

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

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January 2, 2025

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

Re: **LOC2024-0212** – 121 17 Avenue SE

Decision: **Letter of Support**¹

The Cliff Bungalow-Mission Community Association (“CBMCA”) has reviewed the land use change application **LOC2024-0212**. Based on its review, the CBMCA offers three discussion points in outlining its [Letter of Support](#).

1. **Quality of engagement has been good.** The Applicant cleared the bar for meaningful engagement with the CBMCA. Engagement consisted of a meeting with the CBMCA and a few back-and-forth emails.
2. **The proposed LOC Application adheres to CBMCA’s vision for Mission.** The applicant is proposing a zoning change from DC-24Z2007 to MU-2. The Applicant’s primary rationale for the LOC Application is to increase the maximum density to 575 units/ha, which improves the project economics for the Applicant while still fully aligning with the CBMCA’s vision for the Mission neighborhood. The proposed zoning district is also

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP’s and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP’s and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP’s. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support

consistent with the Mission ARP and the draft West Elbow Local Area Plan. As such, the CBMCA is comfortable supporting the Applicant's LOC Application.

- 3. The CBMCA has flagged some DP level concerns for consideration by the file manager and Applicant.** These concerns are outside of the scope of the LOC Application. The CBMCA is comfortable that these concerns can be resolved at the DP Application stage of development.