

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Cliff Bungalow, midblock on 22 Avenue SW between 5 Street SW and Cliff Street SW. The site is approximately 0.03 hectares (0.06 acres) in area, has dimensions of 34 metres by 8 metres, and is currently developed with a single detached dwelling accessed by a rear lane.

Surrounding development is characterized by multi-residential and single detached homes. The subject site and surrounding area is designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District which allows a maximum height of 12 metres and a maximum density of 72 units per hectare. The land directly east of the subject site is designated Multi-Residential – Contextual Medium Profile (M-C2) District.

The subject site is located roughly 220 metres (a three-minute walk) west of the 4 Street SW Neighbourhood Main Street area. The site is well served by transit, with three routes stopping 250 metres (a four-minute walk) east of the site on 4 Street SW.

As outlined in the Applicant Submission (Attachment 3), the applicant intends to consolidate the subject site with the existing M-C2 lands to the east (602 – 22 Avenue SW, which is currently developed with a six-unit residential complex) to construct a new apartment building.

Community Peak Population Table

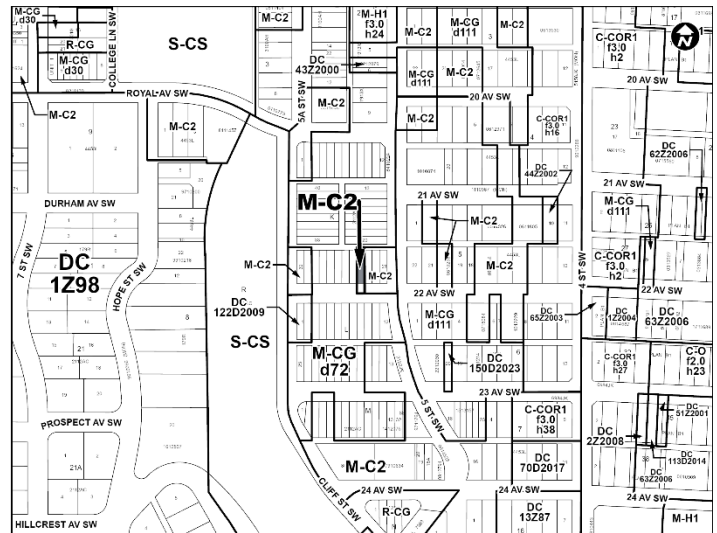
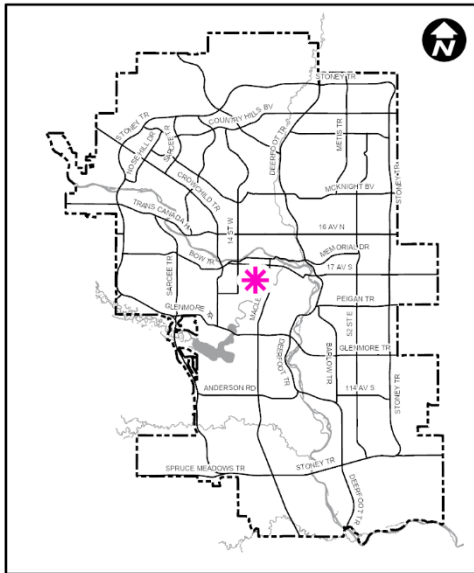
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

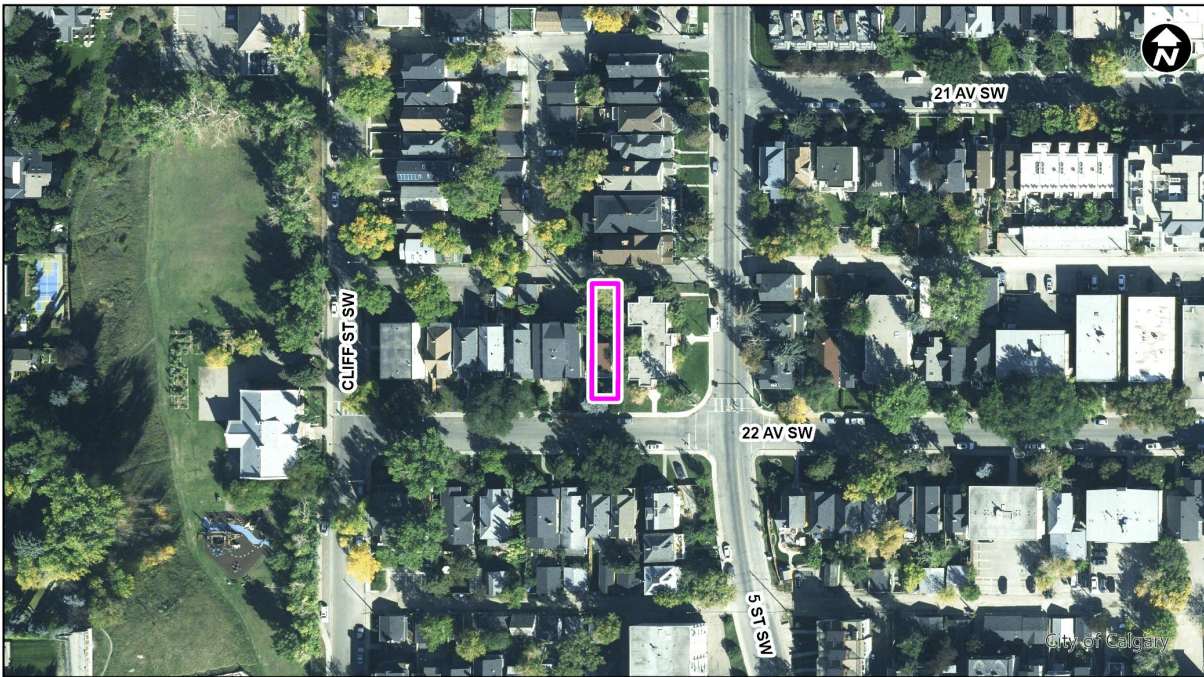
Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	- 324
Difference in Population (Percent)	- 14.6%

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 M-CGd72 District allows for grade-oriented multi-residential development and is intended to be in close proximity or adjacent to low density development. The M-CGd72 District allows for a maximum building height of 12 metres. The maximum density is 72 units per hectare (or two units for the subject site).

The proposed M-C2 District accommodates multi-residential development and allows for varied building height and front setback areas in a manner that reflects the immediate context and is intended to be in close proximity, or adjacent to, low density residential development. The M-C2 District provides outdoor space for social interaction and also provides landscaping to compliment the design of the development. 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).

There is no maximum density for the M-C2 District, however the proposed amendment to the *Cliff Bungalow ARP* to indicate the subject site as 'Medium Density' would enable a maximum of five units to be achieved on the subject site. As noted in the Applicant Submission (Attachment 3), the intent is to comprehensively develop this parcel with the adjacent parcel to the east, which is already designated M-C2 District. Once the subject site is consolidated with 602 – 22 Avenue SW, a future development could be built to a maximum height of 16 metres given the M-C2 District rules. A maximum of 21 total units could be achieved if the subject site and 602 – 22 Avenue SW are consolidated for a comprehensive development. This represents a maximum

density of 210 units per hectare based on the policies of the *Cliff Bungalow ARP* Medium Density typology.

Development and Site Design

If this policy amendment and land use redesignation are approved by Council, the rules of the proposed M-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Other key factors that will be considered during the review of the development permit application include the following:

- ensuring an engaging built interface along 22 Avenue SW;
- mitigating shadowing, overlooking and privacy concerns;
- appropriate amenity space for the residents; and
- interface with the lane.

Transportation

The site is accessed via an existing sidewalk on 22 Avenue SW and is well served by Calgary Transit. Bus stops for Route 3 (Sandstone/Elbow Drive) and Route 17 (Renfrew/Ramsay) are located within 225 metres (a three-minute walk). Additional bus stops for Route 6 (Killarney/26 Avenue) and Route 7 (Marda Loop) are located 550 metres (a nine-minute walk) from the subject parcel.

Vehicular access will be via the lane. The site is located within the Residential Parking Permit Zone “J”, and parking adjacent to the site is restricted to permit holders 24 hours per day and seven days per week.

Upon future redevelopment, all pedestrian infrastructure, access design, parking and loading shall be to the satisfaction of Development Engineering. Improvements to the public realm, including sidewalk widening, will be required at the expense of the developer.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water storm and sanitary sewers are available to service this site. A sanitary servicing study will be required with development permit application. The proposed development is within the 1:100 Overland flow area and will be subject to the Land Use Bylaw Part 3, Division 3.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration’s recommendation aligns with the policy direction of [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 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 site is located within the Developed Residential – Inner City area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small incremental benefits to climate resilience. The proposed policy and land use amendment aligns with the policy direction of the MDP.

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 [Cliff Bungalow Area Redevelopment Plan](#) (ARP) identifies the subject site as 'Conservation and Infill' on Figure 3 (Land Use Policy Areas). An amendment to this statutory plan is required to change the applicable land use policy for the site from 'Conservation and Infill' to 'Medium Density'. The proposed amendment aligns with the MDP's direction for modest intensification of inner city communities.

West Elbow Communities Local Area Plan (LAP)

This site is located in Area 2/3 of the West Elbow Communities LAP, 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*.