

**Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow (Ward 8)
 at Multiple Addresses, LOC2018-0250**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2022-0966) to the 2022 October 04 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed bylaw for the closure of 0.02 hectares \pm (0.05 acres) of road (Plan 1911117, Area 'A'), adjacent to 615 – 17 Avenue SW, with conditions (Attachment 5); and
4. Give three readings to the proposed bylaw for the redesignation of 0.26 hectares \pm (0.64 acres \pm) located at 615 – 17 Avenue SW, 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area 'A') from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (C-COR1f3.0h23) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 1:

That Council:

1. Give three readings to **Proposed Bylaw 55P2022** for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 8C2022** for closure of 0.02 hectares \pm (0.05 acres) of road (Plan 1911117, Area 'A'), adjacent to 615 – 17 Avenue SW, with conditions (Attachment 5); and
3. Give three readings to **Proposed Bylaw 150D2022** for the redesignation of 0.26 hectares \pm (0.64 acres \pm) located at 615 – 17 Avenue SW, 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area 'A') from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (C-COR1f3.0h23) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

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HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District, based on the Commercial – Corridor 1 (C-COR1) District in order to allow for a mixed-use development.
- This proposal would allow for additional dwelling units and commercial uses on 17 Avenue SW which is identified as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The additional dwelling units and commercial uses would contribute to housing diversity and provide more goods and services for Calgarians.
- Why does this matter? Providing housing options and commercial uses would welcome more people into an established community that is located on a Neighbourhood Main Street well served by existing amenities, infrastructure and transit.
- An amendment to the *Cliff Bungalow Area Redevelopment Plan* (ARP) is required to enable this application.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2018 November 15 by B&A Planning Group on behalf of the landowners, ASI Acquisition Corp and 205987 Alberta LTD. (Sheldon Fishman). The site is located in the community of Cliff Bungalow at the southeast corner of 17 Avenue SW and 5A Street SW. As noted in the Applicant Submission (Attachment 6), the intent of this application is to enable the comprehensive redevelopment of the site to a mixed-use development with commercial uses at grade fronting onto 17 Avenue SW and residential uses on 5A Street SW. The upper storeys are also expected to be residential uses. The site is approximately 0.28 hectares ± (0.68 acres ±) and has access to a lane which runs parallel to 5A Street SW.

The purpose of the proposed DC District would enable a built form which responds to the site context. The proposed DC District is based on the C-COR1 District and contains specific rules for building setbacks, building height, building stepbacks and maximum floor area. These rules intend to reduce the impacts to the 5A Street SW Heritage Boulevard, the 17 Avenue SW Neighbourhood Main Street and surrounding development. The proposed DC District would also allow for additional floor area when a public amenity contribution is provided.

A detailed planning evaluation of the application, including location maps and site context, is provided in Background and Planning Evaluation (Attachment 1).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of this application, the Applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public stakeholders and the respective community association was appropriate. In response, the applicant contacted the Cliff Bungalow - Mission Community Association (CBMCA) and held an information session to inform the public of the application and gather feedback. The Applicant Outreach Summary is included in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Due to project challenges, this application was temporarily placed on hold. Upon resubmission, the application was re-circulated to public stakeholders and a new notice was posted on site.

Administration received three letters of opposition. These letters state concerns regarding the scale and intensity of the proposed development and impacts related to traffic, parking, construction, noise, safety, infrastructure and the natural environment.

Administration received an opposition letter (Attachment 8) from the CBMCA. In their letter, the CBMCA identified several concerns including the amount of public engagement, proposed building mass, community benefit contribution and proposed lane closure. The CBMCA also highlighted positive attributes of the application including alignment with densification objectives of the MDP, limited shadow impacts on the north side of 17 Avenue SW, remediation of the site and public realm improvements.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use change would allow for intensification within the inner city on a parcel that fronts onto a Neighbourhood Main Street corridor and is well served by existing amenities, infrastructure and transit. In response to resident feedback, the proposed rules of the DC District attempt to lessen the off-site impacts of the proposed development through a combination of building setbacks, building setbacks and public amenity contributions.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed out to adjacent landowners. In addition, Planning Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would contribute to housing diversity and allow for more dwelling units and services in the community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

**Planning & Development Services Report to
Calgary Planning Commission
2022 September 1**

**ISC: UNRESTRICTED
CPC2022-0966
Page 4 of 4**

**Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow
(Ward 8) at Multiple Addresses, LOC2018-0250**

on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The closure of the lane and consolidation with adjacent property would enable more efficient redevelopment of the site and use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 55P2022**
3. **Proposed Bylaw 150D2022**
4. Registered Road Closure Plan
5. Road Closure Conditions
6. Applicant Submission
7. Applicant Outreach Summary
8. Community Association Letter
9. **Public Submissions**
10. **Proposed Bylaw 8C2022**
11. **CPC Member Comments**
12. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform