



LOC2024-0041 / CPC2024-1108

Policy Amendment & Land Use Amendment

October 31, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

OCT 31 2024

ITEM: 7.2.2 CPC2024-1108

Distrb Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1108) to the 2024 December 3 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.19 hectares \pm (0.48 acres \pm) located at 537 – 20 Avenue SW (Plan 4453L, Block 4 Lots 1 to 3 and a portion of Lot 4) from from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.3h21) District.



Parcel Size:

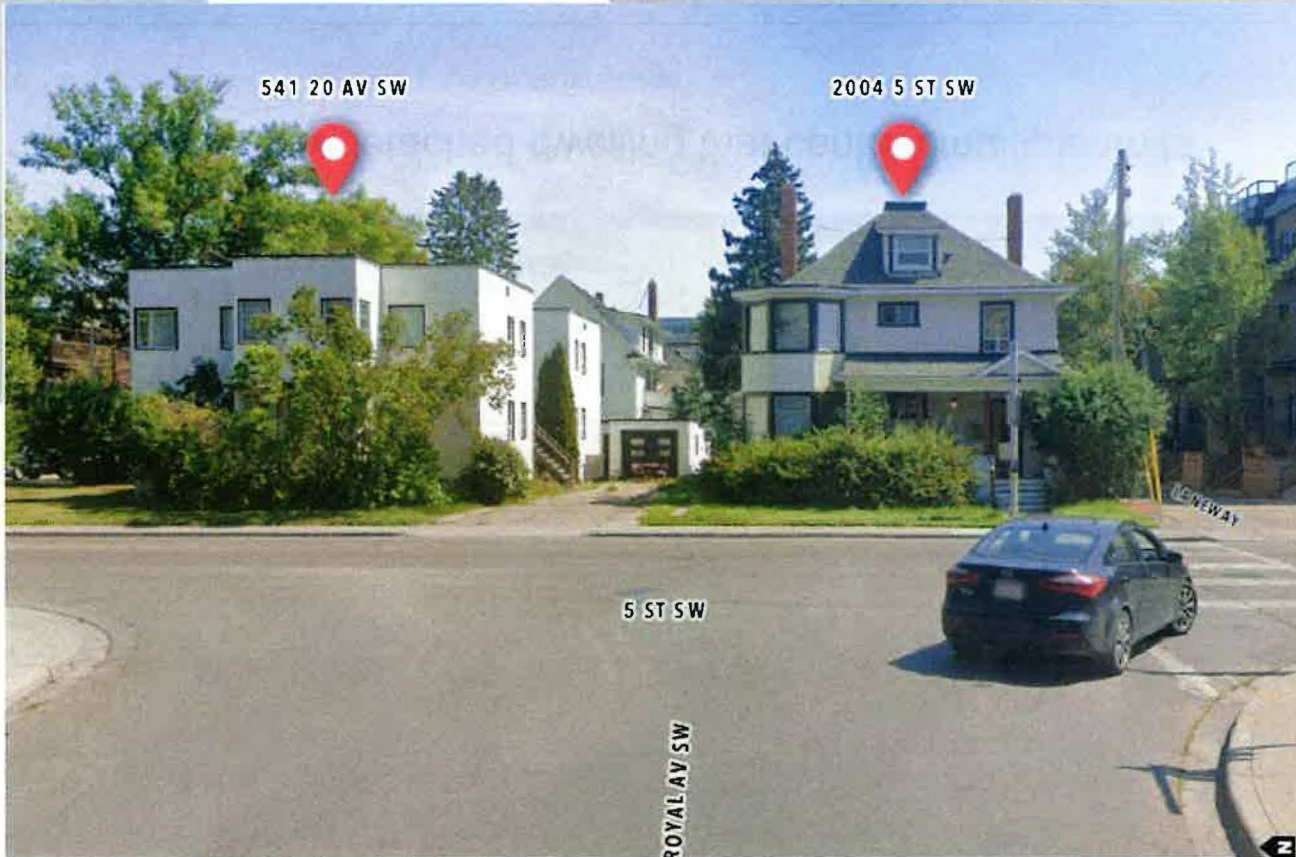
0.19 ha
54m x 36m



Existing single-detached dwelling that contain multiple units



Existing apartment building on corner of 5 ST SW and 20 AVE SW



Existing single-detached dwelling and apartment building looking east from Royal Ave SW



Existing lane condition with townhouse buildings on the south side



5 Street SW looking south



20 Avenue SW looking east

Existing Land Use Map

9



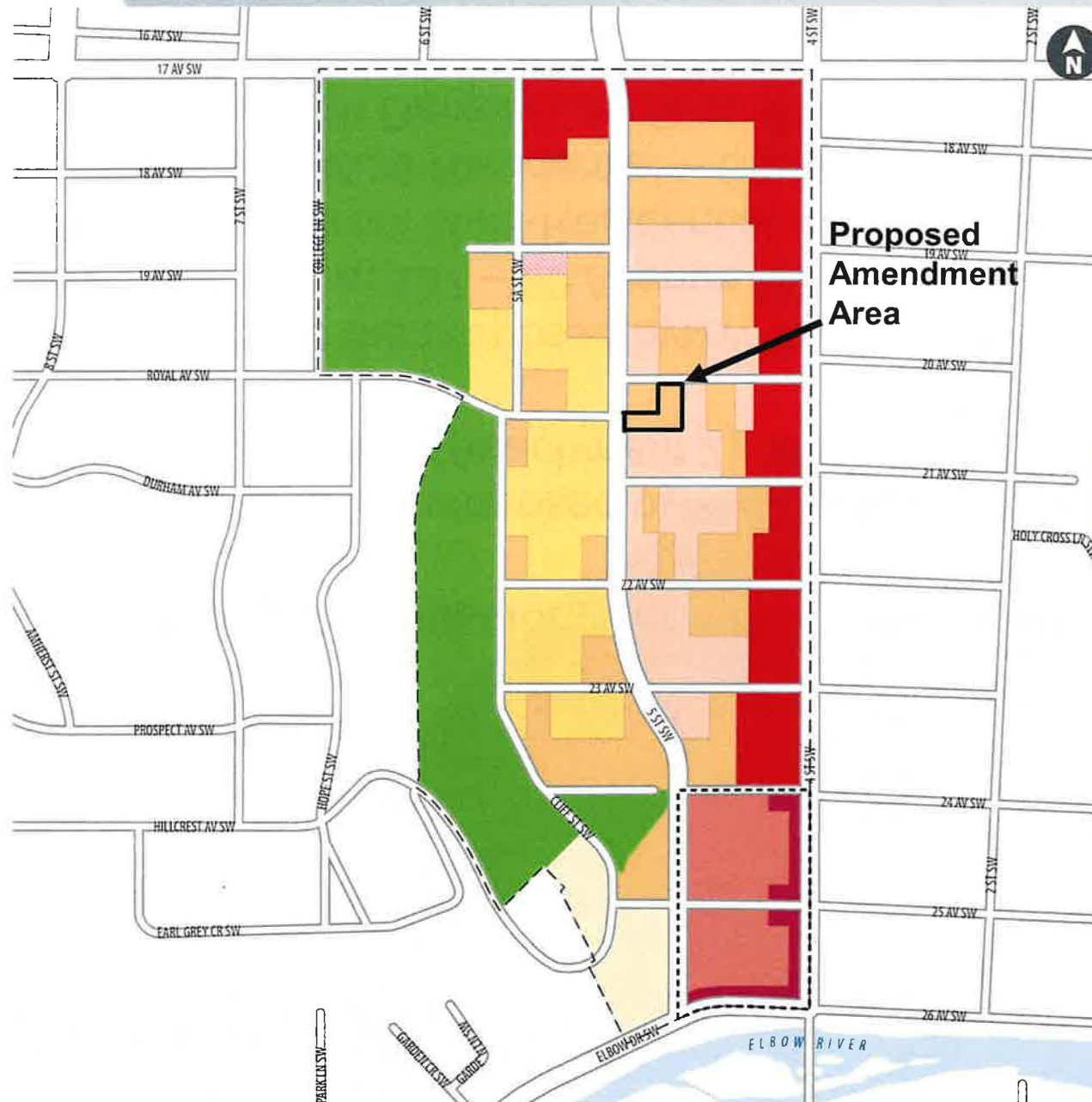


- Maximum building height of 21 metres (approximately 6 storeys)
- Maximum Floor Area Ratio of 3.3 (building floor area of 6,435 square metres)
- Anticipated 71 dwelling units

**FIGURE 3
LAND USE POLICY AREAS**

Legend

- Residential Single Detached
- Conservation and Infill
- Conservation and Infill with Office Use
- Medium Low Density Infill
- Medium Density
- Community - High Density
- General Commercial
- Open Space
- Special Study Area
- Active Frontage
- Plan Area



Proposed Amendment:

- Amend *Figure 3: Land Use Policy Areas* for a portion of the subject site from 'Medium Low Density Infill' to 'Medium Density'

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Supplementary Slides

Draft Rendering of Proposed Building (DP2024-3179) 14



Looking from
corner of 5 ST SW
and 20 AVE SW

Draft Rendering of Proposed Building (DP2024-3179) 15



Looking at south
side of building
(interface with
lane) from 5 ST
SW



Urban Structure (By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial

Major Public Open Space

Public Utility

Balanced Growth Boundary

Figure 2-4 | Example of Application of Building Blocks: Main Street

