



LOC2024-0041 / CPC2024-1108

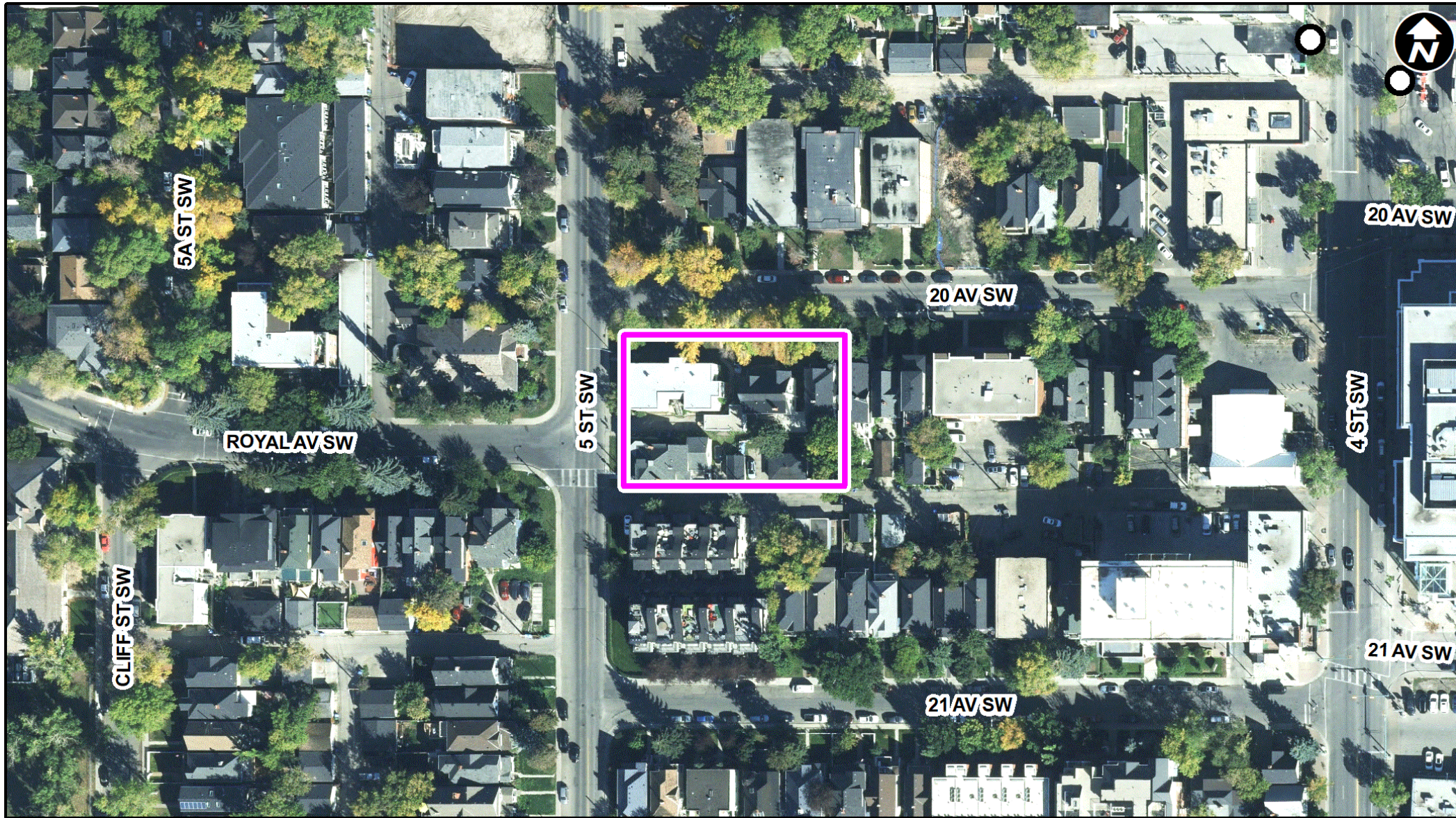
Policy Amendment & Land Use Amendment

December 3, 2024

RECOMMENDATIONS:

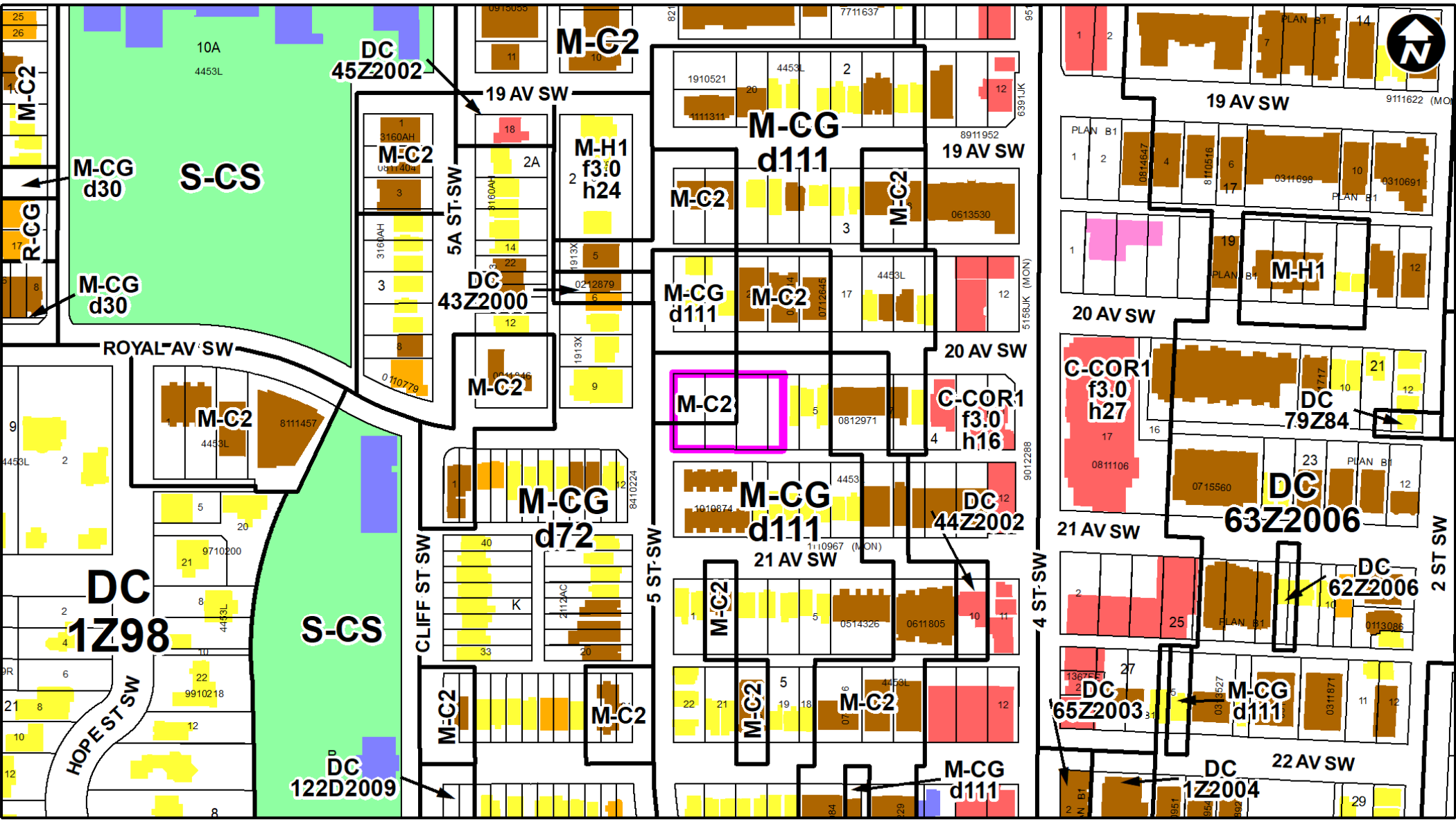
That Council:

1. Give three readings to **Proposed Bylaw 89P2024** for the amendments to the Cliff Bungalow Area Redevelopment Plan; 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 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

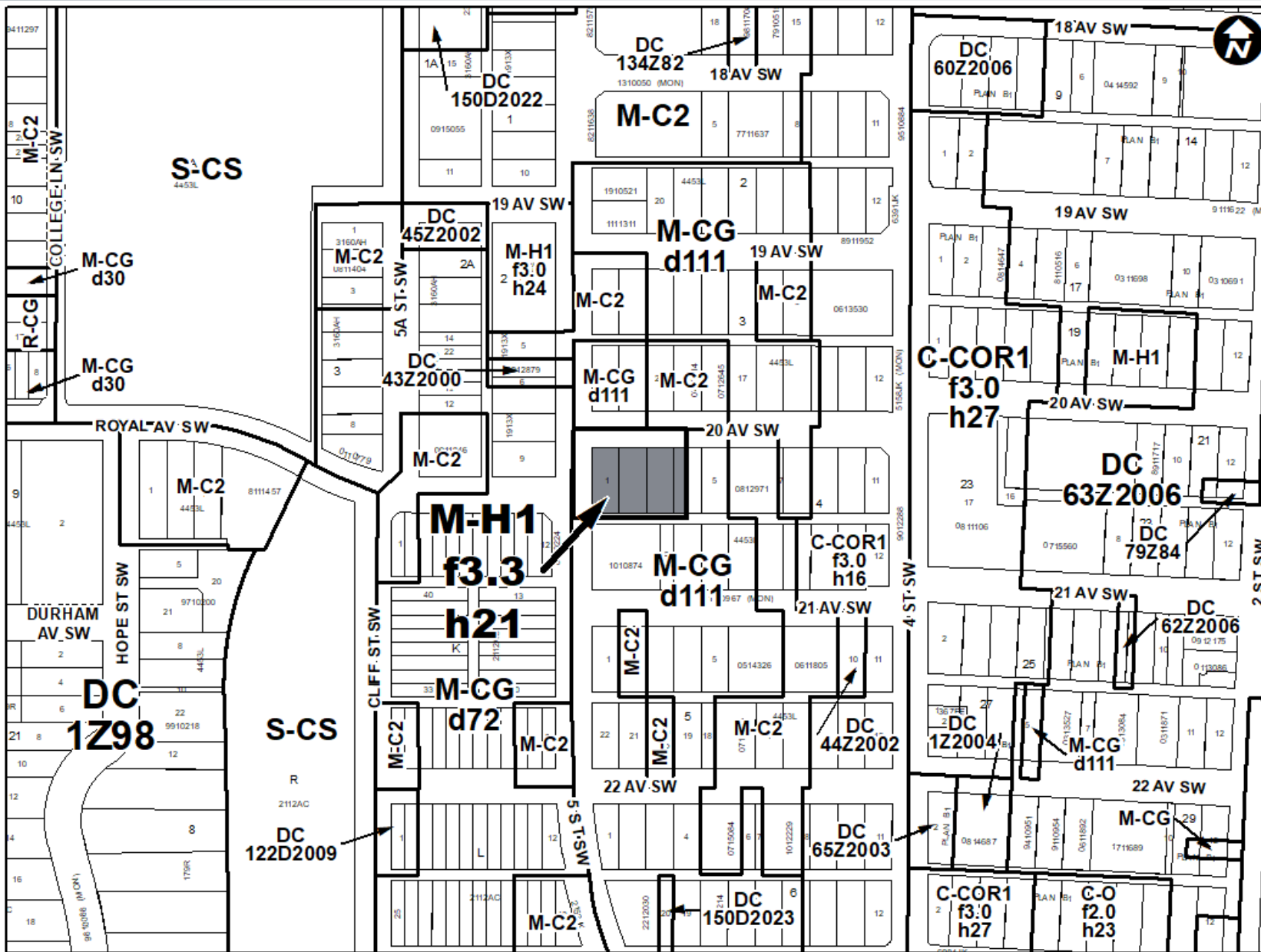


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary














Proposed M-H1f3.3h21 District:

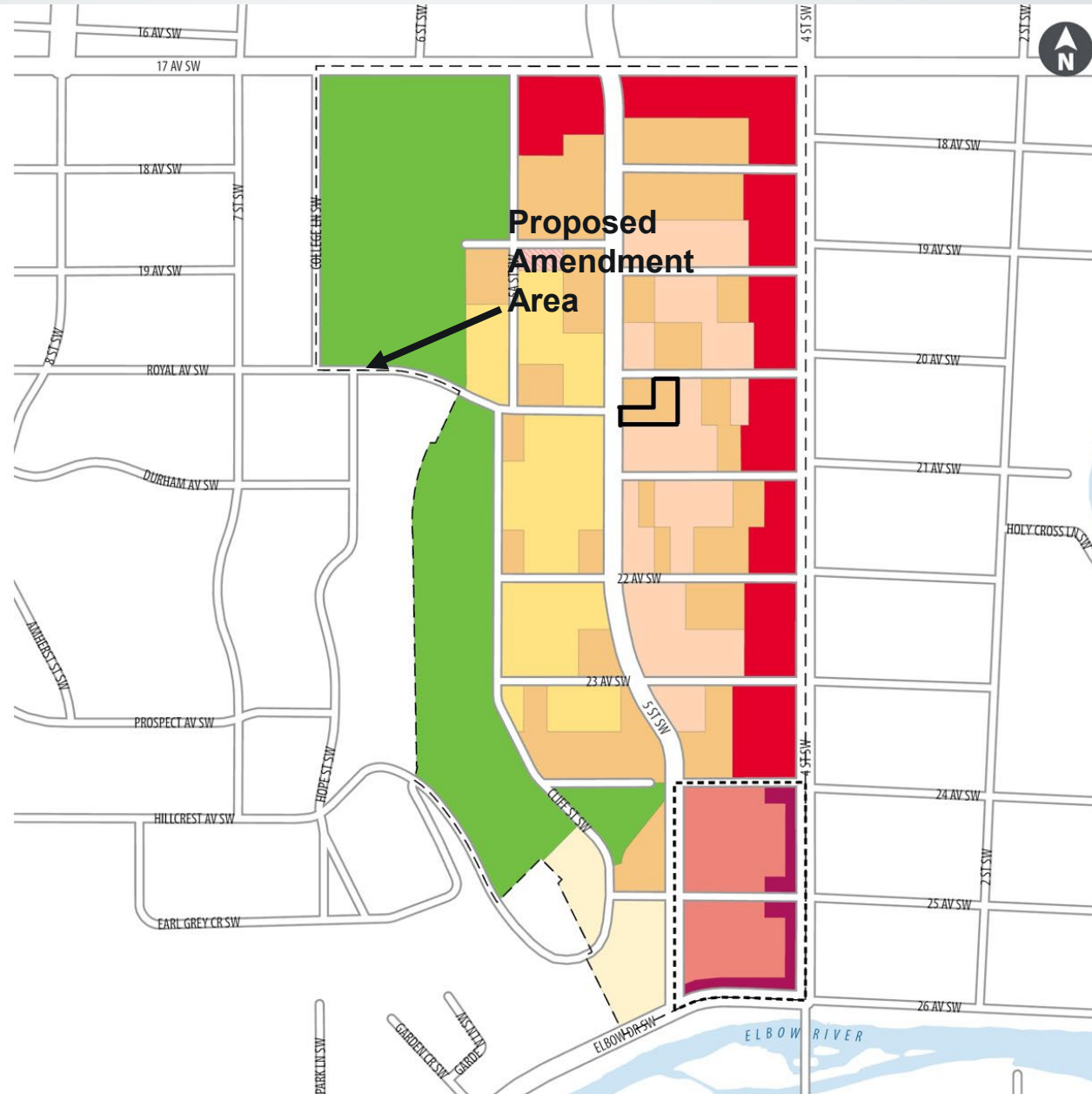
- Maximum building height = 21 metres (approximately 6 storeys)
- Maximum Floor Area Ratio = 3.3 (building floor area of 6,435 square metres)
- Anticipated 71 dwelling units



**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



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Supplementary Slides



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



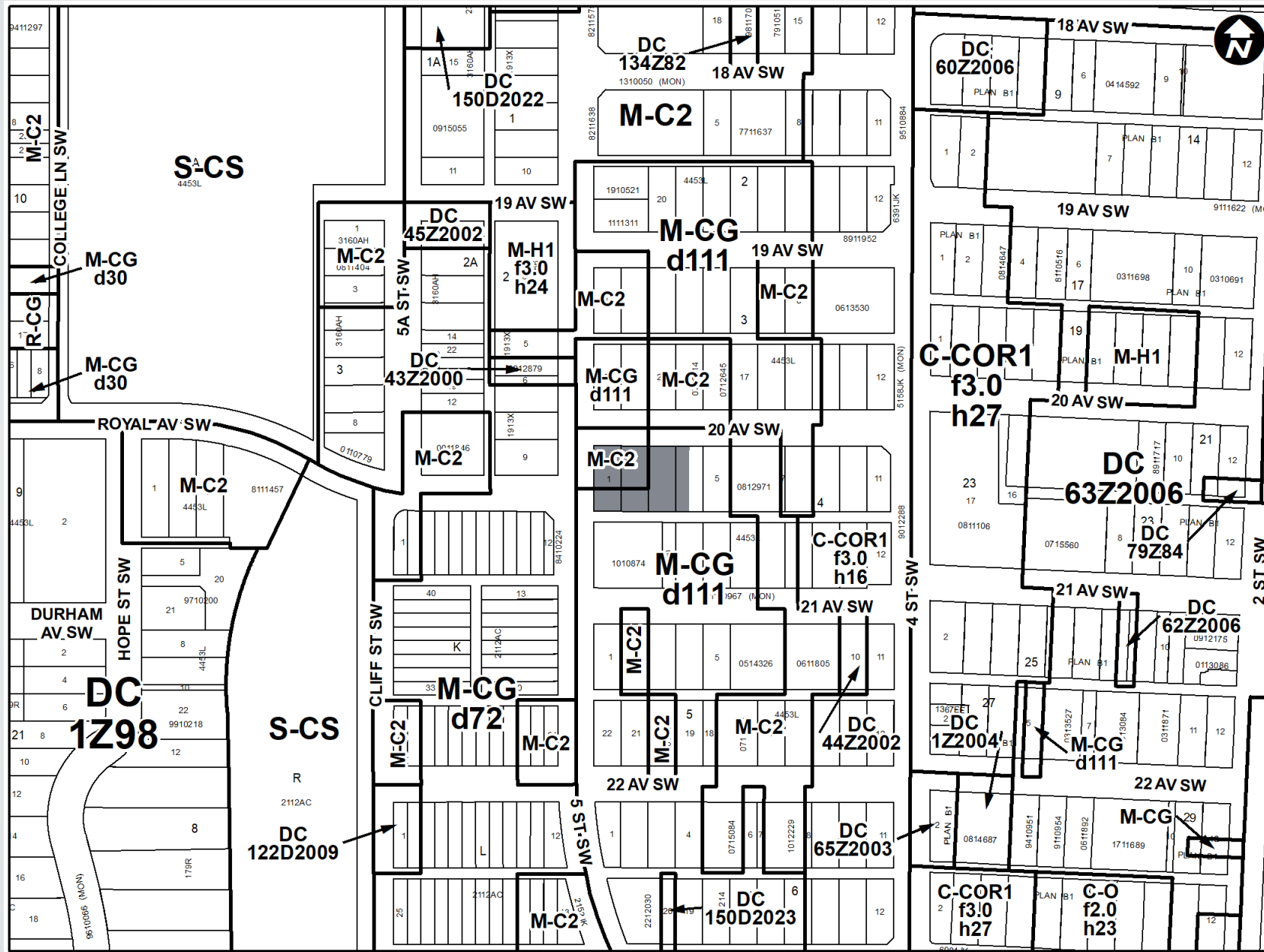
Existing lane condition with townhouse buildings on the south side



5 Street SW looking south



20 Avenue SW looking east





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

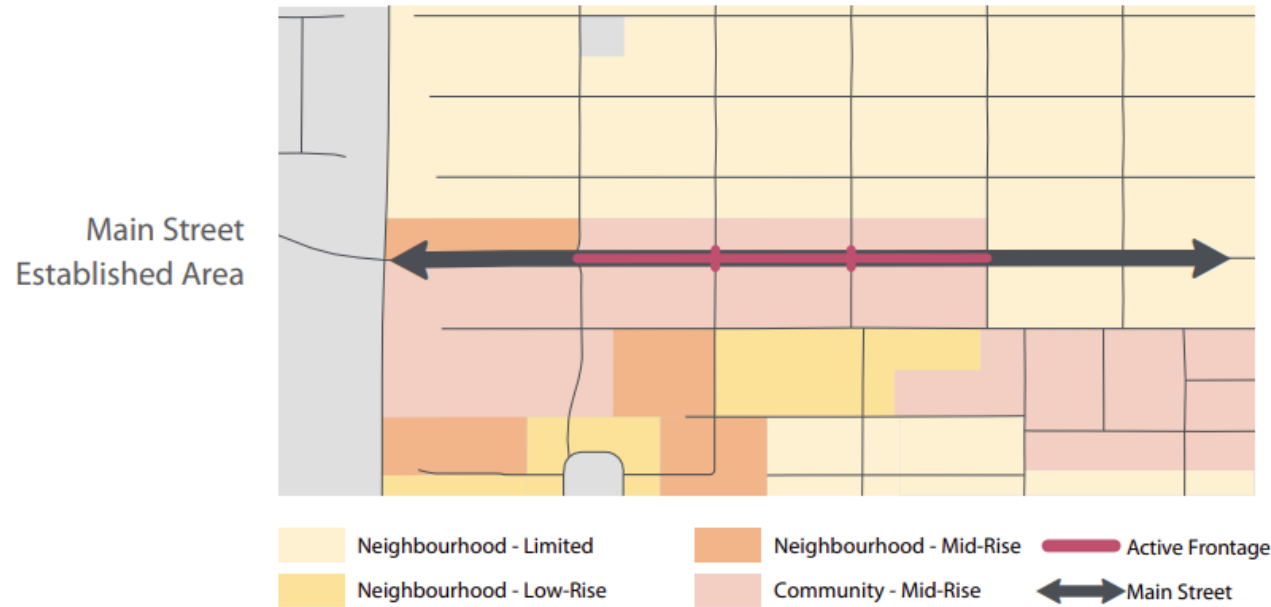
Industrial

- 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



Neighbourhood – Limited
1-3 storeys-singles, semi-detached, duplex, suites, row house, town houses



Neighbourhood – Low-Rise
up to 4 storeys



Neighbourhood – Mid-Rise
up to 6 storeys



Community – Mid-Rise
up to 6 storeys