

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple addresses, LOC2022-0153

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1901, 1905, 1913, 1915 – 5 Street SW (Plan 1913X, Block 2, Lots 1 to 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a 70-unit five storey multi-residential building.
- The application will allow for a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the relevant policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Cliff Bungalow Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application was submitted on 2022 August 11 by CivicWorks on behalf of the landowner, Louson Investments Ltd. The 0.21 hectare (0.52 acre) corner site, known as 1901 College, is located in the community of Cliff Bungalow fronting 5 Street SW and 19 Avenue SW. As per the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to accommodate the development of a contextually responsive, street-oriented five storey multi-residential building.

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess the level of outreach with relevant public groups, and the respective Cliff Bungalow-Mission Community Association (CA), was appropriate. In response, the applicant created a comprehensive outreach framework which included in-person, digital, and distanced information sharing strategies and consultation tools. Some of these strategies include onsite signage, mail drop-off, consultation and meetings with external parties and a comprehensive project website with online feedback opportunity. Approximately 1,700 mailers were delivered to local area resident. The applicant held a public information session on October 3, 2022 to discuss the proposed land use redesignation and development vision, while also meeting with the CA and Ward 8 office in September 2022. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 15 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- Parking and traffic safety;
- Building height and massing, shadowing and privacy;
- Recognition of historical community nature;
- Possible future tenants, future uses, affordability and unit mix;
- Contribution to community amenity;
- Provide supportive and diversified housing opportunities; and
- Engagement impact and how to benefit the process.

The Cliff Bungalow-Mission Community Association provided a letter with a decision 'Withheld' on 2022 September 27 (Attachment 5) identifying the following comments:

- Importance of a deep setback along 5th Street;
- Modifiers to the proposed LOC application;
- Land is located within Cliff Bungalow's historical conservation area;
- Minimizing adverse impacts on residents; and
- Potential for voluntary community amenity contribution in absence of policy within Cliff Bungalow (ARP).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-H1f3.0h24 District is compatible with nearby existing residential uses in a variety of forms/scales. A multi-residential development would provide growth and more opportunities for more people to live in an established community supported by many amenities, services, and

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mobility options. The building and site design, number of units, and on-site parking are currently under review as part of the development permit.

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

IMPLICATIONS

Social

The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. The development seeks to promote the use of nearby public transit, bike paths, and encourage walking and cycling for a more equitable housing choice. The development seeks to promote the use of nearby public transit, city bike paths, and encourage walking and cycling for a more equitable housing choice. As part of the private developer's unit affordability model, it provides additional purchase options.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The land use amendment application would enable a more compact urban development and allow for the efficient use of existing infrastructure. Further opportunities to align development on this site with applicable climate strategies would be explored and implemented at future development stages.

Economic

The ability to develop a multi-residential building would allow for more efficient use of land, 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 Amendment to the Cliff Bungalow Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

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Calgary Planning Commission
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform