

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

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December 30, 2024

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

Re: **LOC2024-0176** - 101 25 Avenue SW

Decision: **Letter of Support**¹

The Cliff Bungalow-Mission Community Association (“CBMCA”) has reviewed the land use change application **LOC2024-0176**. Based on its review, the CBMCA offers five discussion points in outlining its [Letter of Support](#).

1. **Quality of engagement has been high.** The Applicant cleared the bar for meaningful engagement with the CBMCA. After the CBMCA provided initial comments to the file manager, the Applicant initiated a meeting with the CBMCA where they engaged in a thoughtful discussion and addressed many of the CBMCA’s concerns.
2. **The proposed increased in units/ha fits within the CBMCA’s vision for Mission.** The applicant is proposing a zoning change from M-H2d160 to M-H2. Removing the density modifier improves the project economics for the Applicant while still fully aligning with the CBMCA’s vision for the Mission neighborhood. As such, the CBMCA is comfortable with the Applicant’s LOC Application.

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

3. **The proposed height and massing models shared with the CBMCA are respectful of neighboring parcels with respect to both set-backs and step-backs.** The Applicant's massing model implies step-backs and set-backs that are consistent with best practice urban design guidelines for a six-storey building. The Applicant's proposed step-backs and set-backs will substantially limit adverse impacts on neighboring towers with regards to noise, shadowing, wind, privacy and removal of daylighting.
4. **The CBMCA believes the Applicant's vision to provide limited parking stalls is a feature rather than a bug.** This parcel does not have access to a laneway and is located along a neighborhood connector (25 Avenue SW). As such, one of the CBMCA's primary concerns with the redevelopment of this parcel was the potential impact of vehicles entering/exiting the development on the flow of traffic along 25 Avenue SW. The Applicant has fully alleviated this concern by proposing a building with limited parking.

The CBMCA is fully supportive of any parking relaxations this might entail. In addition to improving the flow of traffic along 25 Avenue SW, a "no parking" development increases the diversity of housing choices within the neighborhood of Cliff Bungalow-Mission. The CBMCA believes this is a fantastic location for a no parking building – it is located close to the C-Train Station, along the Elbow River Pathway System and within a walk-to-everything neighborhood. Such housing will be especially popular with post-secondary students, young professionals and creatives, and new Calgarians.

5. **The Applicant should consider the buildout of a few accessible suites (for those with mobility issues) within their development.** The subject parcel's unique characteristics – including proximity to transit (both bus and C-Train), location within a walk-to-everything neighborhood, proximity to nature and the Elbow River Pathway System and lack of parking – could have a unique appeal for the mobility impaired population of Calgary. The Applicant should consider building a handful of handicap accessible suites. These suites could add to the diversity of housing within the neighborhood of Cliff Bungalow-Mission.

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