

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



August 31, 2022

City of Calgary

Planning and Development

Third floor, Municipal Building

800 Macleod Trail SE

Calgary, Alberta

Re: **LOC2018-0250**, 617 17 Avenue SW (Multiple Addresses)

Decision: **Withheld pending outcome of unresolved matters¹**

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 01 2022

ITEM: 7.2.2 CBC 2022-0966
Distribution - Letter
CITY CLERK'S DEPARTMENT

The Cliff Bungalow-Mission Community Association ("CBMCA") would like to further expand on its position on the **community amenities** aspect of this application. As noted in comments dated August 30, 2022, the CBMCA's position is that even under a voluntary community contribution framework, an acceptable mix of community amenities should be provided.

To this point, the CBMCA has noted that its favored public amenities include: (1) land acquisition for park space, (2) Elbow River Pathway Right-of-Way Extensions, and/or (3) conversion of 23rd/24rd Avenue cul-de-sacs into public space. Each of these amenities would be durable, contribute towards MDP objectives and be valued by residents within the community. The CBMCA would like the mix of community amenities offered to include some mix of these aforementioned items (in addition to the amenities proposed on the Applicant's site and the improvements proposed for the plaza across the street at Western Canada High School).

Also noted in the CBMCA's more recent note (dated August 30, 2022), it is unclear whether the proposed contribution would be sufficient to deliver a sufficient mix of community amenities and

¹ The CBMCA will ultimately issue one of four decision types: 1 Opposed, 2 Concerned, 3 No Objection/Comment or 4 Support.

1. **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.
2. **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.
3. **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.
4. **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.

pending clarification on this matter, the CBMCA is unable to render its final position on this application.

While the CBMCA is focused on the amenities delivered rather than the input price of these amenities, it is important to put the proposed contribution into context. The CBMCA estimates that the proposed contribution only represents about \$0.085 for each \$1.00 of additional density being created by City Council (the other \$0.915 would go to the Applicant).

The CBMCA realizes that within the existing framework, it is idealistic to expect a voluntary contribution equating to what Beltline's density bonusing framework would require the Applicant to provide. **However, there is an extremely wide gulf between what the CBMCA estimates the Applicant is offering (~\$500,000) and what CBMCA estimates the Beltline's density bonusing policy would require (~\$4,600,000).** This is jarring given that this parcel sits across the street from the Beltline and is located in a community with even higher land values (per unit density).

Value created through upzoning	Community Contribution (%)	Contribution community (\$)	Notes
6,083,490	0%	0	
6,083,490	8.5%	516,479	Current Offer by Applicant
6,083,490	10%	608,349	
6,083,490	25%	1,520,873	
6,083,490	50%	3,041,745	
6,083,490	75%	4,562,618	Beltline Density Bonusing Framework
6,083,490	100%	6,083,490	

Table 1. Community contribution schedules for LOC2018-0250 as estimated by the CBMCA

Thus, it is the CBMCA's position that if the proposed contribution is insufficient to deliver a reasonable mix of community amenities, the Applicant has the ability to provide a more generous voluntary contribution in order to deliver such a package.

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