

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Cliff Bungalow, at the southeast corner of 20 Avenue SW and 5 Street SW. The site consists of four recently consolidated parcels and is approximately 0.19 hectares (0.48 acres) in size and approximately 54 metres wide by 36 metres deep. The site fronts onto 20 Avenue SW and a lane exists to the south that provides access to the site. The existing buildings on the site consist of three single-detached dwellings that contain multiple units, and a two-storey apartment building.

Surrounding development is characterized by a mix of residential developments, including single-detached dwellings directly to the east, three-storey townhouses directly south across the lane, and a mix of single-detached dwellings and two and three-storey apartment buildings to the north across 20 Avenue SW.

The Cliff Bungalow community consists of a several older structures, with much of the early development of single-detached houses occurring prior to 1920 and apartment construction commencing in the 1930's. The municipally and provincially-designated historic Treend Residence is located to the west of the subject site across 5 Street SW.

The subject site is located less than one block (approximately 120 metres or a two-minute walk) west of 4 Street SW and three blocks (approximately 300 metres or a five-minute walk) south of 17 Avenue SW. Both streets are identified as Neighbourhood Main Streets and consist of a mix of commercial uses and local services. 5 Street SW is also considered a 'Neighbourhood Boulevard', which are pedestrian-focused and highly connected streets that are fully integrated with adjacent land uses. Community open space in the form of schools and parks are in close walking distance to the west of the subject site.

The subject site is well-served by Calgary Transit, with both 4 Street SW and 17 Avenue SW containing regular bus service that is part of the primary transit network.

Community Peak Population Table

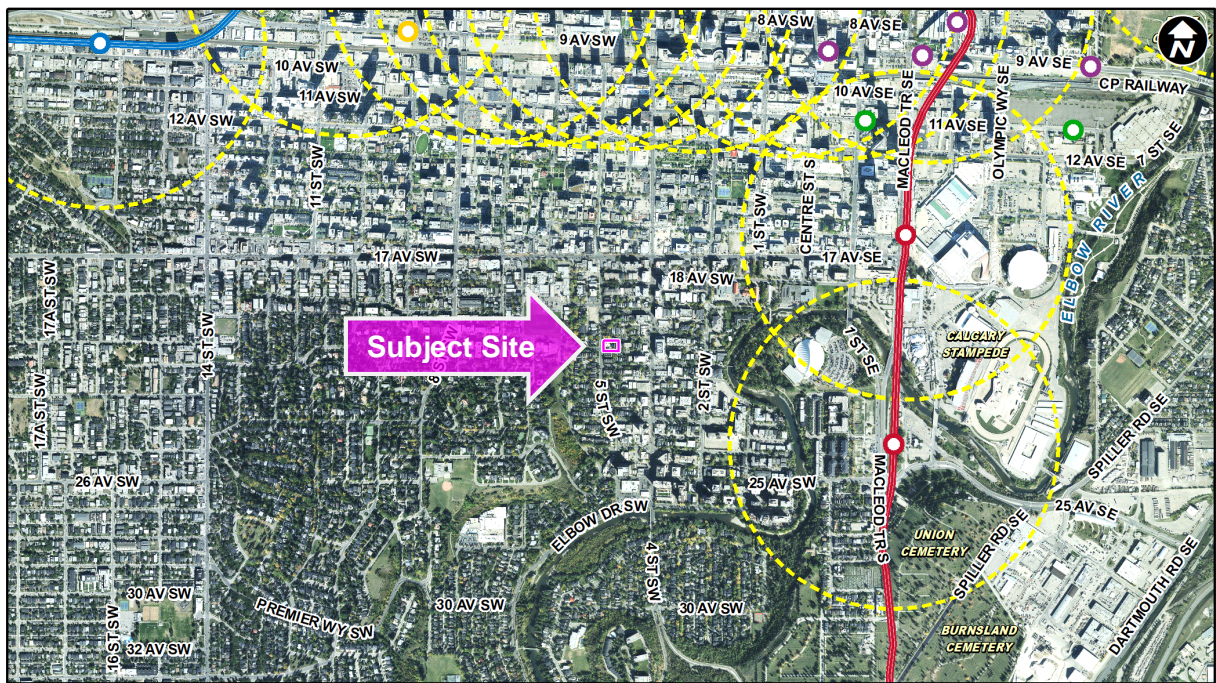
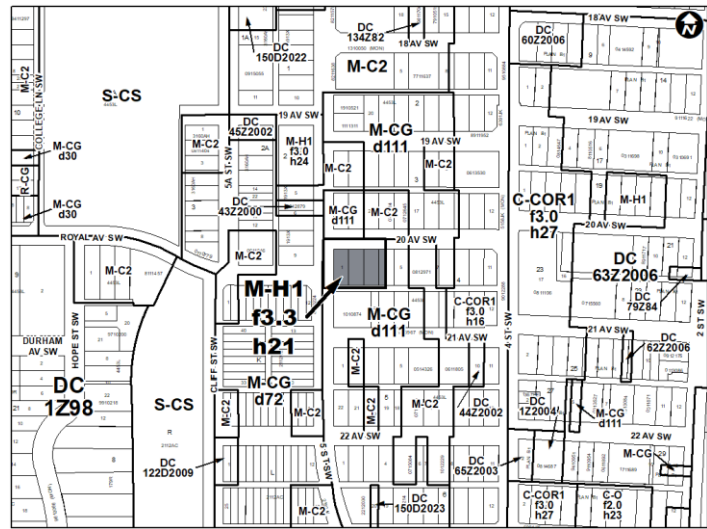
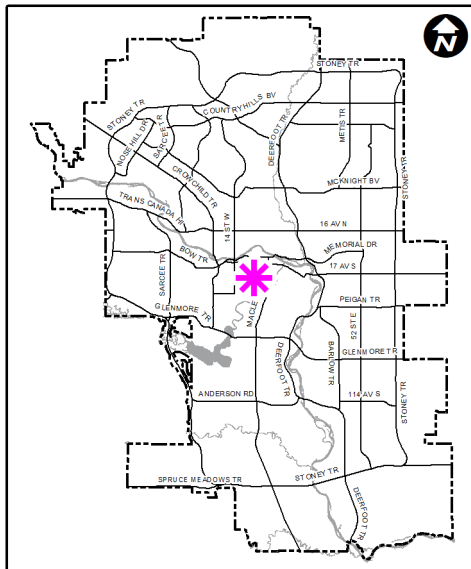
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	-324
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Cliff Bungalow Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use designations on the subject site consist of two residential districts: Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Multi-Residential – Contextual Medium Profile (M-C2) District.

The M-CG District is intended for multi-residential development with low height and low density and designed to provide some or all units with direct access to grade. The maximum building height is 12.0 metres (approximately three storeys) and the density modifier applied to the subject site allows a maximum of 111 units per hectare.

The M-C2 District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres (approximately four storeys).

The proposed Multi-Residential – High Density Low Rise (M-H1f3.3h21) District would allow for a maximum floor area ratio of 3.3, which equates to a building floor area of approximately 6,435 square metres. The proposed maximum building height of 21.0 metres would allow for approximately six storeys.

The M-H1 District allows for additional density in proximity to the 4 Street SW Neighbourhood Main Street while providing proper interface conditions and transition to lower scale residential buildings on adjacent parcels through building setbacks, step-backs and landscaping to ensure contextually sensitive development.

Development and Site Design

If approved by Council, the rules for the proposed M-H1f3.3h21 District and the policies in the *Cliff Bungalow Area Redevelopment Plan* (ARP) would provide guidance for future site development of the site, including building height and massing, contextual setbacks and step-backs, building materials, landscaping, parcel coverage and parking.

A development permit has been received by Administration and is currently under review. The proposed development is for a six-storey residential building with a top-floor amenity space and 71 dwelling units.

Key factors that are being considered during the review of the development permit application include the following:

- building massing, step backs, contextual setbacks and overall mitigation measures to surrounding low-density residential parcels;
- interface with the lane, including parkade access;
- historical character - building design and materials that incorporate elements that respect the heritage character of the existing block and neighbourhood;
- commemorative feature (plaque) location;
- retention and protection of city boulevard trees along 20 Avenue SW; and
- site landscaping and amenity spaces, including landscaping along 5 Street SW and 20 Avenue SW.

Through the development permit process, the applicant has collaborated with Administration's Local Area Planning team and Heritage Planning team, civic partner Heritage Calgary, and the Cliff Bungalow Community Association on the heritage and historical character of the proposed development. The applicant has incorporated many of the elements requested to ensure the building fits the unique and historical context of the Cliff Bungalow community, including upgraded and contextually appropriate building materials such as brick, contextually appropriate window alignments and building projections. While not a requirement, the applicant has also committed to providing a commemorative plaque on site that honours the community and the site's history and cultural heritage.

The proposed land use amendment does not directly impact any identified heritage resources on the Inventory of Evaluated Historic Resources (the Inventory). The Inventory is a list of sites that have been evaluated and identified as possessing heritage value, and whose conservation benefits Calgarians as a whole. The Inventory is managed by civic partner Heritage Calgary. None of the existing buildings on the subject site are currently listed on the Inventory.

Transportation

The site fronts onto 20 Avenue SW and 5 Street SW and is accessed via a rear lane that exits onto 5 Street SW and 4 Street SW. An existing on-street bikeway is located on 5 Street SW, immediately adjacent to the proposed development.

The location is well-served by Calgary Transit. Routes 3 (Centre St N), 17 (Renfrew/Ramsay), and 449 (Eau Claire/Parkhill) run along 4 Street SW with a northbound and southbound bus stop located approximately 180 metres (a three-minute walk) from the subject site.

No on-street parking is permitted on the east side of 5 Street SW, adjacent to the subject site. Restricted parking is available on 20 Avenue SW and requires a residential parking permit.

A transportation analysis was completed by the applicant and submitted to administration for review. The report evaluated the impact of the proposed development on the local area trip generation, intersection operation along 5 Street SW, signal warrants, road network capacity, parking supply and active transportation infrastructure. The analysis was reviewed and accepted by Administration and no specific safety concerns or improvements have been identified.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Stormwater, sanitary and water servicing are available for connection adjacent to the subject site via 20 Avenue SW or 5 Street SW. Waste and recycling service will be provided via the rear lane.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located on the edge of the 4 Street SW Neighbourhood Main Street and within the Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Inner City Areas are primarily residential areas while Neighbourhood Main Streets provide for a broad mix of residential, employment and retail uses with moderate intensification of both jobs and population. The MDP supports creating a more compact urban form which supports local services and sustainable travel choices.

The proposal aligns with the MDP goal of intensifying areas designated for higher density development (such as Neighbourhood Main Streets) and encouraging a transit-supportive land use framework by locating population growth within walking distance of the primary transit network. The proposal aligns with applicable city-wide policies which promote a more compact urban form that makes efficient use of existing infrastructure.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Cliff Bungalow Area Redevelopment Plan (Statutory – 1993)

The site is located within the 'Medium Low Density Infill' and 'Medium Density' land use areas as identified on Figure 3: Land Use Policy Areas in the [Cliff Bungalow Area Redevelopment Plan](#) (ARP). The 'Medium Low Density Infill' land use policy is intended for the retention of existing single family structures, conversions to two family structures and infill redevelopment in the form of townhouses and stacked townhouses. The 'Medium Density' land use policy provides for apartment development in the range of four storeys. A minor amendment to Figure 3: Land Use Policy Areas is required to support this application by revising a portion of the subject site from 'Medium Low Density Infill' to 'Medium Density'.

The proposed development generally aligns with the residential goals of the Cliff Bungalow ARP, providing for a variety of housing types and ensuring that new housing is architecturally compatible with the existing residential character of the community.

West Elbow Communities Local Area Planning Project

This site is located in the West Elbow Communities, which includes Cliff Bungalow and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing *Cliff Bungalow ARP*. The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *West Elbow Communities Local Area Plan* (LAP). The applicant team has also coordinated with the LAP team during the development permit process to ensure the proposed development adheres to the draft Heritage Guidelines in the draft LAP.