

**Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares (0.06 acres) located at 608 – 22 Avenue SW (Plan 2112AC, Block K, Lot 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
NOVEMBER 28:**

That Council:

1. Give three readings to **Proposed Bylaw 10P2025** for amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 22D2025** for the redesignation of 0.03 hectares (0.06 acres) located at 608 – 22 Avenue SW (Plan 2112AC, Block K, Lot 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 28:

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“The following documents were distributed with respect to Report CPC2024-1160:

- A letter from the Cliff Bungalow-Mission Community Association; and
- A presentation entitled "LOC2024-0220 / CPC2024-1160 Policy and Land Use Amendment".

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**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-1160, the following be approved:

That Calgary Planning Commission receive the additional letter from the Cliff Bungalow-Mission Community Association for the Corporate Record.

For: (5)	Director Mahler, Commissioner Hawryluk, Commissioner Weber, Commissioner Small, and Commissioner Campbell-Walters
Against: (3)	Commissioner Pollen, Councillor Dhaliwal, and Commissioner Gordon

**MOTION CARRIED”**

**HIGHLIGHTS**

- This land use amendment seeks to redesignate the subject site to the Multi-Residential – Contextual Medium Profile (M-C2) District to accommodate a Multi-Residential Development.
- This proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed M-C2 District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed M-C2 District 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.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of Cliff Bungalow was submitted by Riddell Kurczaba Architecture on behalf of the landowner, Trafalgar Investment Ltd. (Rick Pauloski) on 2024 September 4. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to develop a new multi-residential building on the subject site, 608 – 22 Avenue SW, and the adjacent parcel, 602 – 22 Avenue SW.

The 0.03 hectare (0.06 acre) site is located on 22 Avenue SW, midblock between 5 Street SW and Cliff Street SW. The 4 Street SW Main Street area is located approximately 220 metres (a three-minute walk) east of the subject site. The site is currently developed with a single detached home with vehicle access provided from the rear lane. No development permit has been submitted at this time, however consolidating the subject site with the adjacent corner parcel will allow for a total of 21 units across both parcels or five units on the subject parcel

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specifically. The maximum allowable density would be 210 units per hectare based on the policies of the *Cliff Bungalow ARP* Medium Density typology.

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 policy and 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. In response the applicant attended a Cliff Bungalow-Mission Community Association (CA) meeting, delivered an information letter to surrounding neighbours and contacted the Ward 8 Office.

**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 six letters of opposition from the public. The letters of opposition included the following areas of concern:

- loss of single family and heritage homes;
- increased height and shadowing; and
- increased parking and traffic issues.

The Cliff Bungalow-Mission CA submitted a letter of opposition on 2024 October 14 citing concerns around context (setbacks, setbacks and height) and historic conservation.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-C2 District allows for varied building height and front setback areas in a manner that reflects the immediate context and these details will be reviewed and determined at the development permit stage. Neither the subject site nor the adjacent corner parcel are on Heritage Calgary's Inventory of Evaluated Historic Resources.

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

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**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in the community of Cliff Bungalow in a way that is respectful of the surrounding context.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

The proposed policy and land use amendment would enable creation of new dwelling units in the inner city that would provide increased housing opportunities, support local businesses and increase transit ridership.

**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 10P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 22D2025**
7. **Additional Community Association Response**
8. **CPC Member Comments**
9. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform