

Land Use Amendment in Cliff Bungalow (Ward 8) at 534 – 23 Avenue SW, LOC2023-0128

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 534 – 23 Avenue SW (Plan 4453L, Block 6, a portion of Lot 20) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Direct Control (DC) District to accommodate Health Care Service, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 20:

That Council give three readings to **Proposed Bylaw 150D2023** for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 534 – 23 Avenue SW (Plan 4453L, Block 6, a portion of Lot 20) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Direct Control (DC) District to accommodate Health Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the site to a Direct Control (DC) District to accommodate Health Care Service in addition to the uses already allowed on the site.
- This proposal aligns with the *Municipal Development Plan (MDP)* and the *Cliff Bungalow Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This application provides an opportunity for adaptive reuse of an existing structure that is in context with the existing community.
- Why does this matter? The proposed DC District would allow for more options to retain the existing character building.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application, in the southwest community of Cliff Bungalow, was submitted by the landowner, Michael Lawson, on 2023 May 08. The Applicant Submission (Attachment 3) indicates that the owner intends to redesignate the subject property to allow for a counselling service.

The 0.03 hectare (0.07 acre) site is located on 23 Avenue SW, midblock between 4 Street SW and 5 Street SW. The site is currently developed with a single detached home and detached garage.

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 which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant issued an outreach letter, discussed the application with six neighbouring homeowners in person and reached out to the Ward Councillor. 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 three letters of opposition. The letters of opposition included the following areas of concern:

- availability of commercial and medical office space that already exists in the community;
- increased crime and security risk; and
- increased traffic and parking issues.

A letter supporting the use was received from the Cliff Bungalow-Mission Community Association (Attachment 5). While the application originally came in with a proposal to redesignate to Multi-Residential – High Density Low Rise (M-H1) District, this was deemed too intensive and the application was modified to use the Multi-Residential – Contextual Grade-Oriented (M-CG) District as a base to be compatible with the surrounding community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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 application enables a Health Care Service in the existing building which will provide additional services for the community.

Environmental

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

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Economic

The proposed land use amendment provides the opportunity to support a small-scale business in an existing building that is compatible with the context of the community.

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 150D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform