

Applicant Submission

2024 October 15



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Proposed Land Use Change Applicant Summary (October 15, 2024 update)

Project Location: 537 20 AV SW ("Davis Block")
Existing Land Uses: Multi-Residential – Contextual Grade-Oriented (M-CGd111) District /
Multi-Residential – Contextual Medium Profile (M-C2) District
Proposed Land Use: Multi-Residential – High Density Low Rise (M-H1f3.3h21) District
LOC Application No.: LOC2024-0041

APPLICATION SUMMARY

The subject site, "Davis Block", is situated at the intersection of 5 ST SW and 20 AV SW in the Inner City community of Cliff Bungalow. On behalf of Unitii, CivicWorks has made a Land Use Redesignation ('rezoning') application to transition a contiguous corner-lot land assembly located at 537 20 AV SW (formerly 531, 535, 541 20 AV SW and 2004 5 ST SW) with a site area of 0.195 hectares from the existing Multi-Residential – Contextual Grade-Oriented (M-CGd111) District / Multi-Residential – Contextual Medium Profile (M-C2) District to the Multi-Residential – High Density Low Rise (M-H1f3.3h21) District. S2 Architecture is also undertaking a concurrent Development Permit (DP) application alongside the Land Use Redesignation (LOC) application. The concurrent process ensures a high quality 'bricks-and-mortar' design outcome that aligns with the proposed land use change.

WHAT IS PROPOSED?

A five-storey multi-residential building with rooftop amenity space is proposed. Key project details are summarized below:

Building Height: 5 storeys with a rooftop amenity space (21.0 metre maximum building height)
Floor Area Ratio (FAR): 3.3 maximum FAR
Residential Units: ±71 Dwelling Units (±28 2-bedroom units, ±41 1-bedroom units, and ±2 studio units)
Motor Vehicle Parking Stalls: ±60, contained within an underground parkade
Bicycle Parking Stalls: ±71 Class 1 Bicycle Stalls and ±8 Class 2 Bicycle Stalls

The concurrent DP application currently proposes ±71 dwelling units with a range of 1-2-bedroom and studio options. ±60 motor vehicle parking stalls are also currently proposed in an underground parkade, a supply that exceeds Bylaw requirements. The building additionally includes a rooftop amenity space for residents. Davis Block as currently designed is entirely in alignment with the proposed M-H1 District and will not approach the District maximum Floor Area Ratio (FAR) of 4.0 and height of 26.0 metres – instead, this application seeks to limit these modifiers to 3.3 FAR and 21.0 metres maximum building height, the minimum required based on the proposed architectural design. From the initial design process, the project team's approach has recognized that this location should accommodate greater density while thoughtfully responding to differing built form contexts.

Design details have been formally submitted by S2 Architecture through Development Permit application DP2024-03179. To provide The City of Calgary, the Cliff Bungalow-Mission Community Association, Ward 8 Office, surrounding area residents and the general public with additional information about the proposed development vision, the project team has provided a fulsome Application Brief & What We Heard Report, along with other supporting documents, online at the dedicated project website: www.davisblock.ca.

PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Higher Activity Street: The project site is located on 5 ST SW, a higher order roadway classified as a *Neighbourhood Boulevard* that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: The project site is within easy-walking distance of substantial primary and local transit network service, including routes 6 and 7 on 17 AV SW ($\pm 400\text{m}$) and routes 3 and 17 on 4 ST SW ($\pm 200\text{m}$). The subject site is also nearby to the 5 ST SW and 2 ST SW bikeways that connect into cycle lanes and cycle tracks to downtown and the river pathway network. The availability of various transit route options within walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Nearby Commercial / Employment Opportunities: The project site is within $\pm 150\text{m}$ (± 2 min. walk) of the 4 ST SW Main Street, $\pm 325\text{m}$ (± 5 min. walk) of the 17 AV SW Main Street, and the Centre City, which all have a wide variety of commercial and employment opportunities, accessible by active transportation and transit.

Nearby Open Spaces & Community Amenities: The project site is within walking distance to a variety of local area destinations and amenities, including Western Canada High School, Rediscovering Childhood Preschool, Montessori School of Calgary, Cliff Bungalow-Mission Community Association, Evamy Ridge and Cliff Bungalow Park / Off-Leash Area, and a wide variety of businesses located along the 4 ST SW and 17 AV SW commercial corridors.

Nearby Multi-Unit Development: The project site is located immediately adjacent and nearby to multi-residential housing along 5 ST SW and in the Cliff Bungalow community as a whole, allowing the future development vision to complement the scale of the surrounding area's existing built form.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital. The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

ALIGNMENT WITH LOCAL AREA PLAN

The subject sites are within the *Medium Density* and *Medium Low Density Infill* land use policy areas of the statutory Cliff Bungalow Area Redevelopment Plan (ARP). A minor, map-based policy amendment to the Cliff Bungalow ARP will be required to change the land use policy area for a portion of the site from *Medium Low Density Infill* to *Medium Density*. While subject to change and refinement, the proposal also recognizes the ongoing work to establish the *West Elbow Communities Local Area Plan* – the September 2024 draft currently categorizes this site as the *Neighbour Connector* Urban Form Category and *Low (up to 6-storeys)* Building Scale. The plan is currently anticipated to go forward to Committee and Council for decision in 2025 – once prepared and approved, the *West Elbow Communities Local Area Plan* will replace the *Cliff Bungalow ARP*.

APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provided local area organizations, surrounding area residents and the broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city. Our Applicant-led outreach process commenced following submission of the application and provided opportunities across a variety of platforms for stakeholders to learn about the vision and to share their comments and questions.

This application was supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand-delivered to residents living within $\pm 200\text{m}$ of the project site. Key application materials were also shared directly with the local area Ward 8 Councillor's Office and Cliff Bungalow-Mission Community Association, with opportunities to share feedback, find out more about the project or meet with the project team.

As our outreach process draws to a close and we approach key decision points in the application process, the project team prepared a comprehensive *What We Heard Report*, which has been shared with community groups and The City, as well as published on the dedicated project website for broader public access. The *What We Heard Report* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for The City of Calgary File Manager and the Applicant.
2. Application materials submitted to The City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for The City of Calgary File Manager and the Applicant.

CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan* and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca referencing "Davis Block" (537 20 AV SW / LOC2024-0041).