

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee
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June 26, 2024

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: LOC2024-0094 (206 26 Avenue SW)

Decision: **Support**

The Cliff Bungalow-Mission Community Association (“CBMCA”) Planning and Development Committee is pleased to submit this formal comment of support for the land use application LOC2024-0094. We are providing support for the following reasons:

- **Applicant Engagement:** The Committee appreciates the Applicant's proactive approach in engaging with us directly during the pre-application period. This included a comprehensive overview of the application and an opportunity for questions and discussion.
- **Appropriate Location for Increased FAR and Density:** The site is ideally situated for higher floor area ratio (FAR) and density. It occupies a corner lot adjacent to a park and the Elbow River and is directly connected to a multi-use pathway. Additionally, it is in close proximity to the 4 ST Main Street, LRT Station, and multiple transit routes, including the Frequent transit route #3. These features make it a suitable for redevelopment.

The Planning and Development Committee look forward to seeing this site redeveloped to make more efficient use of a well-connected inner-city location and thank the Applicant team for their submission. Given the significance of this site, we expect to see a high-quality design realized through the subsequent Development Permit process.

Kind regards,

Planning and Development Committee
Cliff Bungalow-Mission Community Association
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