

# 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 for the comprehensive redevelopment of the site by Calgary Housing to operate mixed income housing.



# Southview Mixed Income Housing

## What We Heard



Calgary Housing and the project team hosted two previous in-person community engagement sessions on October 23<sup>rd</sup> 2024 and January 14<sup>th</sup> 2025 at the Southview Community Association.



Feedback we’ve received to-date includes the following key themes:

- 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

Wherever possible, the project team has considered and integrated the feedback we’ve received to date within the proposed development vision for the Southview Mixed Income Housing project.

We’d like to thank everyone who attended and shared their thoughts with us.



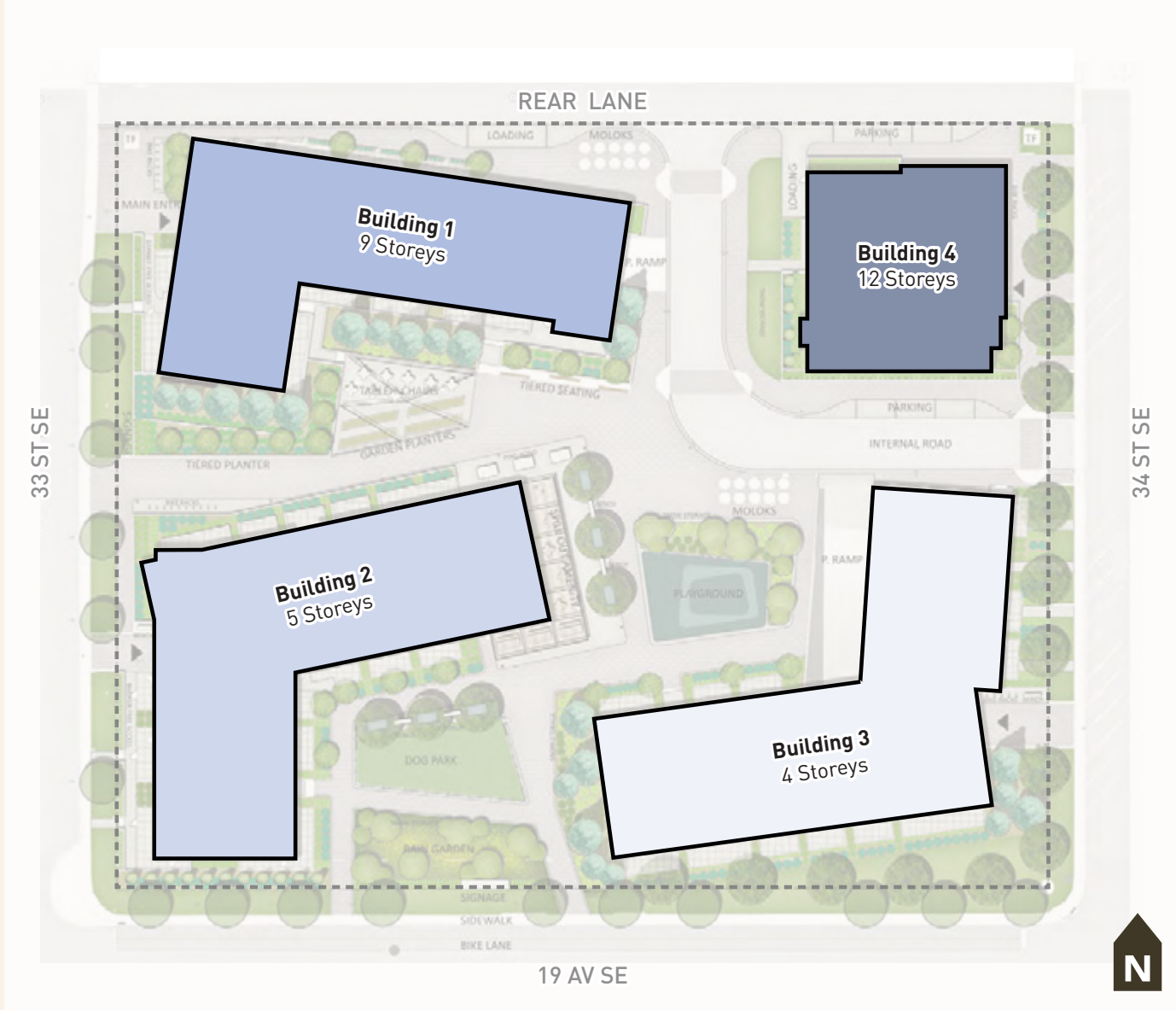
# Southview Mixed Income Housing

## Design Responses



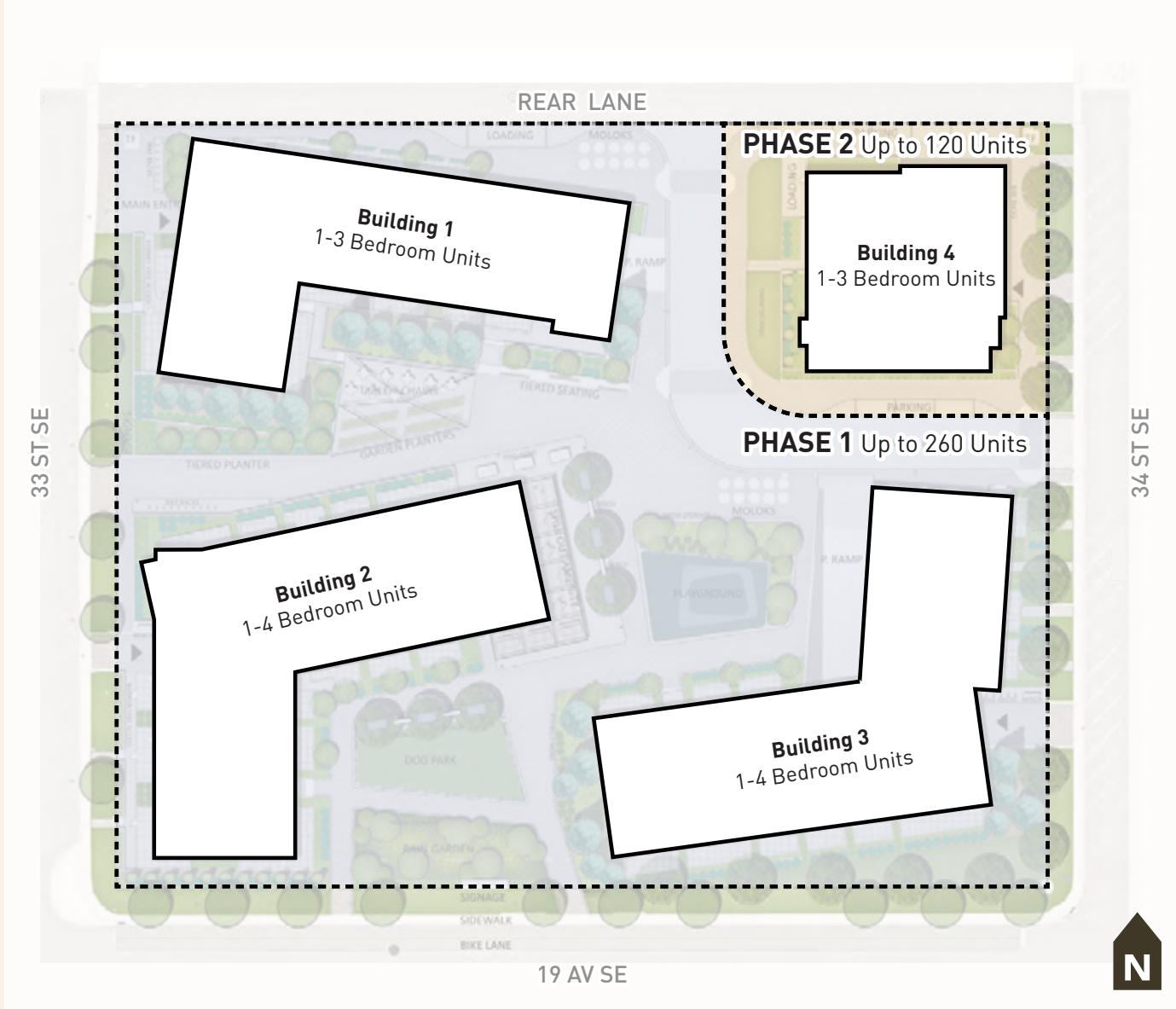
Calgary Housing and the project team have incorporated key areas of feedback received to date through the following site planning and design responses:

### Building Scale



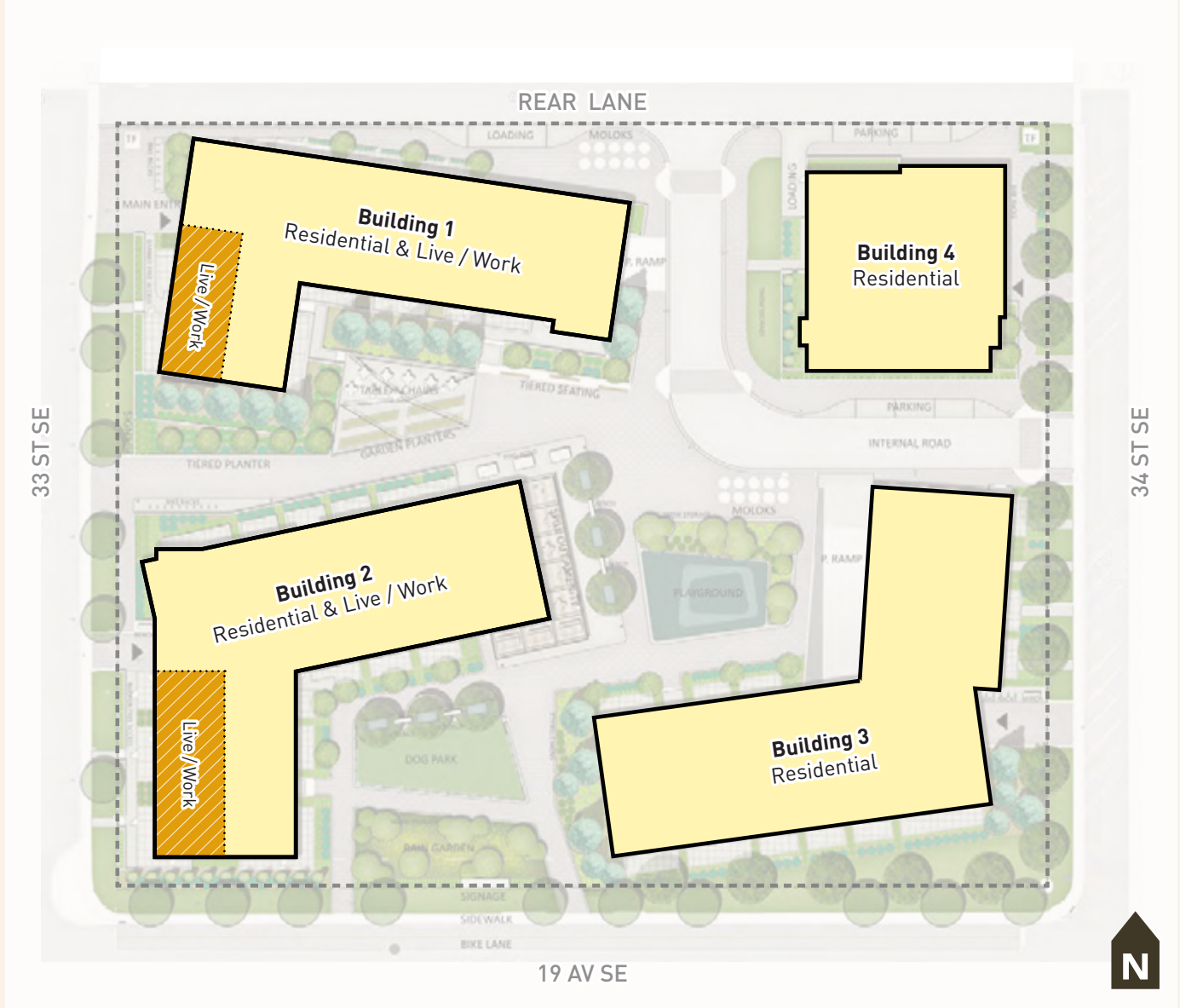
- Variety of building heights (4 to 12 storeys)
- Building heights transition from north (higher) to south (lower)

### Density



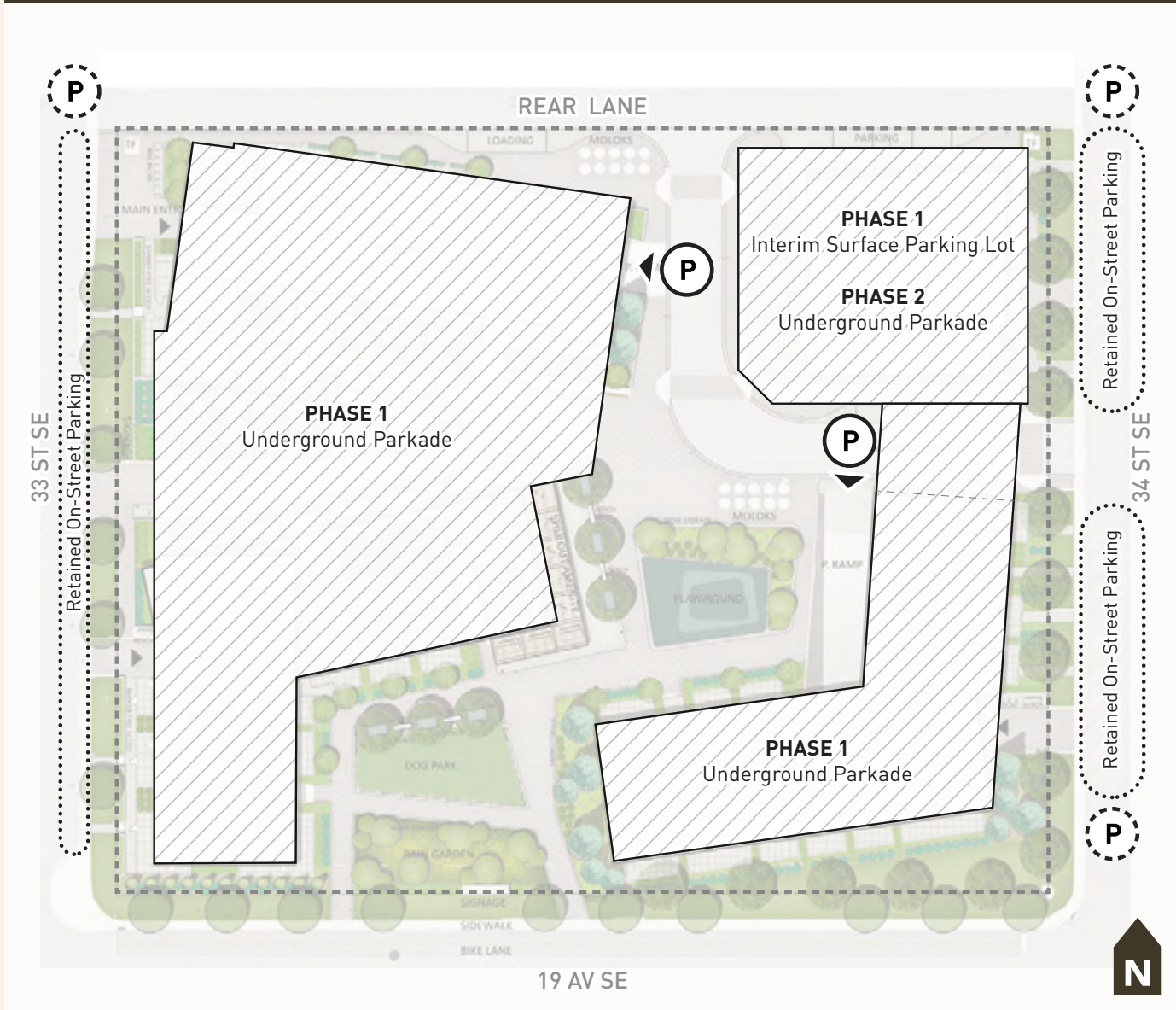
- Incremental phased development
- Optimized density with a variety of unit sizes, including 3 and 4-bedroom units for families

### Uses



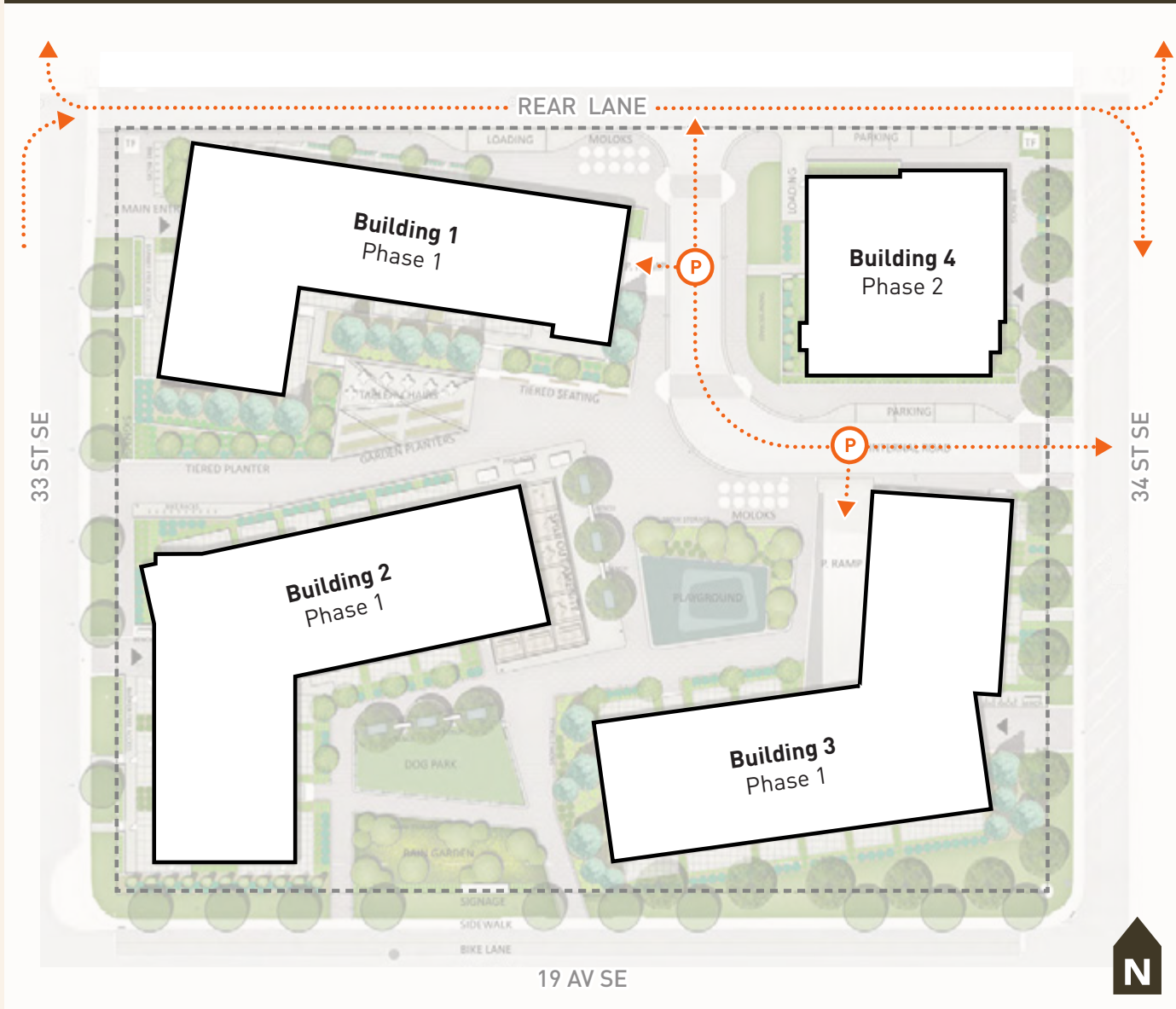
- Primarily residential uses
- Street level live/work units along 33 ST SE

### Parking



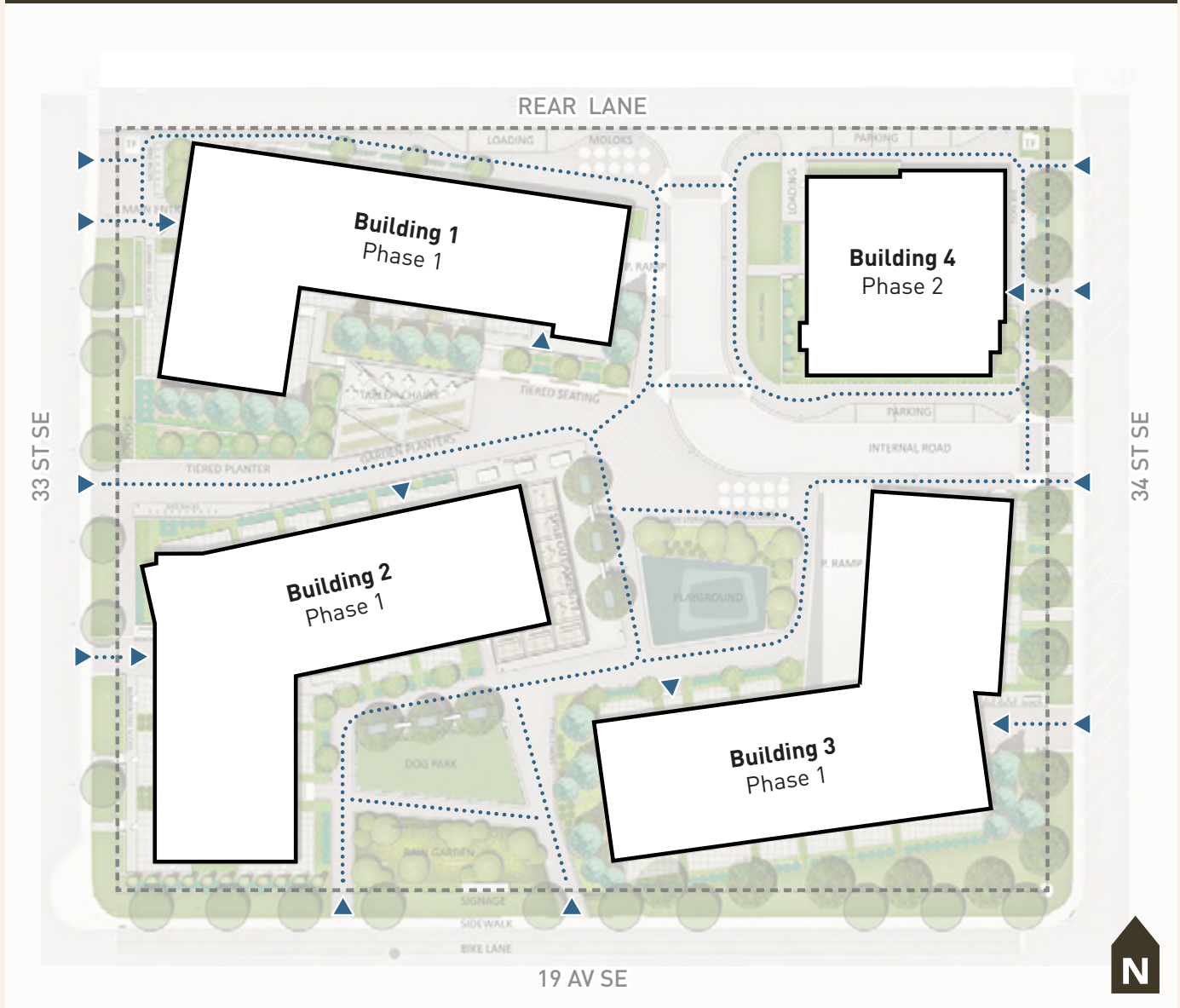
- Retention of on-street parking along edges
- On-site underground parking
- Interim surface parking in Phase 1

### Vehicle Site Access



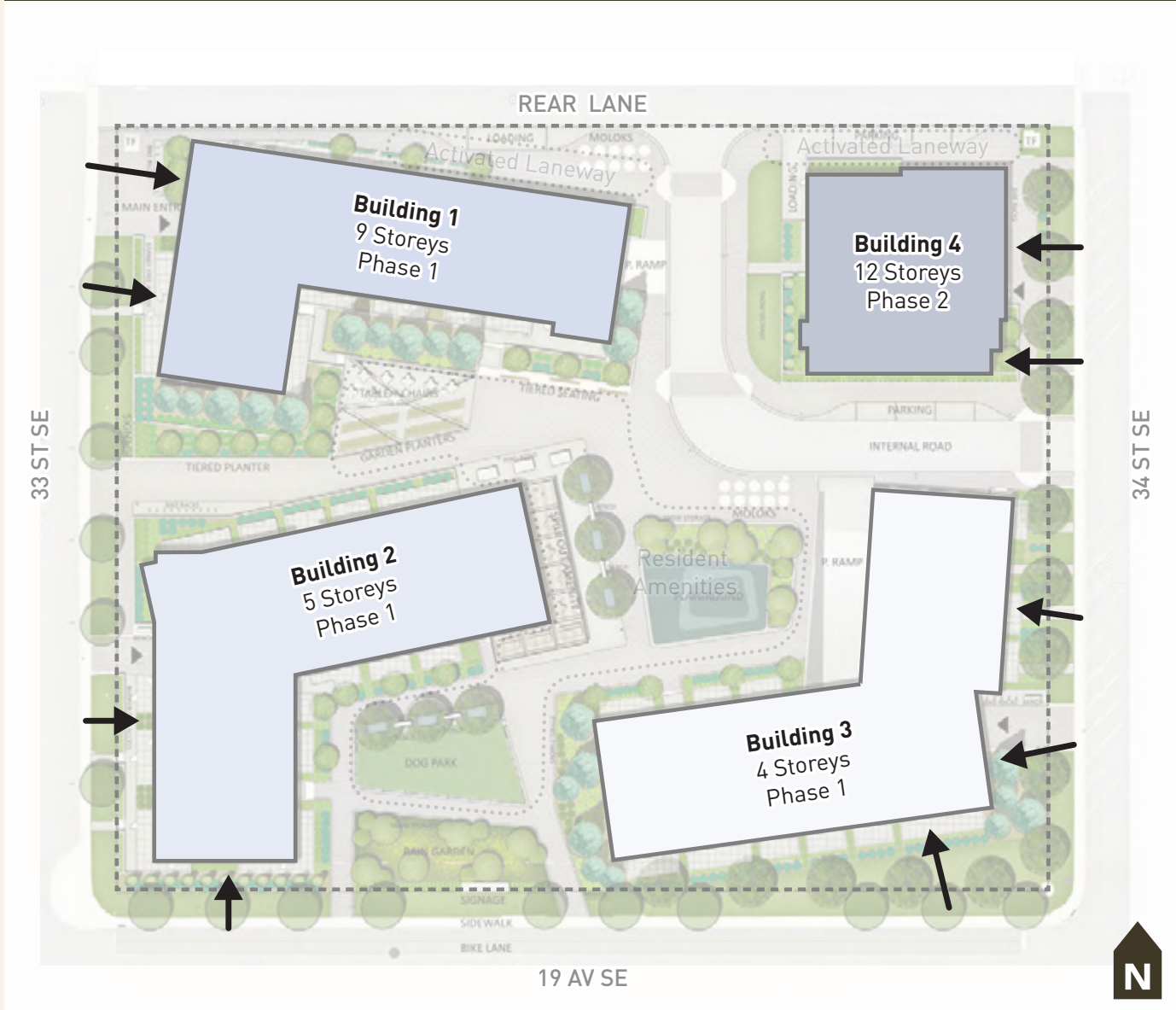
- No vehicle access from 19 AV SE
- All vehicle site access via the rear lane or 34 ST SE, with on-site parkade access

### Pedestrian Site Access



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

### Privacy & Residential Overlooking



- 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



- Well lit, active and accessible interior courtyard space with resident amenities
- Active CCTV monitoring combined with natural surveillance from the street and residents



# Southview Mixed Income Housing

## Development Vision: Phase 1 Buildout



\*NOTE: FOR DISCUSSION PURPOSES. CONCEPTUAL & SUBJECT TO CHANGE.





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## Development Vision: Phase 1 & 2 Buildout



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## Development Vision: Interior Courtyard & Amenity



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# Southview Mixed Income Housing

## Development Vision: 19 AV SE Street Interface



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# Southview Mixed Income Housing

## Project Timeline & Phases



### Project Timeline



### Construction Anticipated Phases

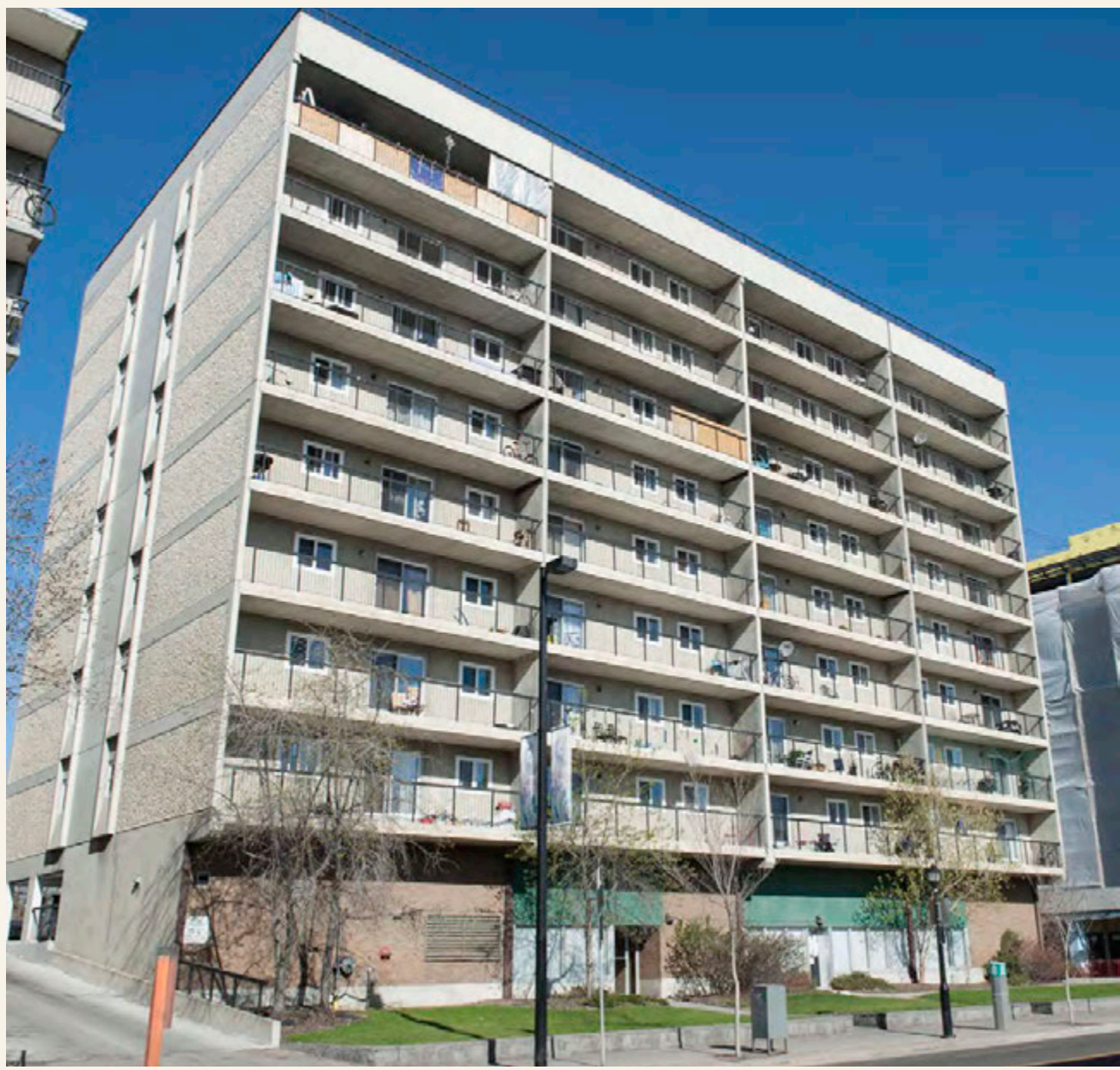




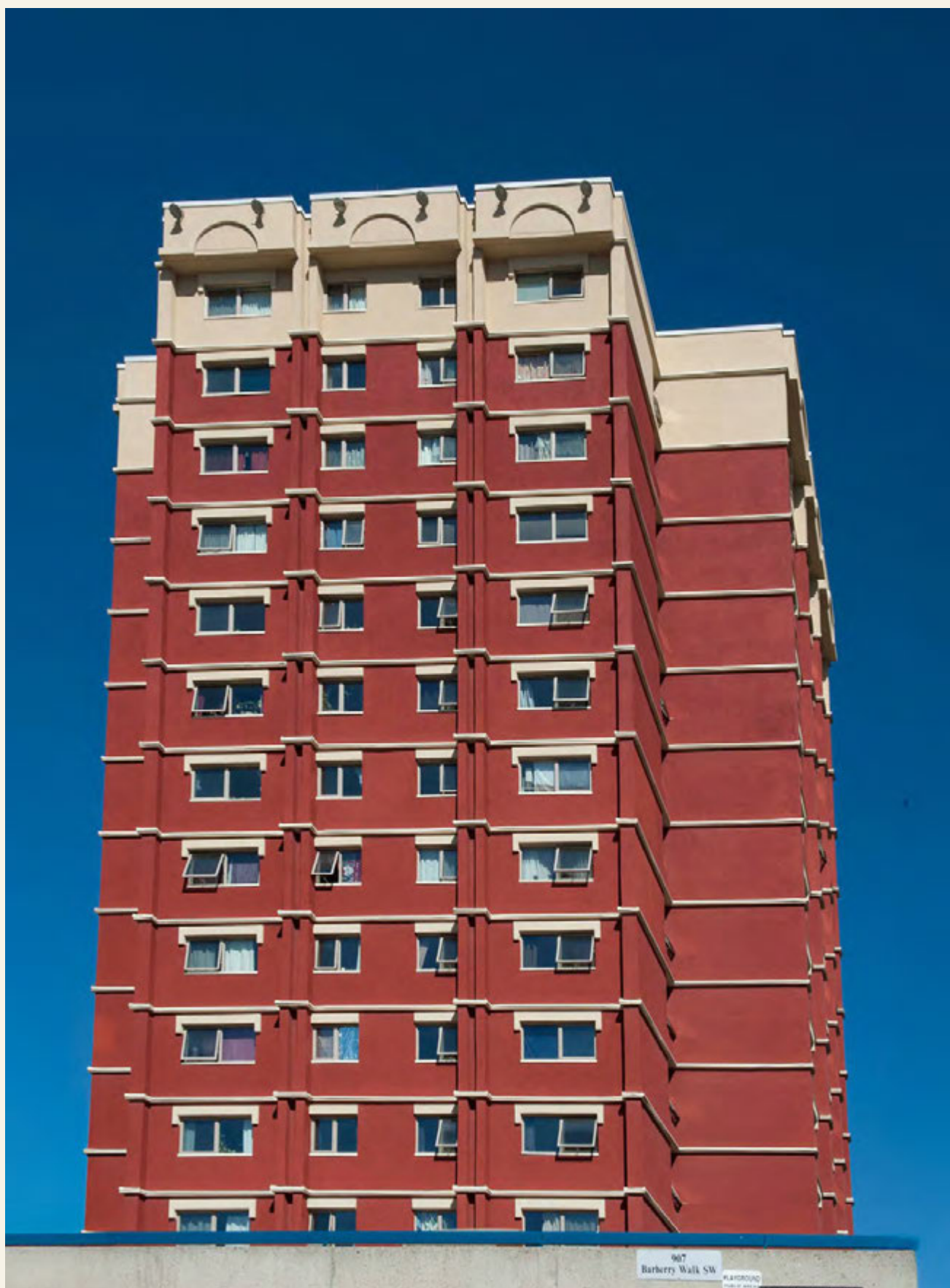
# Examples of Other Calgary Housing Properties



Hillhurst 1



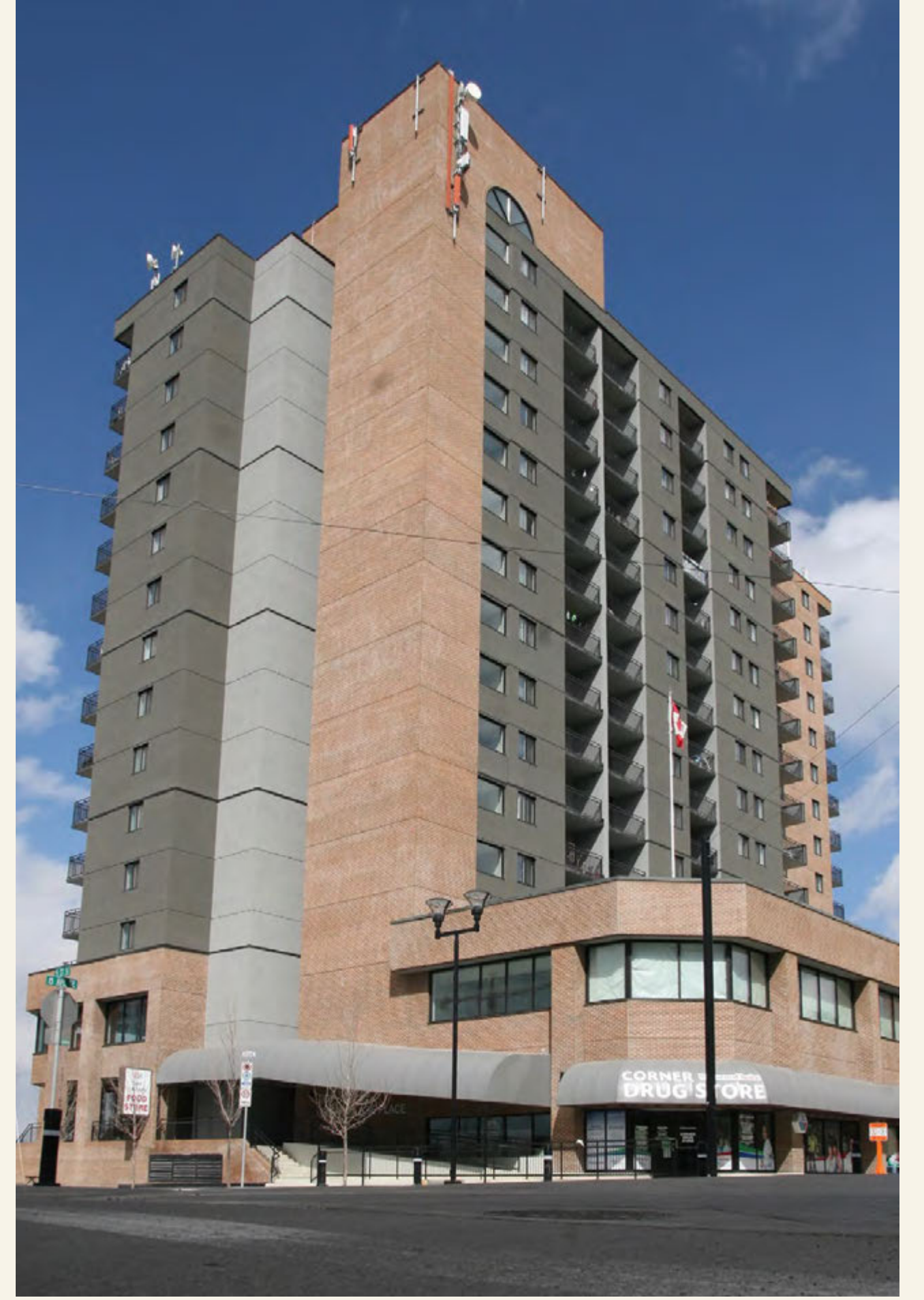
Hillhurst 2



Shaganappi



Lumino



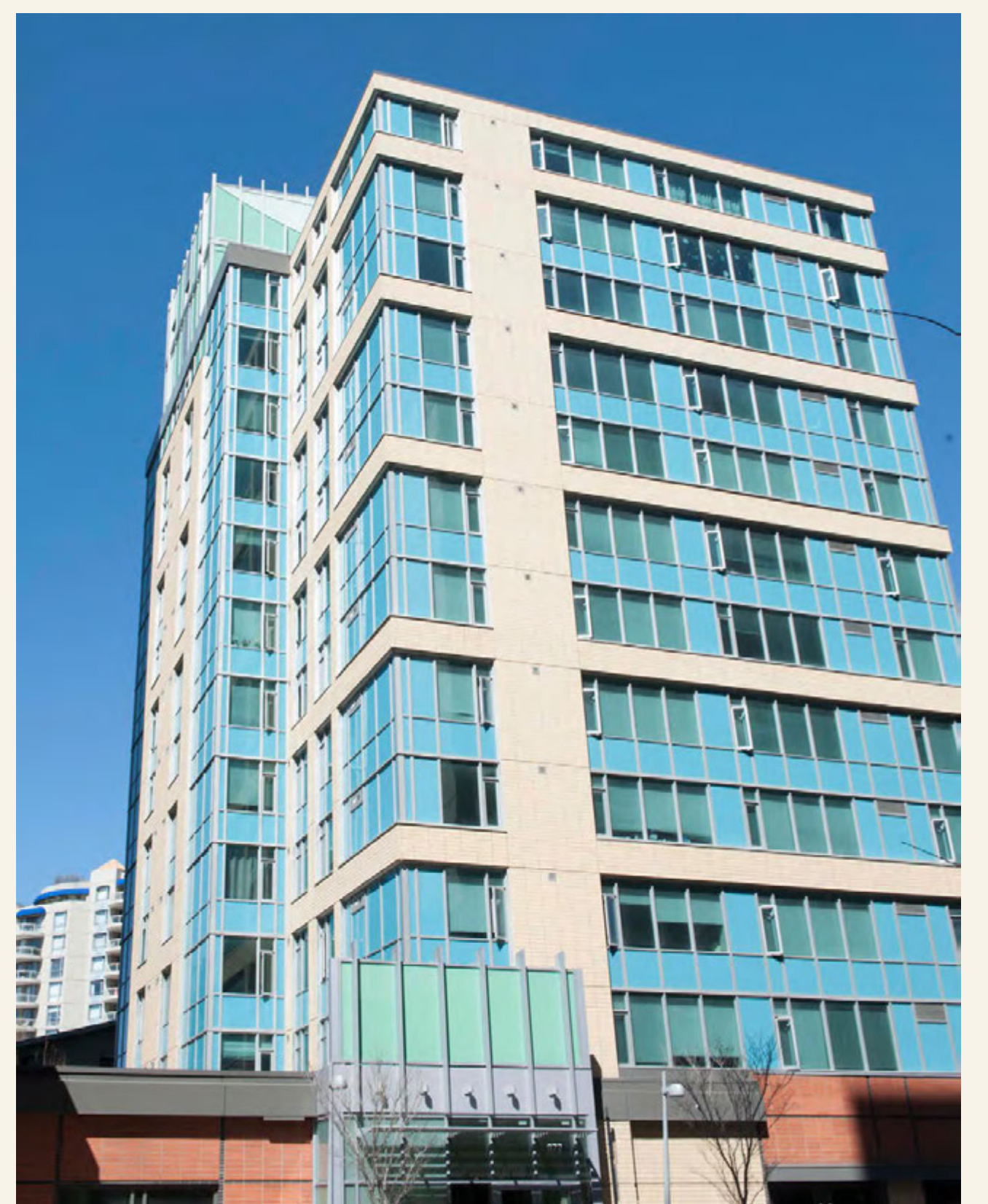
East Village Place



Manchester 1



Manchester 2



Louise Station



# Examples of Other Calgary Housing Properties



Homes in Rosedale



Kitchen in Bridlewood



Apartments in Bridgeland



Exterior of Bridlewood



Reading nook in  
East Village Place



Community Garden in  
Mayland Heights



# Resident Stories

Daryl has lived with Calgary Housing for 2 years now. He’s an outgoing, friendly man who is passionate about creating connections in his community. His neighbours warmly speak about how Daryl keeps them engaged and connected. He’s recently been hired as the Community Navigator for the City of Calgary, and is excited to spend a few hours a week helping build community.



“I was surprised I got the award!” he says. For Daryl building community is a part of making a place home.

Daryl is currently working on applying for a grant from The City of Calgary to build a community garden in the common area. He hopes the garden will brighten up the outdoor common space and encourage his neighbours to spend more time in community and outside. He also hopes to be able to add flowers to the front of the building. As the building is located downtown, it can often feel like there isn’t much greenspace.

There’s always a new project happening at Daryl’s building that he is helping with. He mentions a local church that last minute reached out about bringing in lunch. He quickly threw together some posters that he got up in the hallways, and started texting his neighbours. “I was really impressed by the turn out. It was a good turn out!” he says.



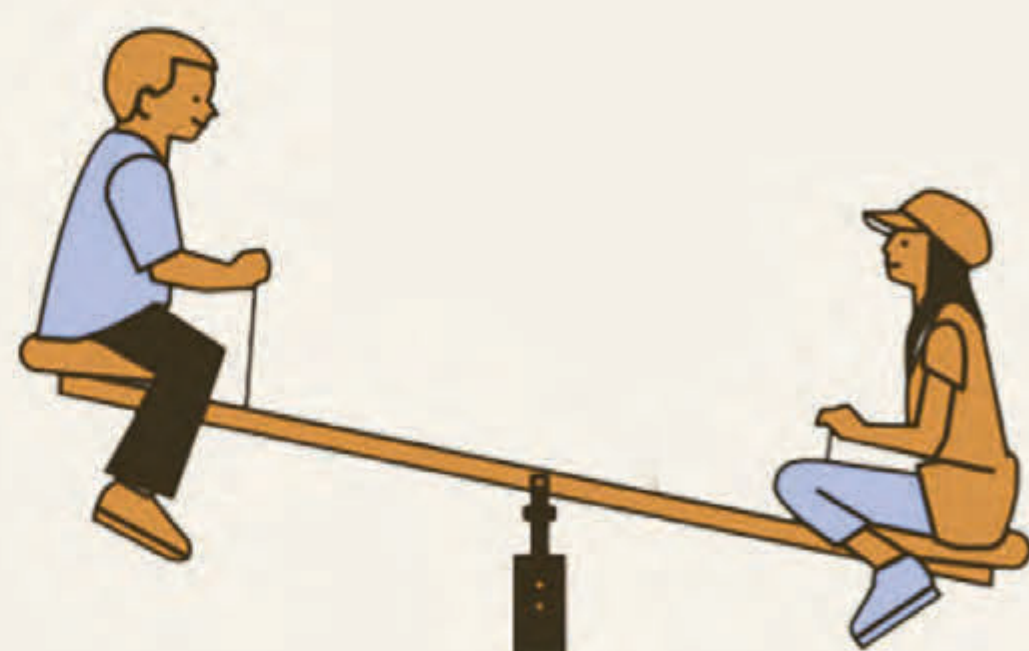
Lala and Hanlon have lived with Calgary Housing since 2023. Lala works as a Customer Service Representative with Air Canada. Her son Hanlon, is homeschooled and wrapping up grade 11. He has a bright future ahead. His mother notes his diverse interests and talents, particularly in cooking and art. She envisions him pursuing culinary school, art school, or even becoming a pilot—a career that comes with both responsibility and lots of growth potential. Despite not having made a firm decision yet, Hanlon shows a natural aptitude for driving and mechanics, thanks in part to his involvement with Big Brothers Big Sisters and the guidance of his “big brother.”



# Design Considerations

The Southview housing development is still in the design stages but we can share these considerations with you that will inform what gets built.

- A commitment to safety, both in building the development and once residents live there.
- Respecting the character of the neighbourhood – The building will be reasonable and in context with the surrounding community.
- Parking – There will be parking stalls for residents, with the aim of minimizing parking disruptions in the community.
- Managed construction – The development will be constructed in phases, limiting noise and construction vehicle traffic in the community.
- Live / Work Units – The development will include public spaces which may include storefronts or community spaces.







# Operations at Calgary Housing



**Calgary Housing is committed to operational excellence within the affordable housing sector.**

**To fulfill this we offer these services to residents:**

**Resident supports including:**

- **Property Manager**
- **Housing Support Specialist**

**These roles account for a range of supports from planning community events, making referrals to other services, assisting with lease renewals and rent reviews, assisting with move-ins, and much more!**

- **24/7 Maintenance & Complaints Line**
- **Customer Service Team**

**You can call (587) 390-1200 to be connected to either line.**

- **Annual Rent Reviews**
- **Resident Portal**
- **Applicant Portal**

