

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee
462, 1811 4 Street SW, Calgary Alberta, T2S 1W2
Community hall and office, 2201 Cliff Street SW
www.cliffbungalowmission.com
cbmca.development@gmail.com



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City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: **LOC2022-0023**, 211 25 Avenue SW

Decision: **No Objection**¹

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed the LOC application (LOC2022-0023). Based on our review, the CBMCA would not object to this LOC amendment. In the past, the CBMCA has supported both the approved 31-suite DP-Application and the proposed 39-suite DP Application. The CBMCA believes that both iterations achieve the objectives outlined within the Mission ARP with respect to diversification of dwelling types, massing, height, architecture and materiality.

We provide two comments below:

- The CBMCA would have No Objection to a proposed change to the allowable units per hectare outlined within the ARP in order to support the Applicant's proposed 39-unit residential structure at 211 25 Avenue SW.** Currently, the Mission ARP currently notes that, "The high density residential policy allowing a maximum density of 395 units per hectare (160 units per acre) and a maximum height of 17 storeys is maintained for the area bounded by 25 Avenue SW in the north, the Elbow River in the east and in the south and the 4 Street SW commercial area in the west."

The CBMCA would have "No Objection" to modifying the ARP to allow a maximum density of 485 units per hectare (196 units per acre) for the parcel at 211 25 Avenue SW. Based on our understanding of the parcel size at 8,649 square-feet (0.08035 hectares), this change to the ARP would allow the Applicant to move forward with the 39-unit iteration of DP2021-1945, which the Community Association supported in May 2021.

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

- Letters of Opposition indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
- Letters of Concern indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
- Letters of No Objection/Comment are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
- Letters of Support indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

- The CBMCA believes this is an immensely difficult site to develop due to lack of a rear laneway, the narrow width of the parcel and the parcel's proximity to the river. Another important factor to consider is that the land is currently fallow. The above context suggests the Applicant's requests for reasonable accommodations should be considered, in hopes that a developer can advance a quality project on this parcel.

The Community Association notes that both the 39-suite and 31-suite DP Applications earned the support of the CBMCA. Both iterations add density while also adding to the diversity of dwelling types within the community, while still conforming to the spirit of the ARP with respect to massing, height, architecture and materiality.

The two tables below compare the suite-mix (Table 1) and average floor-area (Table 2) of the two proposed development iterations (the approved 31-suite iteration and the proposed 39-suite iteration) submitted by the Applicant.

	31-Unit	39-Unit
Unit Type	Development	Development
1	11	19
2	14	20
3	6	0
Total	31	39

Table 1. Number of suites, by dwelling type for each proposed development

	31-Unit	39-Unit
Unit Type	Development	Development
1	510	453
2	950	896
3	1,225	NA

Table 2. Average net-area by unit type (in square-feet) for each proposed development

The 31-suite iteration proposes a mix of one-, two- and three-bedroom suites. This iteration would feature 19-suites (14 two-bedroom suites and six three-bedroom suites) that could accommodate small families. It would also feature 11 one-bedroom suites with an average size of 510 sf.

In comparison, the 39-Suite iteration also proposes 20 suites (all two-bedrooms) that could also support small families. However, it also proposes 19 small, one-bedroom suites (averaging 450 sf) that could be attractive to singles, a growing demographic within the city.

Ultimately, both proposals would allow for increased density and increased diversification of dwelling types within the community of Cliff Bungalow-Mission, while still conforming to the spirit of the ARP with respect to massing, height, architecture and materiality.

Zaakir Karim

Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com