

Background and Planning Evaluation

Background and Site Context

The subject site is located at the southeast corner of 17 Avenue SW and 5A Street SW in the southwest community of Cliff Bungalow. The site is approximately 35 metres wide and 76 metres deep and consists of four parcels and a lane. The portion of the site along 17 Avenue SW is currently developed as a commercial building. The portion along 5A Street SW is developed with residential uses. In total, the site is approximately 0.27 hectares (0.67 acres) in area. Vehicular access to the site is currently provided from 17 Avenue SW and a rear lane which runs parallel to 5A Street.

The surrounding lands contain a mix of residential and commercial uses with primarily commercial development along 17 Avenue SW and residential development on 5A Street SW. The 17 Avenue SW Neighbourhood Main Street is located north of the subject site and the Carolina Apartments, an evaluated historic resource, is located the south. A mix of commercial and multi-residential development is located to the east, and Western Canada High School and the 5A Street SW Historic Landscape Boulevard are located to the west.

Community Peak Population Table

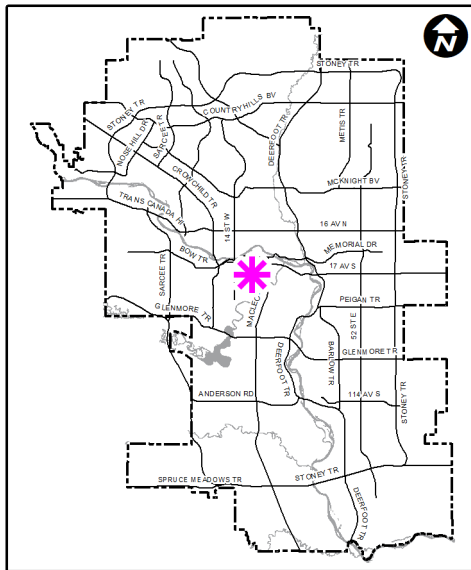
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	-324
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Cliff Bungalow Community Profile](#).

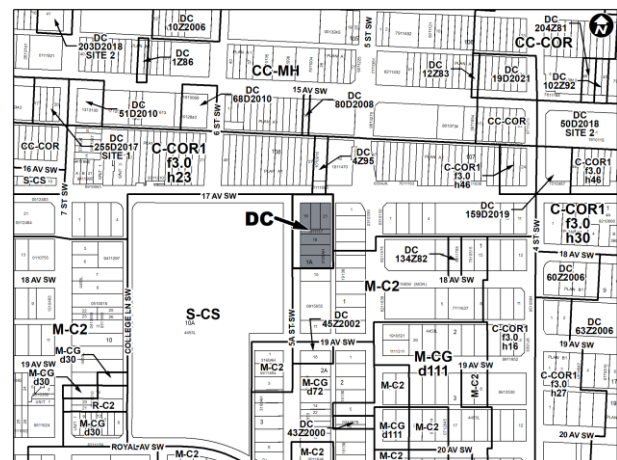
Location Maps

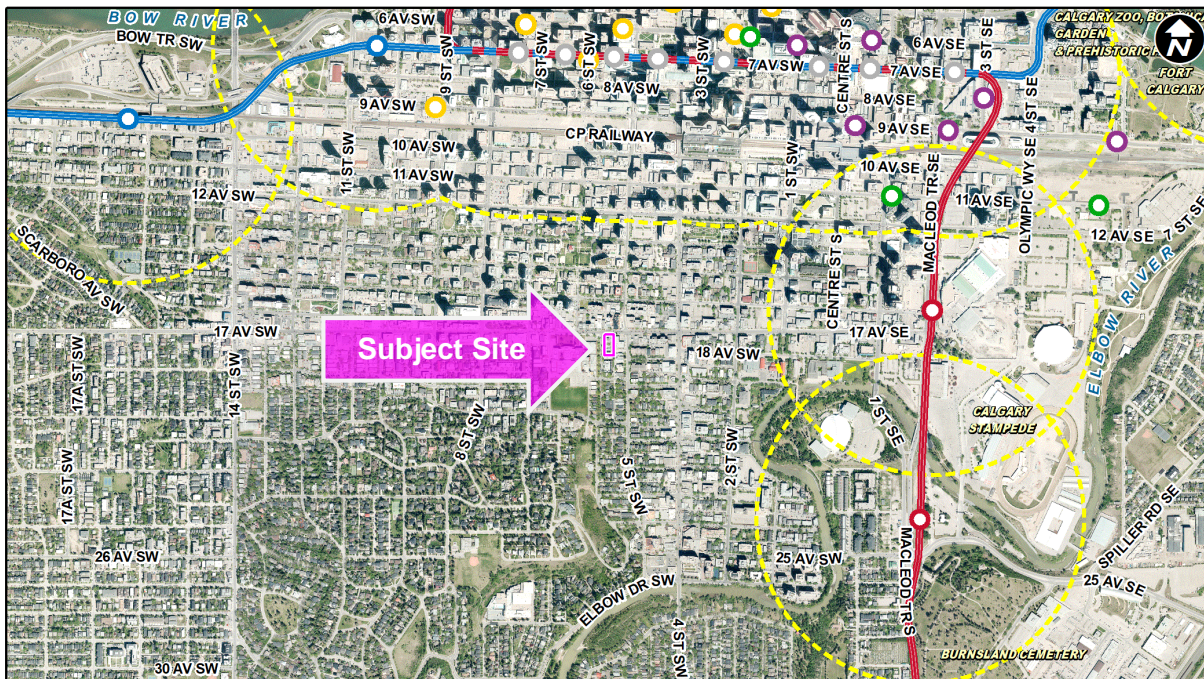


Proposed Road Closure



Proposed Land Use Amendment





Previous Council Direction

None.

Planning Evaluation

Road Closure

The proposed road closure includes approximately 0.02 hectares (0.05 acres) of an existing lane. The purpose of the road closure is to utilize the right-of-way as part of the overall development site.

Land Use

The subject site is currently designated a mix of C-COR1f3.0h23 District and Multi-Residential – Contextual Medium Profile (M-C2) District. The portion of the site that fronts 17 Avenue SW is designated as C-COR1f3.0h23. This land use district enables commercial development with storefronts along a continuous block face and a 23-metre maximum building height. The portion of the site along 5A Street SW is currently designated as the M-C2 District which provides for multi-residential development in a variety of forms. The maximum building height in the M-C2 District is 16.0 metres.

The proposed DC District is based on the C-COR1 District and allows for a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 50 metres. The purpose of the DC is to provide for a mixed-use development in a built form which responds to the existing context. The DC also provides for additional floor area, to a maximum FAR of 6.0, when public amenity

contributions and/or urban design improvements are provided. The public amenity contribution, if pursued, would occur at development permit stage and would be subject to further stakeholder consultation.

Since application submission in 2018, the proposed policy amendment and land use redesignation have evolved to reflect changes to the building concept. These changes include refinements to the proposed building height, setbacks, stepbacks and public amenity contribution. The overall intent of the application remains unchanged. Following submission of the revised application, the application was recirculated to stakeholders and a second notice was posted on site.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District and the policies in the *Cliff Bungalow Area Redevelopment Plan (ARP)* would provide guidance for redevelopment of this site. The DC District and the *Cliff Bungalow ARP* envision a mixed-use development with commercial uses at grade along 17 Avenue SW and residential uses at grade along 5A Street SW. The building would stepback above 16 metres along 17 Avenue SW to allow sunlight to fall on the north side of the street. The DC District also includes additional setback and stepback rules to address the interfaces with the lane, the Carolina Apartments and the 5A Street Historic Landscape Boulevard.

Transportation

Pedestrian access to the subject site is available from existing sidewalks on 17 Avenue SW and 5A Street SW, while future vehicular access would be provided from the rear lane along the east side of the site. The site is located on 17 Avenue SW which is an important mobility corridor for the area. The subject site is served by Calgary Transit with an eastbound transit stop for Route 6 (Killarney – 26 Avenue), and a westbound transit stop for Route 7 (Marda Loop), both on 17 Avenue SW approximately 100 metres to the west (a one-minute walk). The subject site is located approximately 50 metres to the west of cycling infrastructure on 5 Street SW, with a signed bike route south of 17 Avenue SW and a cycle track north of 17 Avenue SW. Further analysis of the transportation impacts will be completed at development permit; however, a preliminary Trip Generation Statement was provided as part of this application to further understand the vehicular volume anticipated to access the future site.

Environmental Site Considerations

There are no known environmental concerns. An Environment Site Assessment will be completed at future development permit stages.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing will be considered and reviewed as part of a development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed road closure, policy amendment and land use amendment build on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area of the [Municipal Development Plan](#) (MDP). Sites within the Inner City may intensify particularly in transition zones adjacent to areas designated for higher density such as the 17 Avenue SW Neighbourhood Main Street. The Inner City areas are expected to intensify in a sensitive manner compatible with the existing character of the neighbourhood.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Cliff Bungalow Area Redevelopment Plan (Statutory – 1993)

The subject site is located within the [Cliff Bungalow Area Redevelopment Plan](#) (ARP) area. In this plan, the site is located within two policy areas – General Commercial and Medium Density. The portion of the site located on 17 Avenue SW is identified as General Commercial. The General Commercial land use policy area encourages commercial land uses on the ground floor of buildings complimentary to the pedestrian-oriented character of 17 Avenue SW. The existing atmosphere is to be enhanced by emphasizing continuous retail frontage at grade, building scales sensitive to the pedestrian, the assurance of sunlight on the north sidewalks and a diversity of building façade treatments which provide visual interest at grade.

The portion of the site which fronts onto 5A Street SW is located within the Medium Density land use policy area. The Medium Density land use policy area provides for apartment development in the range of four storeys. Developments within this area are to be designed in a manner which is consistent and compatible with the character and scale of adjacent residential areas.

To enable the proposed land use amendment and road closure, an amendment to the *Cliff Bungalow* ARP is required. This amendment proposes to identify the entire site as General Commercial with additional land use and built form policies.