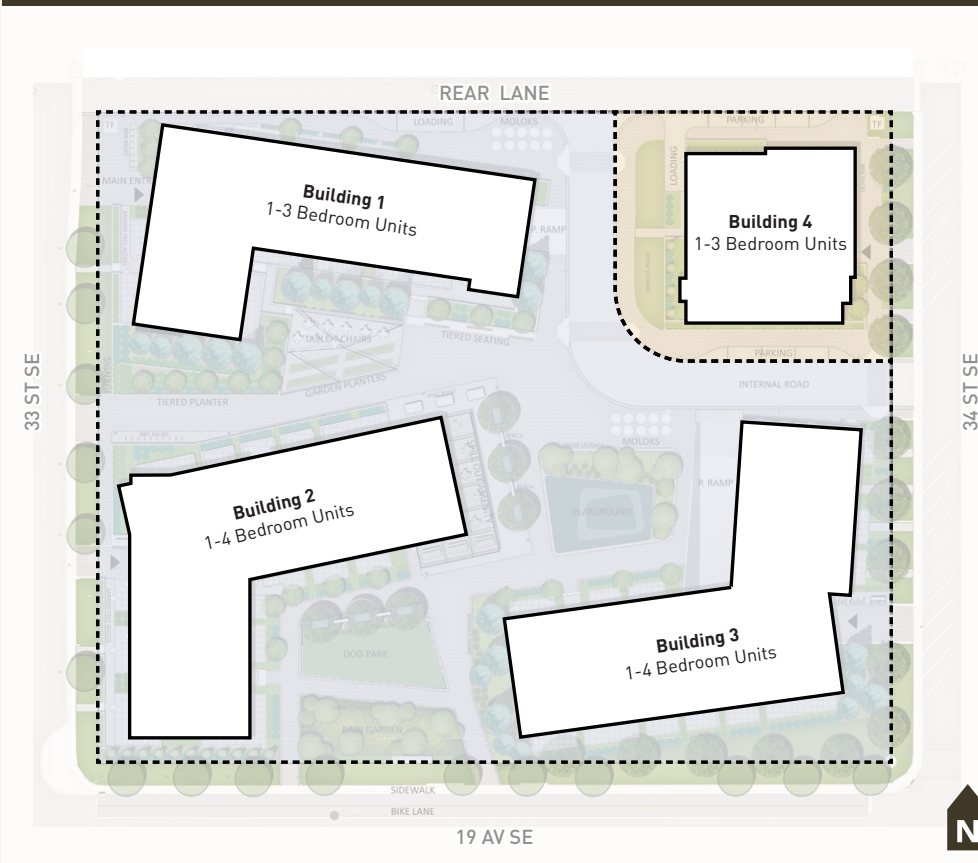
Calgary Housing and the project team have incorporated key areas of feedback received to date through the following site planning and design responses:

Building Scale



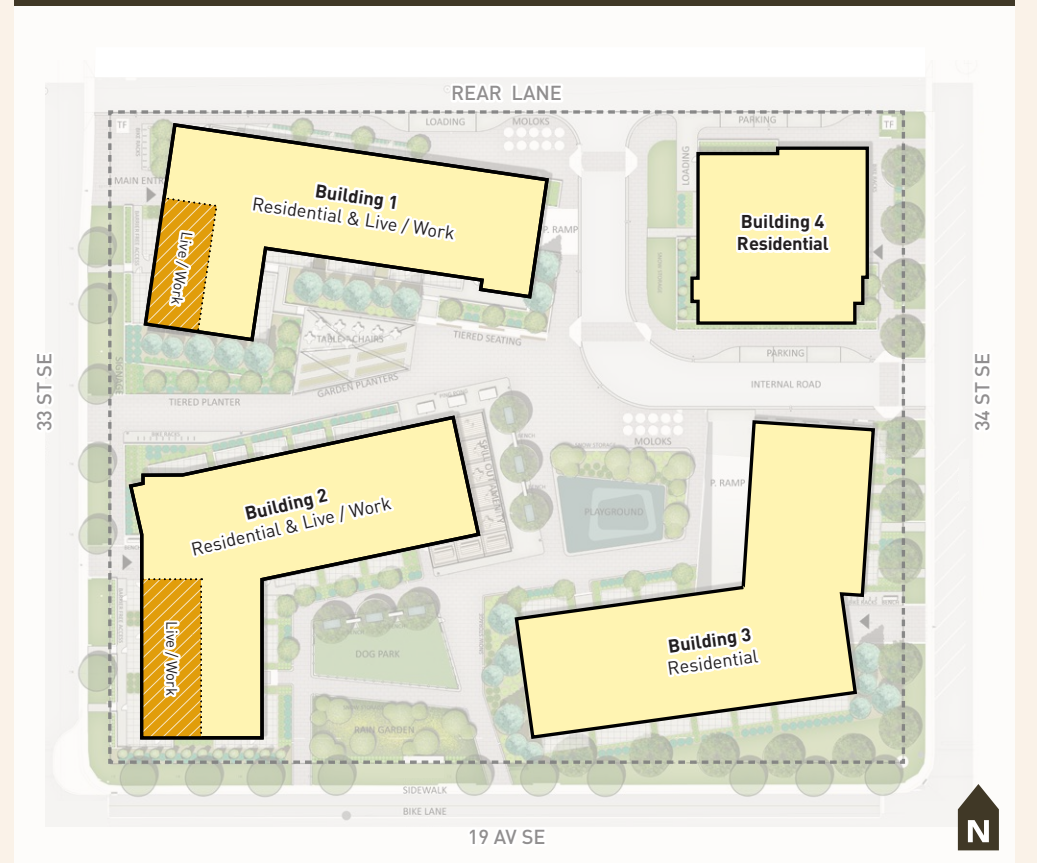
- Variety of building heights (4 to 12 storeys)
- Building heights transition from north (higher) to south (lower), with a supporting land use framework

Density



- Incremental phased development
- Optimized density with a variety of unit sizes, including 3 and 4-bedroom units for families

Uses



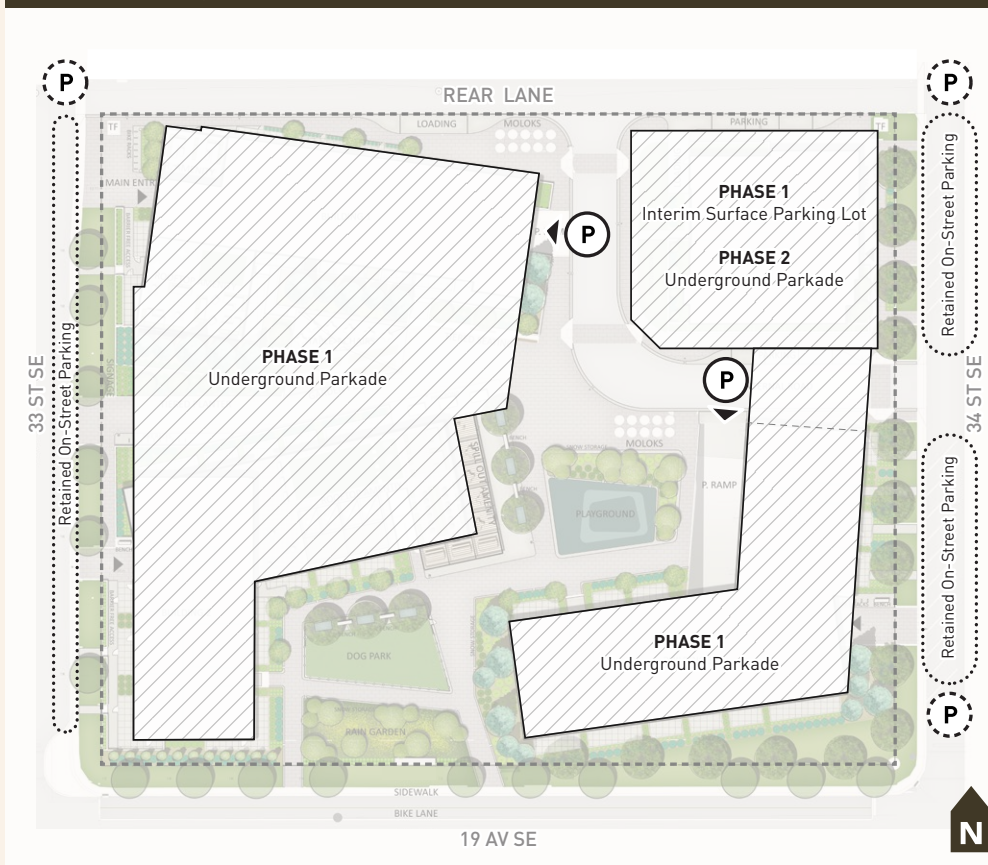
- Primarily residential uses
- Street level live/work units along 33 ST SE

Southview Mixed Income Housing

Design Principles

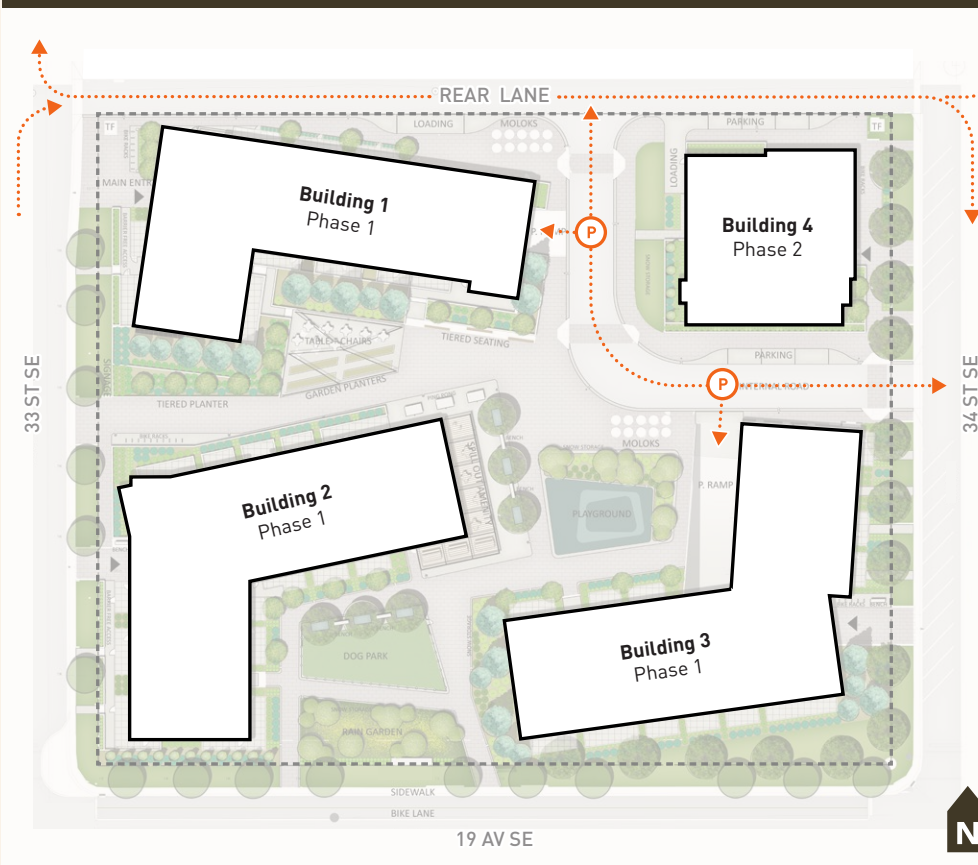
Calgary Housing and the project team have incorporated key areas of feedback received to date through the following site planning and design responses:

Parking



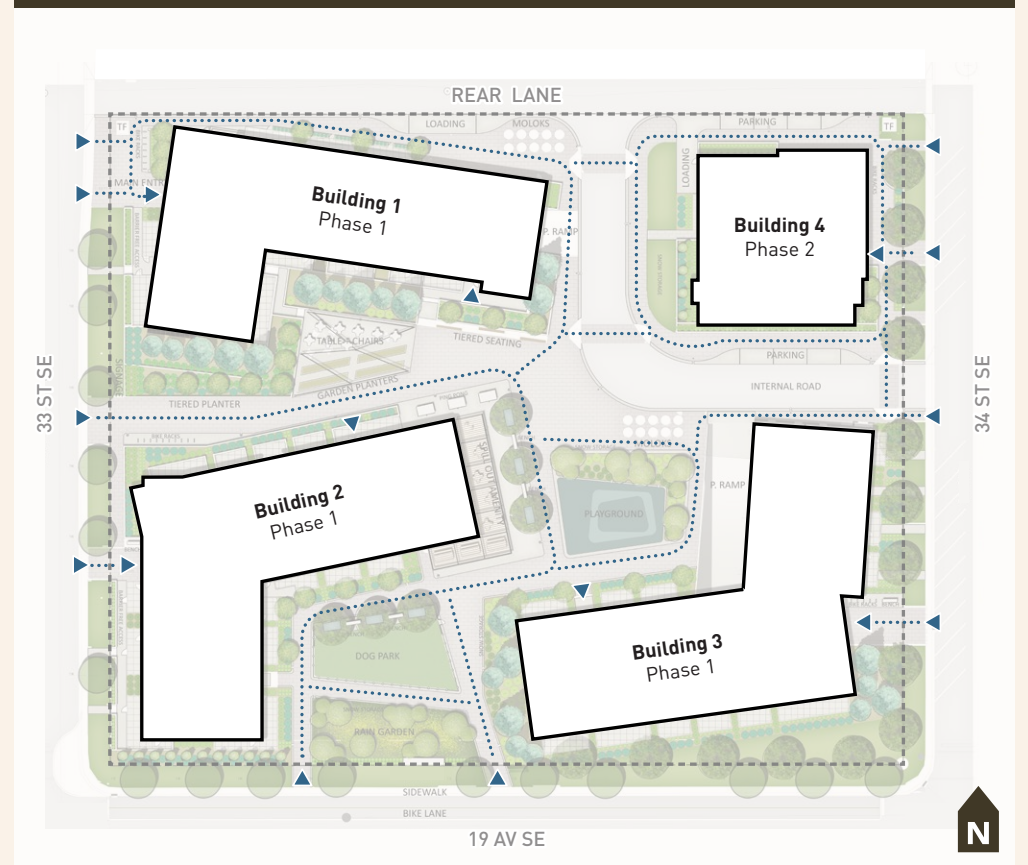
- Retention of on-street parking along edges
- On-site underground parking
- Interim surface parking in Phase 1

Vehicle Site Access



- No vehicle access from 19 AV SE
- All vehicle site access via the rear lane or 34 ST SE, with on-site parkade access

Pedestrian Site Access



- Connections provided to and through the site within the interior courtyard, with access from all street fronts

Southview Mixed Income Housing

Comprehensive Outreach



Pre-Application Information Session (Select Boards)

Custom On-Site Signage

Southview Mixed Income Housing

The Site

Site Context
Owned by Calgary Housing, the vacant site at 1820 33 Street SE is strategically located within easy walking distance of 17 AV SE (International Avenue). The vibrant Main Street corridor provides frequent transit service and a wide variety of services and retail destinations for everyday needs. These local businesses will benefit from the additional Southview residents living in the proposed development.

Site History
The site previously hosted 6 multi-residential buildings operated as social housing by the Province of Alberta. These buildings ultimately reached the end of their lifecycle and were demolished to allow the comprehensive redevelopment of the site by Calgary Housing to operate mixed income housing.

Southview Mixed Income Housing

Design Principles

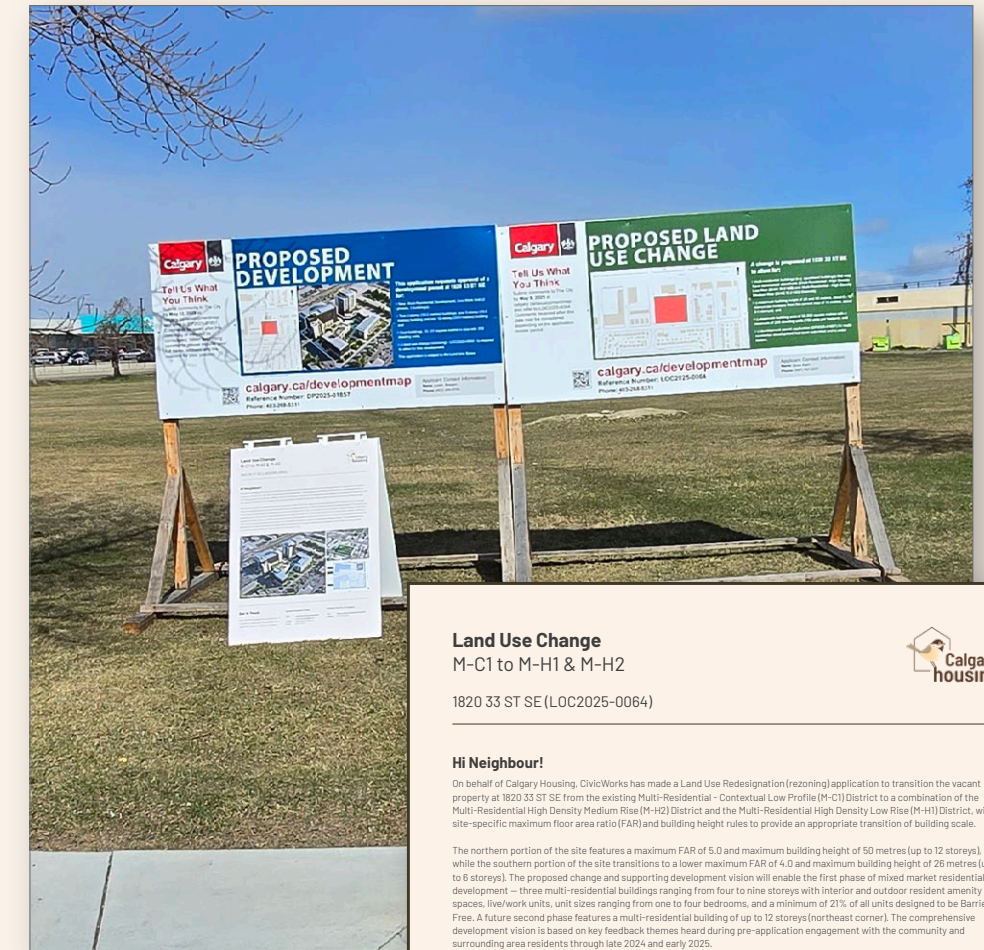
- Plan for up to four buildings on the site.
- Transition proposed building heights to the surrounding community scale.
- Provide a mix of residential & live/work units with an appropriate parking supply.
- Integrate open space, landscape and planting on the site.
- Create legible and open connections to and through the site.
- Prioritize well lit and active spaces for safety and security.

Southview Mixed Income Housing

Design Responses

Calgary Housing and the project team have incorporated key areas of feedback received to date through the following site planning and design responses:

Building Scale <ul style="list-style-type: none"> Variety of building heights (4 to 12 storeys) Building heights transition from north (higher) to south (lower) 	Density <ul style="list-style-type: none"> Incremental phased development Optimized density with a variety of unit sizes, including 3 and 4-bedroom units for families 	Uses <ul style="list-style-type: none"> Primarily residential uses Street level live/work units along 33 ST SE
Parking <ul style="list-style-type: none"> Retention of on-street parking along edges On-site underground parking Interim surface parking in Phase 1 	Vehicle Site Access <ul style="list-style-type: none"> No vehicle access from 19 AV SE All vehicle site access via the rear lane or 34 ST SE, with on-site parkade access 	Pedestrian Site Access <ul style="list-style-type: none"> Connections provided to and through the site within the interior courtyard, with access from all street fronts
Privacy & Residential Overlooking <ul style="list-style-type: none"> Buildings set back from the street, with tallest buildings in the north portion of the site Buildings primarily facing commercial uses or residential front yards along the site's edges 	Safety & Security <ul style="list-style-type: none"> Well lit, active and accessible interior courtyard space with resident amenities Active CCTV monitoring combined with natural surveillance from the street and residents 	



Land Use Change

M-C1 to M-H1 & M-H2

1820 33 ST SE (LOC2025-0064)

Hi Neighbour!
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 50 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 (north east 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.

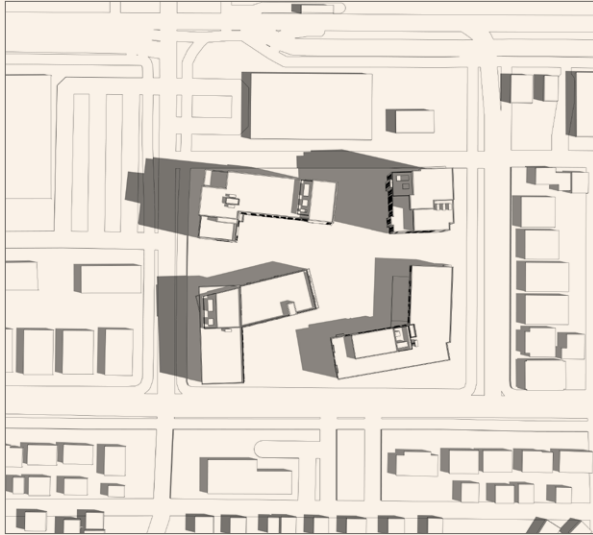
Get In Touch
If you have any questions, comments, or concerns, please get in touch with the Applicant, Team or The City of Calgary.

Contact Applicant Team Visit: calgary.ca/civicworks E-mail: engage@calvicworks.ca Phone: 587 747 0317	Contact The City of Calgary Visit: www.calgary.ca/2025-0064 File No.: LOC2025-0064
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Southview Mixed Income Housing Shadow Study



SUMMER SOLSTICE (JUNE 21)



10:00 am



12:00 pm

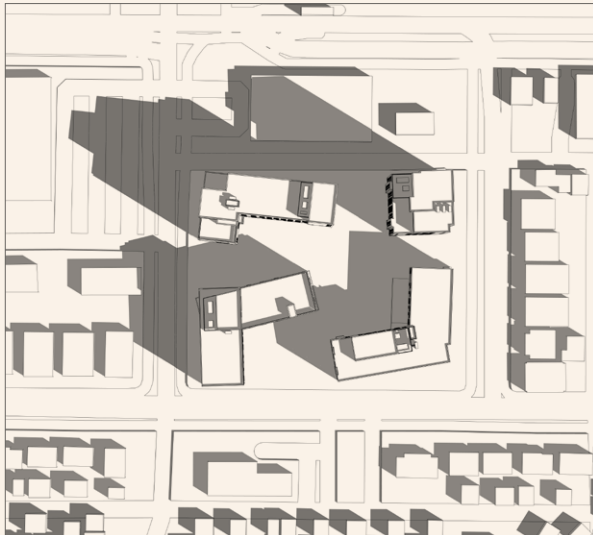


2:00 pm



4:00 pm

SPRING / FALL EQUINOX (MARCH 21 / SEPTEMBER 21)



10:00 am



12:00 pm



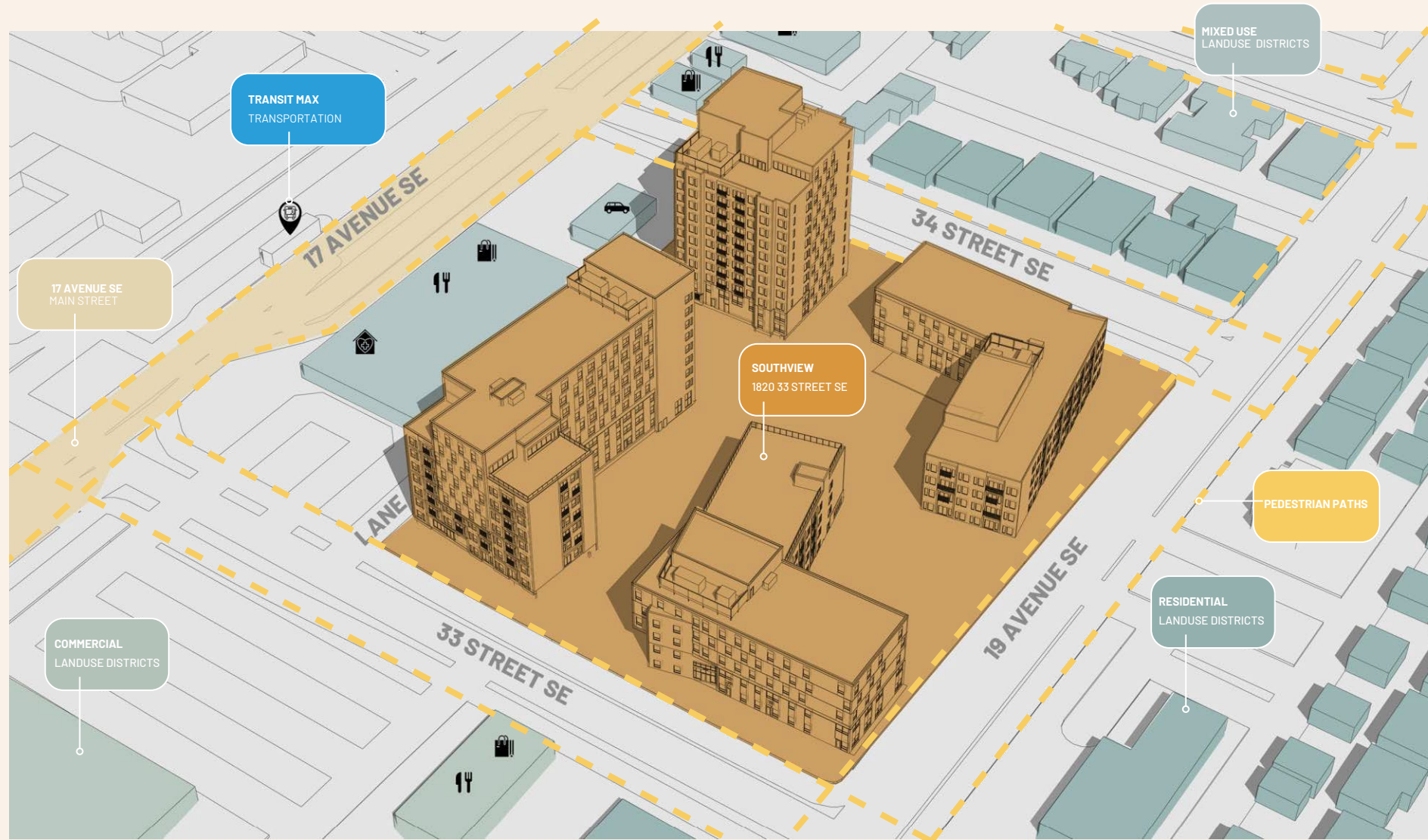
2:00 pm










4:00 pm


Southview Mixed Income Housing




Site Context

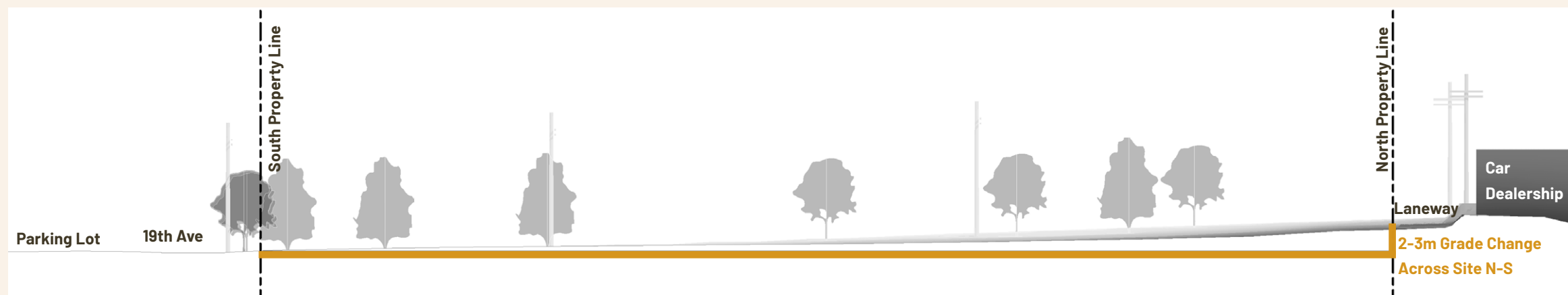


SITE CONTEXT PLAN

-  **LEGAL ADDRESS**
Lot 1, Block 51, Plan 2312184
-  **LAND USE**
MH-1 & MH-2
-  **SITE AREA**
3.29 ac / 1.33 ha
-  **BUILDING HEIGHT**
MH-1: 21 m Proposed, 26 m Max
MH-2: 41 m Proposed, 45 m Max
-  **BUILDING INTENSITY**
MH-1: 1.79 FAR Proposed, 4.00 FAR Max
MH-2: 3.58 FAR Proposed, 5.00 FAR Max
-  **AMENITY**
±6684 ft² / 621 m² Indoor
±25090 ft² / 2331 m² Outdoor
-  **DESIGN CONSIDERATIONS**
Existing rear lane on north property line

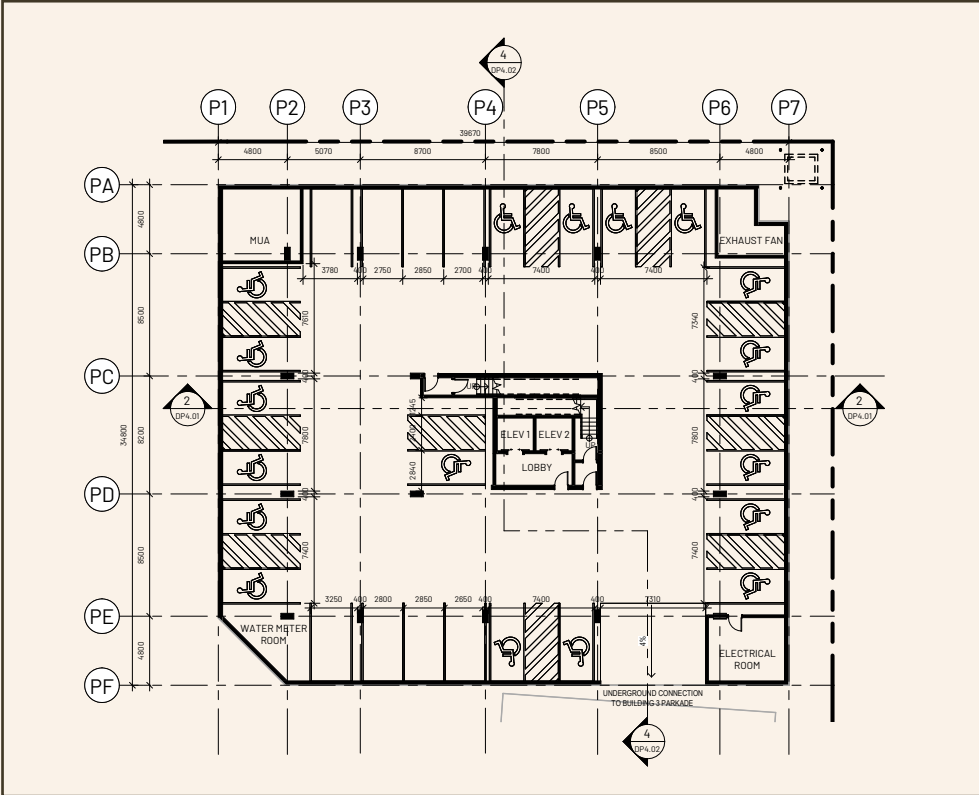
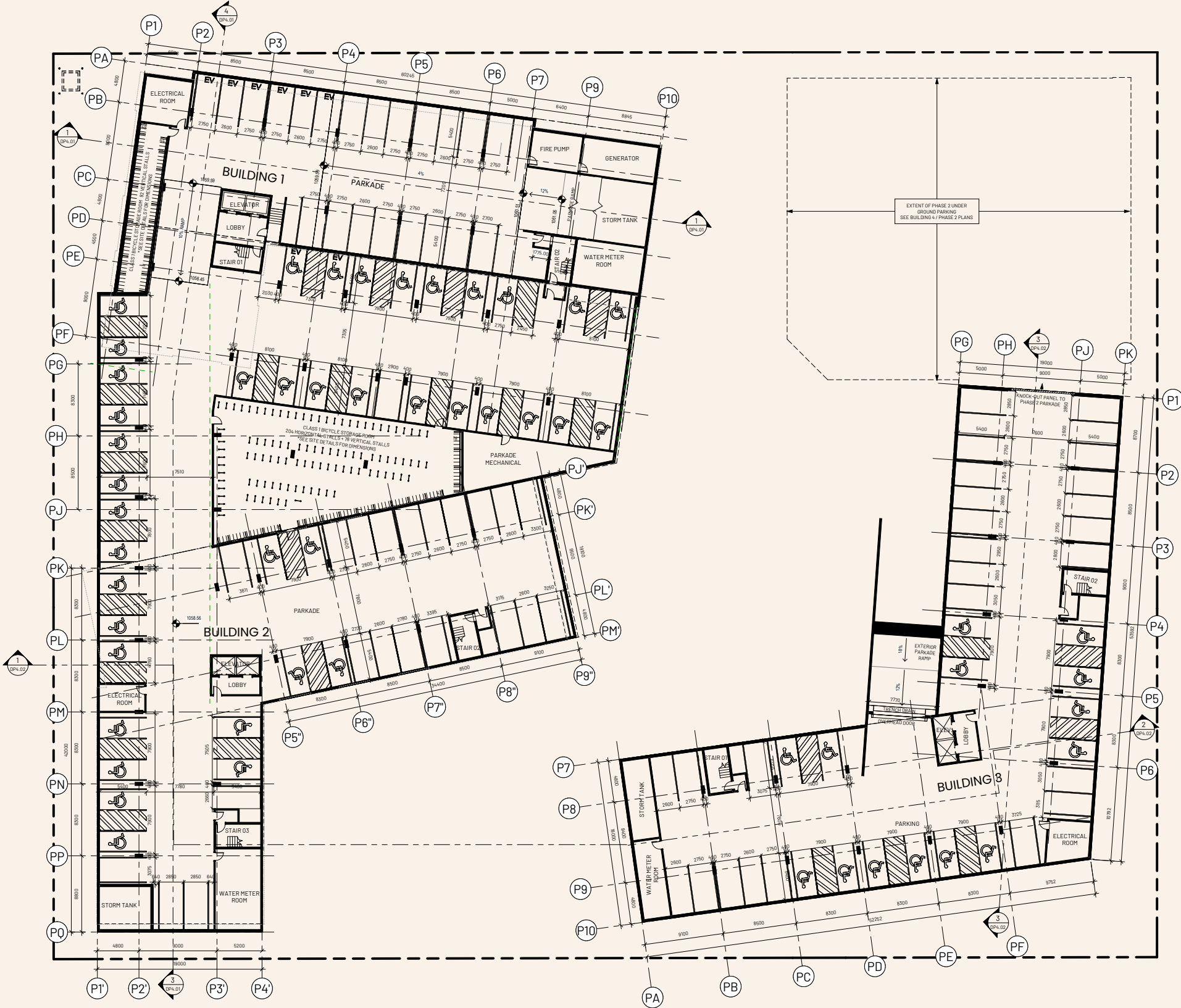
-  **MOTOR VEHICLE**
PHASE 1:
161 Motor Vehicle Stalls Proposed
Underground: 121 Stalls Proposed
At Grade: 40 Stalls Proposed
125 Minimum Vehicle Stalls Required

PHASE 2:
32 Motor Vehicle Stalls Proposed
Underground: 27 Stalls Proposed
At Grade: 5 Stalls Proposed
53 Minimum Vehicle Stalls Required
-  **BICYCLE PARKING**
412 Bicycle Stalls Proposed
374 Class I + 38 Class II Proposed
410 Minimum Bicycle Stalls Required
372 Class I + 38 Class II Required
-  **372 TOTAL RESIDENTIAL UNITS**
127 x One-Bedroom Units
135 x Two-Bedroom Units
17 x Three-Bedroom Units
9 x Four-Bedroom Units
51 x One-Bedroom Accessible Units
33 x Two-Bedroom Accessible Units
-  **PHASE 1 UNITS 260**
Building 1 122
Building 2 71
Building 3 67
- PHASE 2 UNITS 112**
Building 4 112
- TOTAL UNITS 372**



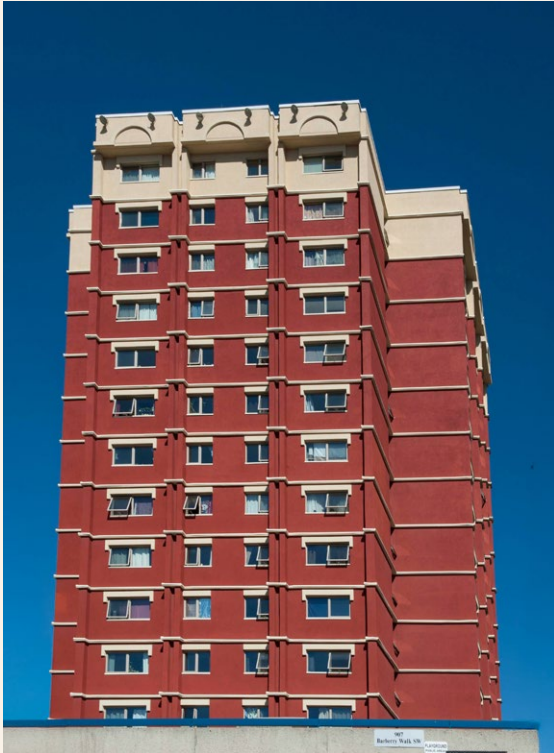
CROSS-SECTION

Southview Mixed Income Housing Parkade



PHASE 2 - PARKADE EXTENSION

Southview Mixed Income Housing Calgary Housing Properties



Shaganappi



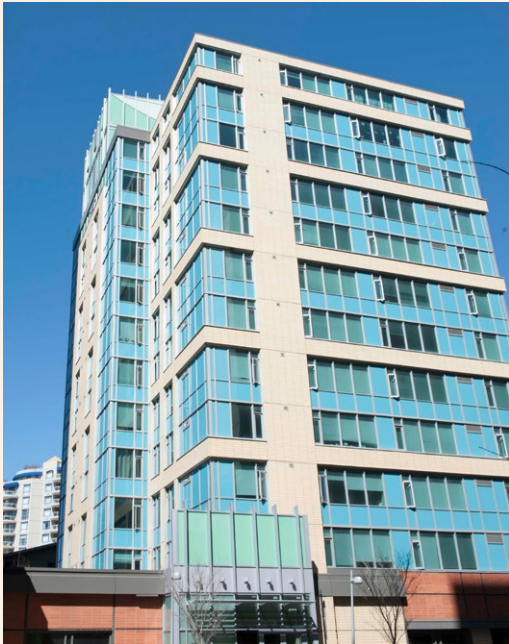
Manchester 1



Lumino



Hillhurst 1



Louise Station



Manchester 2



Hillhurst 2



East Village Place