

Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 537 – 20 Avenue SW, LOC2024-0041

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 amendment 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 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 OCTOBER 31:

That Council:

1. Give three readings to **Proposed Bylaw 89P2024** for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 301D2024** 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 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.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a six-storey multi-residential development up to a maximum height of 21.0 metres and a maximum floor area ratio of 3.3.
- The proposal allows for an appropriate building form and density increase of a residential site in proximity to the 4 Street SW Main Street and 17 Avenue SW Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide more housing options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.

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- Why does this matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Cliff Bungalow Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment and land use amendment application in the southwest community of Cliff Bungalow was submitted by CivicWorks on behalf of the landowner, Davis Block Developments Ltd, on 2024 February 14.

The approximately 0.19 hectare site is a recently consolidated four-parcel lot located on the corner of 5 Street SW and 20 Avenue SW. The existing buildings on the site consist of three single-detached dwellings that contain multiple units, and a two-storey apartment building. The site is one block west of 4 Street SW and three blocks south of 17 Avenue SW, both are identified in the MDP as Neighbourhood Main Streets.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district enables multi-residential development designed to be compatible with surrounding land uses through a maximum building height modifier of 21.0 metres and a maximum floor area ratio (FAR) of 3.3. A development permit (DP2024-3179) for a six-storey multi-residential development with 71 dwelling units was submitted on 2024 May 3 and is under review.

A minor amendment to Figure 3: Land Use Policy Areas of the *Cliff Bungalow Area Redevelopment Plan* is required to accommodate this proposal, changing a portion of the subject site from 'Medium Low Density Infill' to 'Medium Density'. The other portion of the subject site is currently within the 'Medium Density' land use policy area.

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

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. The applicant undertook the following outreach strategies:

- additional on-site signage summarizing the application and providing contact information for the project team;

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- information brochures were delivered to residents and businesses within an approximately 200-metre radius of the subject site;
- a project website with application information and feedback form;
- a digital information session was held on 2024 June 10 that provided an opportunity for the public to learn more about the project and ask questions;
- in-person meetings with direct neighbours; and
- continuous information sharing and meetings with the Cliff Bungalow-Mission Community Association.

Please refer to the [Applicant Outreach Summary](#) (Attachment 4) for the applicant's comprehensive report detailing their public engagement initiatives and feedback received.

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 125 letters of opposition and five letters of support at the time of writing this report. The letters of opposition noted the following concerns:

- heritage character – most letters opposed the loss of the existing buildings on the site, noting the cultural and historical significance of the buildings to the city's identity and the character of the neighbourhood.
- affordable housing – existing houses proposed for demolition provide affordable rentals that help low income Calgarians and diverse occupants from various demographics that contribute to the vibrant and unique character of Cliff Bungalow.
- mature trees – concerns with the loss of mature boulevard trees that help create a canopy along 20 Avenue SW and importance to neighbourhood's aesthetic appeal, providing shade, temperature moderation, and contribution to support biodiversity.
- privacy and views – height of proposed building will significantly impact the adjacent neighbours, elimination of privacy and views, and overall light availability for units to the south of subject site.
- parking and congestion – concerns with congestion and parking issues on 20 Avenue SW, traffic and safety concerns in the lane, and safety concerns with turning out of lane onto 5 Street SW and the challenge with the intersection at Royal Ave SW.

The Cliff Bungalow – Mission Community Association (CA) provided a letter neither in support or opposition of the application, however, noted discussion points regarding loss of multiple character homes in Cliff Bungalow and equity in the redevelopment of Calgary's established areas. The CA's letter can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The following areas were included in this assessment:

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- heritage character – no building on the site is listed on the Inventory of Evaluated Historic Resources, managed by civic partner Heritage Calgary. Although not required, the applicant has agreed to provide a commemorative plaque on site, which will be determined at the development permit stage;
- affordable housing – existing affordable housing rental units provided on the subject site are market-driven rentals and therefore redevelopment of the site will not remove non-market affordable housing units;
- contextual fit – the proposed M-H1 District has building setback and step-back requirements that will help to provide a contextual fit with surrounding uses. The applicant has provided a building height modifier of 21.0 metres, which accommodates a building of approximately six storeys;
- traffic and parking – the applicant submitted a Transportation Impact Statement (TIS) as part of the application. Review by Administration did not identify any specific safety concerns and determined that no improvements to the surrounding road network were needed to accommodate the proposal; and
- mature trees and building character – the preservation of the mature boulevard trees and building design details related to historical character are being reviewed and determined through the development permit review.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy amendment and land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal provides for additional housing choice in an inner-city neighbourhood within convenient walking distance to two Neighbourhood Main Streets, local services, and the primary transit network.

Environmental

This application does not include any specific actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the land use amendment aligns with the objective of 'Zero Carbon Neighbourhoods' by supporting higher density development near a Main Street and the primary transit network, thereby reducing greenhouse gas emissions. Opportunities to enhance the development on this site with applicable climate strategies will be pursued through the development permit.

Economic

The proposal enables a greater amount of housing choice in Cliff Bungalow, may accommodate a diversity of incomes, and supports nearby businesses by increasing the population close to a commercial area. Redevelopment of the site makes more efficient use of existing infrastructure while increasing density near the primary transit network.

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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 89P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 301D2024**
7. **Public Submissions**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform