

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Cliff Bungalow and is located midblock on 23 Avenue SW, between 4 Street SW and 5 Street SW. The site is approximately 0.03 hectares (0.07 acres) in area, has dimensions of approximately 37 metres long by eight metres wide and is serviced by a rear lane. The subject site is in the Inner City and is within a Neighbourhood Main Street area. The site is well served by transit, with three routes within 200 metres (a three-minute walk) southeast of the site along 4 Street SW. The properties surrounding the site are designated as Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and are characterized by single detached dwellings to the immediate north and east and multi-residential development to the immediate south and west. The subject site is developed with a single detached dwelling and detached garage located at the rear of the site.

Community Peak Population Table

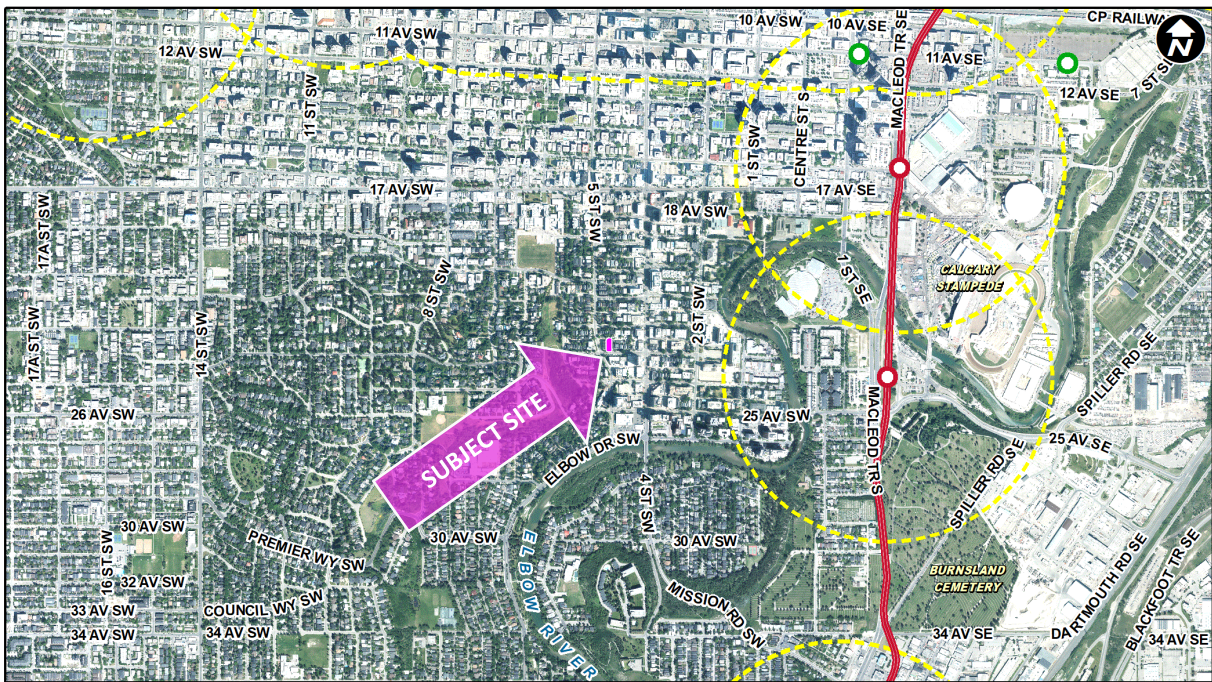
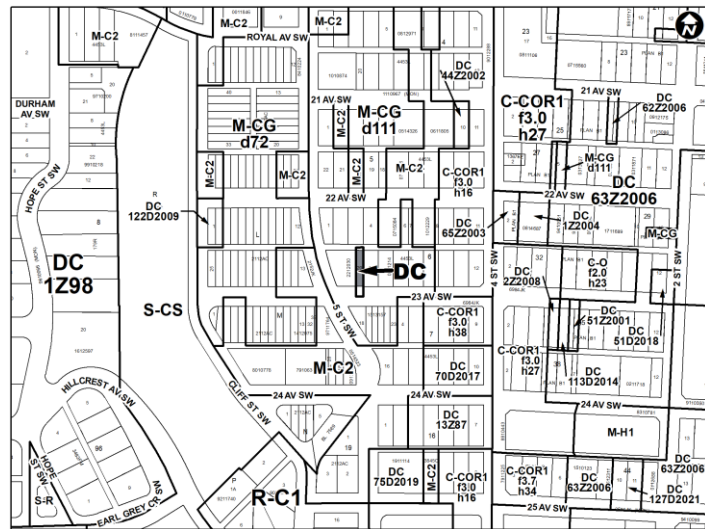
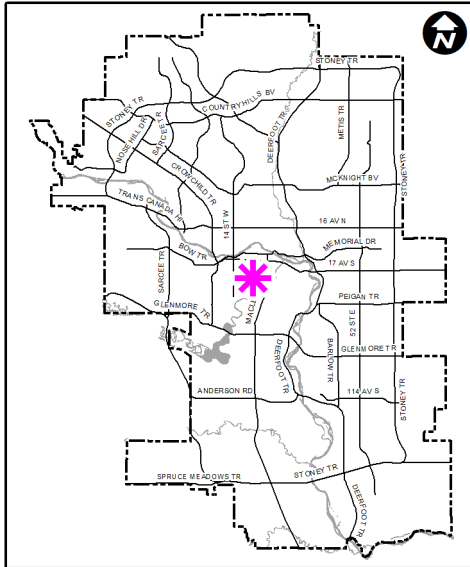
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

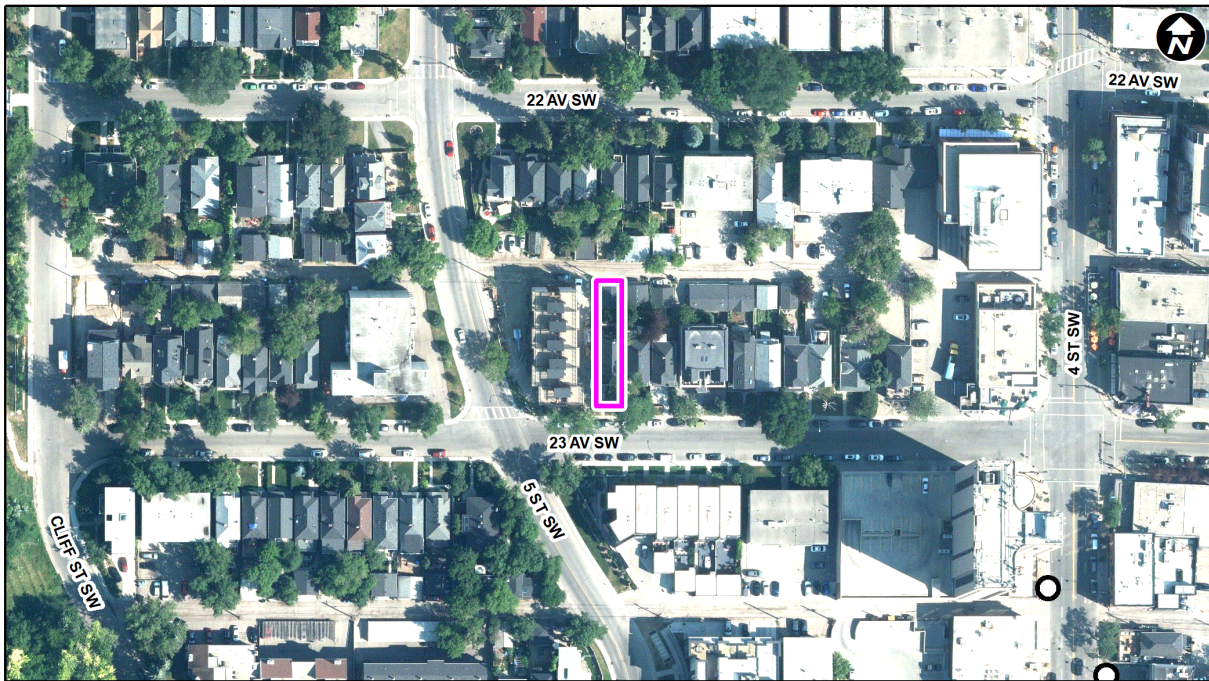
Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	-324
Difference in Population (Percent)	-14.6%

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





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Grade-Oriented (M-CG) District supports higher numbers of dwelling units and traffic generation than low density residential districts and is intended to be in close proximity or adjacent to low density residential development.

The proposed DC District is based on the rules of the M-CG District with the additional discretionary use of Health Care Service. The DC District is intended to allow a counselling service to operate in the existing building.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to its unique characteristics. This proposal allows for the applicant's intended counselling business while maintaining the M-CG District base to accommodate a Health Care Service. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test of relaxation of Bylaw 1P2007.

The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the proposed DC District, which incorporate the rules of the M-CG District, would provide guidance for the development of the site, including appropriate uses, building height, landscaping and parking.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 23 Avenue SW. There is an existing bikeway which runs north to south along 5 Street SW and is 25 metres west of the site. Bus stops for Route 3 (Sandstone/Elbow Dr SW), Route 17 (Renfrew/Ramsay) and Route 449 (Eau Claire/Parkhill) are located within 200 metres (a three-minute walk) southeast of the site. The primary vehicle access to the site is from the rear lane. The parcel is located within [Residential Parking Permit](#) (RPP) Zone J.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Servicing requirements will be determined at the development permit stage.

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 land use amendment builds 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 Developed Residential – Inner City area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary 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 [Cliff Bungalow Area Redevelopment Plan](#) (ARP) identifies the subject site as Medium Low Density Infill. Section 3.2 of the ARP contemplates conversions of larger houses which lend character to the community by supporting office uses. These conversions are supported on parcels between 4 and 5 Streets SW if they do not result in an undue concentration of office uses, if the proposed office does not generate excess traffic or parking, if the building is compatible and enhances the character of the area and where the parcel frontage is 50 feet or less and is “locked in” by existing higher density residential development on either side which is not likely to redevelop in the near future. As this is an adaptive reuse of the existing character home, Administration has determined that this proposal is compatible and in alignment with the policies of the ARP.