

Community Association Letter

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

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June 30, 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: **Objection¹**

The Cliff Bungalow-Mission Community Association (“CBMCA”) is submitting a “Letter of Objection” to this LOC Application, believing that it does not currently provide a net benefit to the community of Cliff Bungalow-Mission.

The CBMCA believes that with further engagement and discussions between the relevant parties (Applicant, the Community and City Administration), this LOC Application could evolve to a point where it allows for the Applicant to deliver a great project that is in the public interest (both as it relates to the Community of Cliff Bungalow-Mission and for the City of Calgary as a whole), while also meeting the developer’s profitability criteria. This sentiment has been expressed to the Councillor Walcott’s Office, the Applicant and the File Manager.

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

The CBMCA's understanding is that all parties wish to engage further in good faith and the CBMCA looks forward to continuing to work together on this LOC Application. As a result, the CBMCA views its current position of "Objection" to the LOC Application as fluid and hopes it can be replaced with a position of "Approval" or "No Objection" through continued consultation and engagement.

The CBMCA's major objections are summarized below, with further context provided in the pages that follow.

- **There has been insufficient engagement with the Community since the LOC Application was reintroduced in 2022.** Since this LOC Application was reintroduced in 2022, the CBMCA has only had one engagement session with the Applicant, which consisted of a presentation, followed by a Q&A session. Over the past three years, the CBMCA's Planning and Development Committee has seen a substantial increase in bench strength, and now features three urban planners, one landscape architect, one capital markets specialist, a Past President of the Calgary Heritage Initiative, a Past President of the Federation of Calgary Communities and four long-standing residents of the Cliff Bungalow community. These are skilled professionals with substantial relevant expertise and a strong understanding of the community's needs and perspective. These professionals have put significant time into studying this LOC Application on a voluntary basis in order to serve their community. The CBMCA believes the LOC Application can be materially improved upon with further engagement and consultation between the City Administration, the CBMCA and the Applicant. Also of note, the massing model has changed considerably – which in conjunction with the large time lapse since the LOC Application was reintroduced – suggests the potential need for further consultation with the community more broadly, potentially including a new Open House and "What We Heard" report.
- **Questions of context regarding density and massing.** The CBMCA has significant concerns with regard to the context of massing and density in this location as it relates to planning concepts such as density step-downs, locating incremental density on busier thoroughfares, the historic context of the boulevard of 5A Street SW and the Cliff Bungalow ARP. This is further discussed in Section I.
- **Concerns regarding density bonusing and community benefits.** The CBMCA has calculated the market value of the incremental density requested through this LOC Application at \$5,000,000-\$8,000,000. This is a significant ask from the Applicant in terms of developer inducements. While the Applicant has proposed some community amenities, these proposed benefits have not been developed in consultation with the community of Cliff Bungalow-Mission. Additionally, the value of the proposed community benefits has not been costed by either the Applicant or City Administration, so there is no foundation from which to gauge whether the proposed benefits represent a reasonable sharing of the

incremental value of density being requested by the Applicant.² A discussion around the density bonusing and community benefits are provided in Section II of this note.

- **Micro-issues related to the DC-Zoning specifications.** In Section III, the CBMCA provides some comments on the LOC Application with regards to the proposed DC-Zoning specifications as it relates to setbacks, step-backs, urban forestry, public space, landscape architecture, etc. These items are best communicated and resolved through a dialogue between the City Administration, the planners and architects on the CBMCA Planning Committee and the Applicant. **Of note, the CBMCA wishes to provide specific comments with regards to the draft LOC and draft ARP Amendment; however, to this date, no draft LOC or draft ARP Amendment have been provided to the CBMCA.**
- **A public laneway will be sold from the City of Calgary to the Applicant if the LOC Application is successful. This in turn suggests that the City of Calgary should contribute towards the community amenity package with respect to this LOC Application.** A natural starting point for the City's contribution for this amenity value is the price obtained from the sale of the public laneway.



Exhibit I. Public laneway, highlighted in green, will be sold from City of Calgary to the Applicant in the event an LOC Application is approved.

- **Concerns around the replacement of affordable housing with new housing stock.**³ The CBMCA notes its concern with the loss of 20 affordable housing units in conjunction with

² Best practice would entail the City of Calgary obtaining a third-party appraisal to assess the valuation of incremental density rights and the Applicant to provide their land acquisition, environmental remediation and the estimated costing of proposed community benefits. From here, a discussion could take place between City Administration, the Councilor's Office, the Applicant and the Community as to a reasonable request for community benefits.

³ This is much more a criticism for the City of Calgary and prior City Councils than it is for the Applicant. The City of Calgary can be much more thoughtful in nudging private economic actors to help achieve societal objectives (such as affordable housing) in cost-effective ways and this should be a priority for councilors and city administration who wish to prioritize both affordable housing and responsible fiscal policy.

any proposed development on this parcel, while over fifty significant parcels sit fallow (mostly surface parking lots) in the Beltline, East Village, Sunalta and the Downtown Core. While the replacement of old (non-historical) housing stock is part of the natural lifecycle of redevelopment, the loss of old housing stock is also typically the loss of affordable housing. In contrast, these fifty fallow parcels could provide upwards of 10,000 new housing units without the demolition of any affordable housing. If the City of Calgary is serious about maintaining affordable housing in Calgary's inner-city, its politicians and policymakers need to pursue policy mechanisms to extend the life of older housing stock while prioritizing the development of vacant parcels. This includes incentivizing developers to develop these fallow land parcels PRIOR to demolishing existing housing stock. Within this framework, the approval of upzoning applications that involve the demolition of affordable housing units is the antithesis of good policy.

The CBMCA also notes some positive attributes to this proposed LOC as summarized below.

- **The LOC Application would contribute to the densification objectives outlined in Calgary's Municipal Development Plan ("MDP").** The CBMCA is aware that a primary objective of the MDP is to have 50% of incremental growth to be situated in established communities. The Applicant has also noted this project would entail mid-market housing, which would increase the density within the neighbourhood of Cliff Bungalow-Mission more than luxury housing proposals.
- **The development is located on the periphery of the community.** The CBMCA is cognizant that all communities will be required to add density if the objectives of the MDP are to be met. The position of the CBMCA is to be supportive of sensitive densification proposals. The CBMCA believes that one strategy to accomplish gentle densification for the community is to consider slightly higher densification on the periphery of the historic community. A portion of the amalgamated parcel is located on the periphery of the community, so may be a good candidate for gentle upzoning (that said, upzoning from a blended FAR of 2.75x to an FAR of 6.0x stretches the definition of gentle upzoning).
- **The shadowing impact is limited.** The massing model shared by the Applicant would have contained shadowing impacts, both with regard to the pedestrian realm of 17th Avenue SW and the residential dwellings of Cliff Bungalow-Mission. This is a positive attribute of the proposed LOC Application and is one indication (of several) of the thoughtfulness of the Applicant.
- **Environmental remediation of the contaminated parcel.** The CBMCA is aware that the Fishman's parcel along 17 Avenue is likely contaminated due to the presence of a dry-cleaning facility on site. The redevelopment of this amalgamated parcel would entail environmental remediation of the Fishman's site, which is a positive outcome.

- **The Applicant has put forward some thoughtful design proposals in their LOC Application.** The CBMCA has been impressed with the some of the design proposals of the LOC Application, including the widening of sidewalks along 17 Avenue SW, tree plantings and the Applicant's attempts to pay homage to the historic boulevard of 5A Street, the historic Apartment building (The Carolina) located to the south of the Applicant's parcel and to Western Canada High School (also historic) to the west of the Applicant's parcel. However, these too can be improved upon with further consultation and engagement.⁴

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⁴ It should be noted, as referenced throughout this note, that these design proposals, in and of themselves, may not constitute community benefits, but rather simply be good architectural and landscape design. The correct categorization of which, will come down to the details, design and implementation of the specifics of each itemization. For example, if public plaza is a usable space that is open to the public, it would constitute a community amenity. If it simply functioned as an outdoor patio space for a retail tenant, it would not constitute a community amenity. The nuanced nature of this subject is important and was a substantial part of the discussion around the proposed event center.

I. Discussion of concerns around massing and density of proposed LOC

The Applicant's LOC Application is proposing a 5-storey podium and 15-storey tower, with an FAR of 6.0x. The CBMCA's calculations suggest the existing zoning of the amalgamated parcels has a blended FAR of ~2.7x and a maximum height of 5-storeys. As a result, the Applicant is proposing to increase the allowable height of the future development by nine storeys more than the current allowable height and increase the density by more than 100%.

A. The planning concept of density step-downs through the Beltline suggests a weak context for this LOC Application

Seventeenth Avenue SW (FAR of 3.0x and a maximum allowable height of five storeys) acts as a transition zone between the medium-rise density of the Beltline (the residential area of the Beltline a base FAR of 5.0x with most new towers in the 15-storey range) and Cliff Bungalow (FAR of 2.5, maximum of five-storeys).

This is illustrated in the map and table below, which show the step down of density through the Beltline from the North (near the downtown core) to the South (as it leads into lower-density neighbourhoods). The major thoroughfares close to downtown (between 10th Avenue SW and 12th Avenue SW demarked as Area C on the map below) have a base FAR of 8.0x for residential uses. Moving south, this allowable density then steps down between 12th Avenue SW and 15th Avenue SW (Area A), which has a base FAR of 5.0x. And going further south, the density then steps down further along 17 Avenue (Area D with a base FAR of 3.0x). And finally, to the south of 17 Avenue within Cliff Bungalow, the FAR steps down to 2.5x. *Given this context, stepping up from an FAR of 3.0x along 17 Avenue to an FAR of 6.0x in Cliff Bungalow is not justifiable using the planning application of density step-downs.*

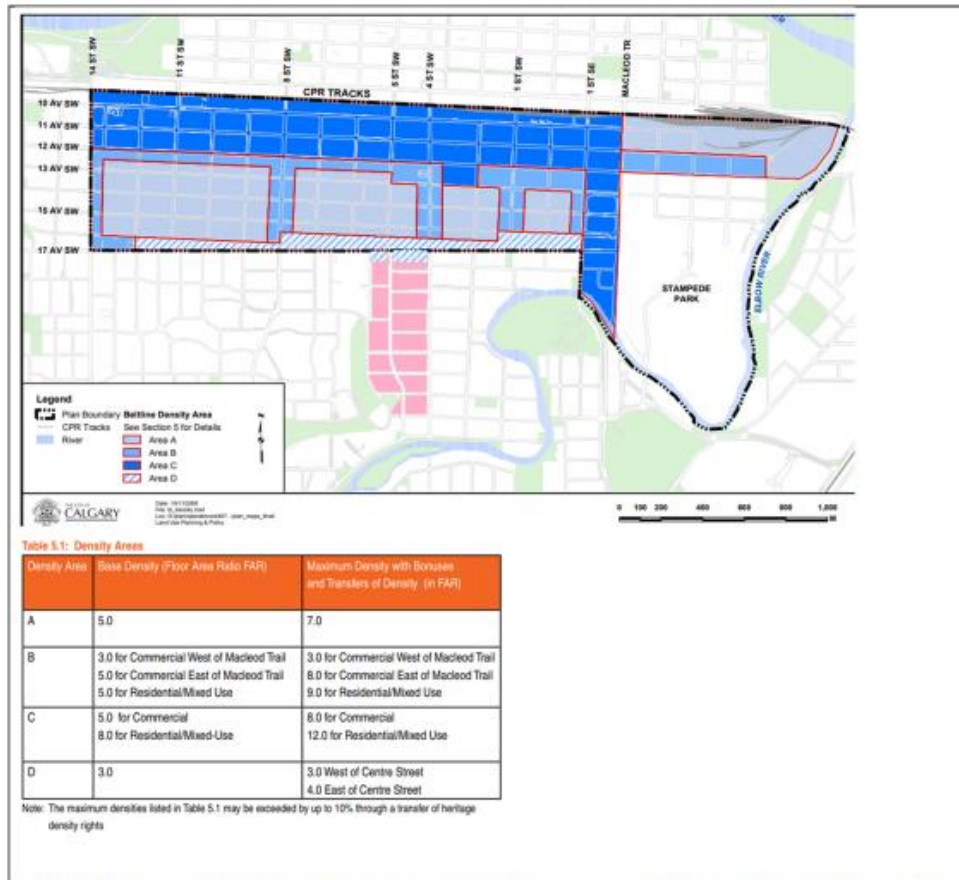


Exhibit I. Density map of the Beltline shown in shades of blue, with the area of Cliff Bungalow with an FAR of 2.5x is shown in pink. This exhibit illustrates how density steps down from an FAR of 8.0x on 10 Ave SW, to 5.0x at 13 Ave SW to 3.0x at 17 Ave SW to 2.5x in Cliff Bungalow.

B. Planning concept of placing incremental density along “major thoroughfares” suggests a weak context of this LOC Application

Separately, another density strategy for the City of Calgary is to accommodate density along “major thoroughfares.” This can also be seen in the Beltline density map (above), where Area B allows for additional density along the higher traffic North-South corridors of 1st Street SW, 4th Street SW, 8th Street SW and 14th Street SW.

In contrast, this parcel is located along 5A Street SW. This street is one of the quietest streets within Cliff Bungalow, and already has difficulty accommodating one lane of traffic in each direction. Even though the LOC Application notes a parkade entrance located in the laneway between 5th Street SW and 5A Street SW, the addition of 200+ additional residents would substantially increase

traffic along 5A Street SW as this is where the main entrance to the residential tower is located (rideshare pick-ups/drop-offs, deliveries, visitors, resident traffic, etc.).

Existing resident traffic includes institutional traffic from Western Canada High School⁵, where over 200 cars occupy two parking lots for 10 months of the year, with two exits onto 5A, one a public parking lot adjacent to the 17 Ave intersection. The traffic engineering impact assessment would provide actual data and impacts.

Given the context outlined above, stepping up from an FAR of 3.0x to an FAR of 6.0x is not justifiable using the application of placing incremental density along major thoroughfares.

C. The existing approach to sensitive densification within the community of Cliff Bungalow-Mission is achieving exceptionally strong results. This provides strong evidence the sensitive density policies outlined within the Cliff Bungalow ARP are appropriate and effective.

To the Community Association's knowledge, no sufficient rationale outlining the Applicant's need for such a large increase in massing or density has been put forward beyond "sensitive densification" outlined within the MDP.

However, from the community perspective, Cliff Bungalow-Mission is already a successful model of sensitive densification within the confines outlined within their ARPs. And this sensitive densification is working to help achieve the densification objectives outlined within the MDP. The Cliff Bungalow Area Redevelopment Plan is a values-based, statutory document developed to inform the Bylaws by providing direction which is specific and appropriate to our district, and remains very relevant to smart growth within the community.

New developments within the Cliff Bungalow-Mission community over the past five years have increased the implied population of the community by ~7% (implied population capacity growth of 447 people relative to a total population of ~6,500 in 2019) proving the success of the sensitive densification policies outlined within the ARPs of community.

⁵ It is common knowledge that there have been numerous low-impact collisions that occur along 5A Street SW between 17 Avenue SW and 19 Avenue SW. This is driven by the confluence of young (inexperienced) drivers and the already significant traffic along the narrow streets along 5A Street.

Development	Year of Completion	Dwellings lost	Dwellings gained	Incremental dwelling count	Implied population growth	Compliance with ARP	Community Position (Objection or No Objection)
Matrix Apartments	2023	4	67	63	95	Yes	No Objection
Alicia Townhomes	2022	2	6	4	8	Yes	No Objection
Elva Apartments	2022	4	61	57	86	Yes	No Objection
The Block on Fourth	2022	0	39	39	59	Yes	No Objection
Riverwalk Retirement Facility	2022	36	141	105	131	No	Objection
Beverley Apartments	2021	8	35	27	41	Yes	No Objection
The Bergin	2020	2	21	19	29	Yes	No Objection
Total		56	370	314	447		

Exhibit 2. Residential developments completed or under construction within Cliff Bungalow – Mission over the most recent five years (2019-2023) have led to an implied population growth of 447 over this period. The CBMCA has not objected to six of the seven proposed developments, underscoring the community’s value of supporting incremental density and development when proposed projects adhere to the confines of the Community’s ARP. This also suggests that many projects are viable within the confines of the ARP within these communities.

Population estimates	Cliff Bungalow-Mission	Calgary
Population (2019)	6,480	1,285,711
Population growth (2019-2023)	447	69,389
New population (2023)	6,927	1,355,100
Implied population growth (2019-2023)	7%	5%

Exhibit 3. The population of Mission-Cliff Bungalow is growing proportionally faster than Calgary (~7% vs ~5% between 2019-2023) as a whole, illustrating the attractive of Mission-Cliff Bungalow to Calgarians and the success their respective ARP’s in creating policies that allow for strong densification while retaining the historic character of the communities.

In comparison, the City of Calgary is estimated to grow ~5% over this same period. This means that if every community had been as successful as Cliff Bungalow-Mission in adding density over the past five years, the entirety of Calgary’s population growth could have been fully confined to existing neighbourhoods (and then some) over this period. The community of Cliff Bungalow is already punching well above its weight relative to Calgary’s MDP objective of having 50% of all population growth occur in established communities.

This underscores that the fabric of the Cliff Bungalow-Mission community is attractive. It also underscores that the policies embedded within the ARPs of Cliff Bungalow-Mission are not only valid, but immensely successful and highly effective in creating a community where people want to live and where developers are able to add significant amounts of incremental density within the confines of the ARP policies.

Furthermore, its contextually important to note that this densification is incrementally adding to an already dense community. At an average density of 8,945 people/km², Cliff Bungalow – Mission is Calgary’s third most dense community (see for example, China Town at 8,274 people/km² and Beltline at 8,999 people/km²). Cliff Bungalow-Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a ‘sense of place’ and cultural context. The CBMCA stresses the importance for City Administration and City Councillors to protect what makes the community of Cliff Bungalow-Mission special and attractive (which includes the predominance of new multifamily complexes with massing of 4-6 storey).

D. A 15-Storey tower would look out place in the historic neighbourhood of Cliff Bungalow, which is predominantly composed of single-family houses, townhomes and small apartment complexes

The neighbourhood of Cliff Bungalow is a historical community characterized predominantly by pre-WWI houses and sensitive densification that has primarily entailed the development of townhomes and small multi-family complexes (3-6 stories) within the neighbourhood. Given this context, a 15-storey tower would look substantially out of place, both with respect to the existing character of the neighbourhood and with respect to the community's approach to sensitive densification. This is illustrated below in a photograph of the community.

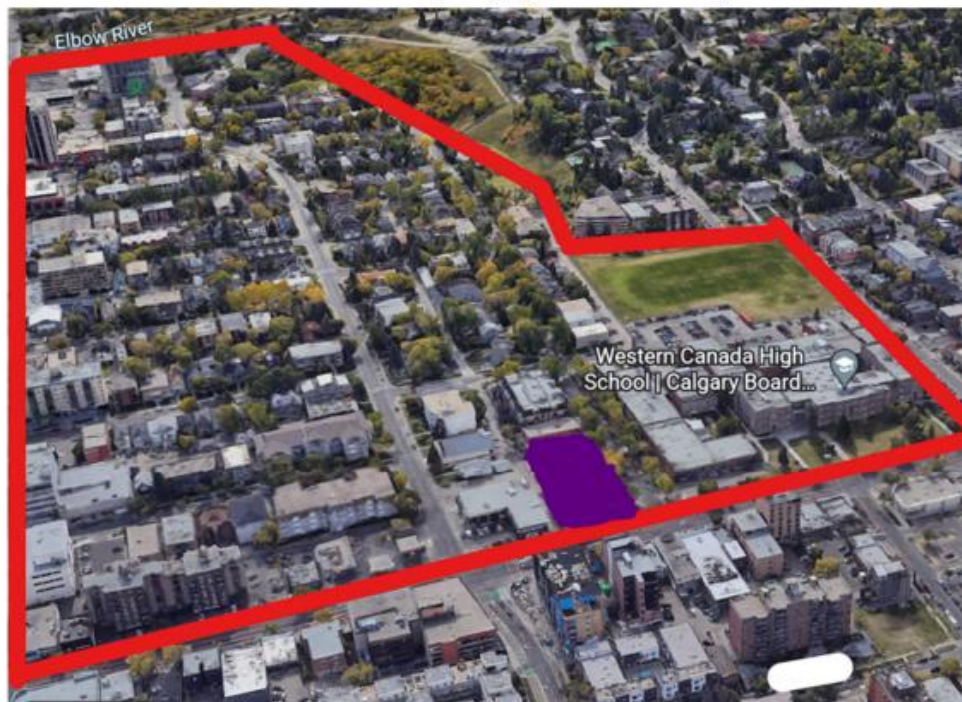


Exhibit 4. The neighbourhood of Cliff Bungalow is low-medium rise community, where most structures are a mix of circa-1900 single family homes, townhouses and 4-6 storey apartments. A fourteen-storey tower would upset the character and context of the neighbourhood. The location of this LOC Application is shaded in purple – the massing of a 15-storey tower here would be significantly out of context within the neighbourhood of Cliff Bungalow.

The Cliff Bungalow ARP notes that one objective for Residential Land Use is to “preserve and enhance the established low to medium density character.” A fifteen-storey tower does not align with this objective. A second objective is to ensure that housing, both new and redeveloped, is architecturally compatible with the existing residential character of the community. Once again, a fifteen-storey tower, does not align with this objective. Within the Medium Density Policy, the ARP notes that “The design of new developments should reflect the character of the original community.” Once again, a fifteen-storey tower does not reflect the character of the original community that was developed through the early-twentieth century.

II. Discussion of concerns around density bonusing and community benefits

The community of Cliff Bungalow-Mission has a clear position that commensurate community benefits need to be a major component of any LOC Application that entails any “spot” up-zoning component.

- The CBMCA estimates the market value of density rights being requested by The Applicant to be within a range of \$5,000,000-\$8,000,000. That value needs to be shared with other stakeholders including the citizens of Calgary; otherwise, it wholly represents a developer subsidy.
- The density bonusing framework in the Beltline would specify that 75% of the incremental density value must benefit the residents of the Beltline (this would equate to community amenities of \$3,750,000-\$6,000,000 on this LOC Application). The developer would be required to pay this if the incremental density was being sought on the North side of 17th Avenue. However, because the Applicant is seeking incremental density on the South side of 17th Avenue, there is no formal framework for density bonusing. This implies that City Administration and the area Councillor should propose a reasonable level of density bonusing and community amenities on a case-by-case basis. Given the proximity of this parcel to the Beltline, the CBMCA believes the formula that exists within the Beltline could be a logical starting point.
- **Concerns with regards to the lack of framework for calculating the appropriate level of community amenities.** The value of the proposed community benefits has not been costed by either the Applicant or City Administration, so there is no foundation from which to gauge whether the proposed benefits represent a reasonable sharing of the incremental value of density being requested by the Applicant.⁶
 - First, City Administration has not provided any analysis with regards to the market value of incremental density the Applicant is requesting. This analysis should be completed by City Administration.
 - Second, a rationale outlining a fair and reasonable amount of the community benefits in relation to the value of the density and height increase that should be sought has not been outlined by City Administration. The CBMCA has also not been consulted with on this matter.
 - Third, the Applicant has not costed the cost of community benefits they are proposing.

⁶ Best practice would entail the City of Calgary obtaining a third-party appraisal to assess the valuation of incremental density rights and the Applicant to provide their land acquisition, environmental remediation and the estimated costing of proposed community benefits. From here, a discussion could take place between City of Calgary, Councillor's Office, the Applicant and the Community as to a reasonable request for community benefits.

Without the above having been completed, neither CBMCA, City Administration, nor City Councillors have a reasonable basis on which to assess whether the value of community amenities being offered by the Applicant are fair and reasonable.

- **Concerns with regards to lack of engagement with regards to community amenities.** Once a reasonable level for community amenities has been established, the CBMCA should be consulted on its preferred menu for community amenities. While the Applicant has proposed some community amenities, these proposed benefits have not been developed in consultation with the community of Cliff Bungalow-Mission. There may be other projects within the community of Mission-Cliff Bungalow that would bring more benefit to the community and its residents than what has been proposed. Of note, one consideration that needs to be further discussed between City Administration and the CBMCA is the impact of the proposed plaza on Pocket Park⁷, which will likely be removed if the proposed public amenities are accepted. Pocket Square was completed in 2019 after 100s of volunteer hours and a \$300,000 grant from City Council.
- **Concerns with regards to the proposed community amenities.** The community benefits listed within the presentation to the committee are welcomed additions that will create a more cohesive and activated public realm along 17th Ave. That said, its unclear where minimum standard design considerations (wide sidewalks, tree trees, site furniture) for development in the urban realm ends and legitimate “Community Amenities” begin without further detail and engagement with regards to what exactly is being proposed with regards to the public plazas along 17th Avenue.
- Without an identical density bonusing framework across inner-city neighbourhoods, developers have a perverse incentive to obtain free density within inner-city communities outside of the Beltline instead of paying for incremental density within the Beltline. This leads to three major unintended consequences.
 - First, developers have a perverse incentive to leave vacant lots fallow within the Beltline and instead pursue upzoning that will lead to the demolition of existing affordable housing in neighbourhoods surrounding the Beltline⁸.
 - This a major reason why there are over thirty vacant parcels within the Beltline while Calgary continues to lose affordable housing in surrounding neighborhood. This is a negative outcome for both the Beltline and for the surrounding neighborhoods.
 - It is also a significant contributing factor of why these same communities are becoming increasingly vocal with regards to the increased threat of

⁷ Further information on Pocket Park can be found at <https://www.lindsayfischer.ca/pocket-square> and at <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=26348>

⁸ Including, but not limited to Sunalta, Scarboro, South Calgary, Altadore, Cliff Bungalow, Mission, Sunnyside, Hillhurst, West Hillhurst, Bankview and Bridgeland

losing their identity. The pace of change within these neighborhoods is needlessly aggressive due to the perverse incentive of these policy gaps.

- It also leads to a reduced tax base for the City of Calgary, because instead of having BOTH affordable housing and new development, the City ends up with affordable housing AT THE EXPENSE of affordable housing.
- Second, these same communities outside of the Beltline are treated unfairly with regards to density bonusing.
- In the past, City Councillors have denied Cliff Bungalow-Mission a reasonable fair share of density bonusing noting that the Applicant was “small-time,” “the incremental value of density being sought was small” and that the CBMCA came to the negotiating table too late. In this case, none of those arguments (all of which have a weak fundamental basis with regards to good policy) apply. First, Arlington Street is a major developer within the City of Calgary. Second, the value of incremental density being sought is substantial. And third, the CBMCA is coming to the table very early stating its request to negotiate community benefits as part of this LOC-Application.
- Density bonusing is a mechanism to achieve MDP objectives – including park space, recreational amenities and affordable housing – without the need for additional taxpayer dollars. A fiscally responsible City needs to empower communities to obtain their fair share of density bonusing.

III. Micro-comments related to the proposed DC-Zoning

A. Comments with respect to landscape architecture and public realm

Below, the CBMCA provides some comments with regards to the proposed the LOC Application as it relates to setbacks, pedestrian circulation, urban forestry, public space and landscape architecture. The CBMCA believes these items are best communicated and resolved through an iterative dialogue between the City Administration, the planners and architects on the CBMCA Planning Committee and the Applicant.

Comments with regards to pedestrian circulation

- The CBMCA believes rather than the proposed boulevard planting application, the pedestrian realm along 17th Ave could be widened through the implementation of a CoC trench. This is further detailed in the subsection below (noted as Softscape Street Trees).
- The Application notes the “Interior Walk” along 5A Street a community benefit, marked as a “public sidewalk.” The CBMCA believes that it is important to ensure the public sidewalk

actually feels public, which comes down to considerations such as the use of specific hardscape vs softscape landscaping design features.

Comments with regards to softscaping along 17 Avenue SW and 5A Street SW

Along 17th Avenue SW

- Four trees are proposed along 17th Ave SW. The ultimate planting depth of these trees is unclear as it appears to be measured from face of curb rather than from the back of the curb. Soil volume, calculated at roughly 31 cubic meters (assuming 2.0m wide x 17.125 long x 0.9m deep) may be better suited for three trees assuming shared soil volume at 10 cubic meters per tree.
- The CBMCA has concerns with regards to whether the softscape boulevard along 17th Avenue will be able to stand up to urban realm conditions due to its north facing exposure (especially in the winter with snow plowing and salt/gravel/garbage). The CBMCA foresees long term maintenance issues with regards to tree and shrub/grass survival.
- The CBMCA believes there is a potential opportunity to space the proposed trees out over the length of the building façade facing 17th Ave SW in CoC standard tree trench and grate. By doing so, the pedestrian realm could be further widened along 17th Ave. Under the current iteration of the LOC Application, the face of building to the back of boulevard results in 2.6m sidewalk. In contrast, application of a CoC trench detail would allow the sidewalk to be widened to ~2.9m, with the opportunity to implement site furnishing in the spacings of the trees.

Along 5A Street SW

- The CBMCA appreciates the 3.5m softscape provided for large mature street trees
- The CBMCA is concerned that a significant amount of critical root zone and possible structural root plate of existing trees could be removed and damaged, even with the provided 3.55 m buffer provided. The CBMCA believes the Applicant should consider providing a soil vault system within private property to provide more soil volume for the existing trees to access and ultimately a soil vault system should likely be a requirement of the LOC Application. With any development, there is a risk that these trees will not survive construction activities; the impact on the trees may not be immediate, but in the long term (5-10 years) there is a material risk of a decline in the health and ultimately death of these historic trees. Providing soil vaults along this edge can future proof any future planting that is required if existing tree die within the boulevard.

Comments with regards to public plazas:

- The CBMCA appreciates the corner activation gesture to create a public plaza where Calgarians can congregate along 17 Avenue SW, especially in the afternoon and the evening sun. That said, the CBMCA believes the Applicant needs to provide clarity on the intent of the public plaza, as some renderings show the building architecture extending out into the plaza, while the landscape plan shows a proposed art feature. Does the Applicant intend the plaza to be open to the public or will it be fenced patio seating for an adjacent CRU? While patio spaces activate and liven street activity, they are not public amenities.

Comments related to the massing model

The CMBCA's believes 5A Street should each be maximized to minimize the visual impact of a modern tower while walking along historic 5A Street. The CBMCA would like to further engage with the applicant on various ideas to allow for this, including the ideas noted below:

- **Possible elimination of surface level parking on east side of massing model.** By eliminating the surface level parking lot on the east side of the massing model, the tower could be oriented further east, which in turn allows for a further set-back and/or step-back along 5A Street.
- **Use of in-set balconies.** The CBMCA believes that in conjunction with curtailing surface level parking on the east side of the podium, the developer may be able to increase the building footprint through the use of in-set balconies for the tower. This would also allow the tower footprint to be oriented further east, which in turn allows for a further set-back and/or step-back along 5A Street.

IV. Comments with regards to design, look and feel of the proposed development

This is a stand-alone LOC Application without an accompanying DP Application. As a result, it is too early to comment on the quality, materiality or architectural style of the proposed development.

This is unfortunate given the prominence a future development on this site would have (assuming the LOC Application is approved). At 15-storeys, the proposed residential tower would be the highest building on 17th Avenue (by ~9 storeys by our count). It would also be the tallest building within the entire neighbourhood of Cliff Bungalow. The context of this proposed LOC Application – specifically with regards to its proposed massing relative to existing building on 17th Avenue and within the community of Cliff Bungalow-Mission – suggests there should have been a stronger consideration given towards requiring the Applicant to submit concurrent LOC and DP Applications for this specific file.

Annex I – Proposed Approach to Community Amenities and Density Bonusing

To the knowledge of the CBMCA, the City of Calgary does not have a formalized policy to pass zoning by-laws involving increases in the height or density in return for the provision by the owner of community benefits. The CBMCA thus looked to Section 37³ of the City of Toronto for guidance. Below are the most pertinent policy considerations that the CBMCA would use in a discussion of community benefits:

1. **The proposed development must represent good planning.** An owner/developer should not expect inappropriately high density or height increases in return for community benefits and the City should not approve bad development simply to get community benefits.
2. **Good architecture and good design are expected of all developments, as a matter of course, and are not eligible as community benefits.** If the CBMCA were to accept good architecture and/or good design as eligible benefits, it would be signalling that lower standards are appropriate in developments where community benefits are not used, which is definitely not the case.
3. **No citywide formula should exist in determining the level of community benefits.** An example of such a formula would be that the cost of community benefits should be at least 30% of the increased land value resulting from the density increase. As a result, community benefits are to be negotiated on a case- by-case basis, and the amount or value of the community benefits in relation to the value of the density or height increase varies from project to project or from one area of the City to another.
4. **Community benefits should be specific capital facilities, or cash contributions to achieve specific capital facilities.** This principle contains two important sub-principles: a) community benefits should be capital facilities; and b) those capital facilities should be specific capital facilities. Community benefits should be durable.
5. **There should be an appropriate geographic relationship between the secured community benefits and the increase in height and/or density in the contributing development.** The priority location for community benefits should be on-site or in the local area.
6. **The Ward Councillor should always be consulted by City Planning staff prior to any negotiation of community benefits.** The Ward Councillor has a role, if he or she wishes, in determining what benefits should be the subject of negotiation between the City and the developer/owner, and should always be consulted prior to negotiations with the applicant.

7. **City Planning staff should always be involved in discussing or negotiating community benefits with developers/owners.** City Planning staff has a particular responsibility to ensure that the Official Plan policies are being complied with, and must recommend an appropriate package of community benefits when the staff report recommending approval of the proposed development is forwarded for Community Council consideration.

³ <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>