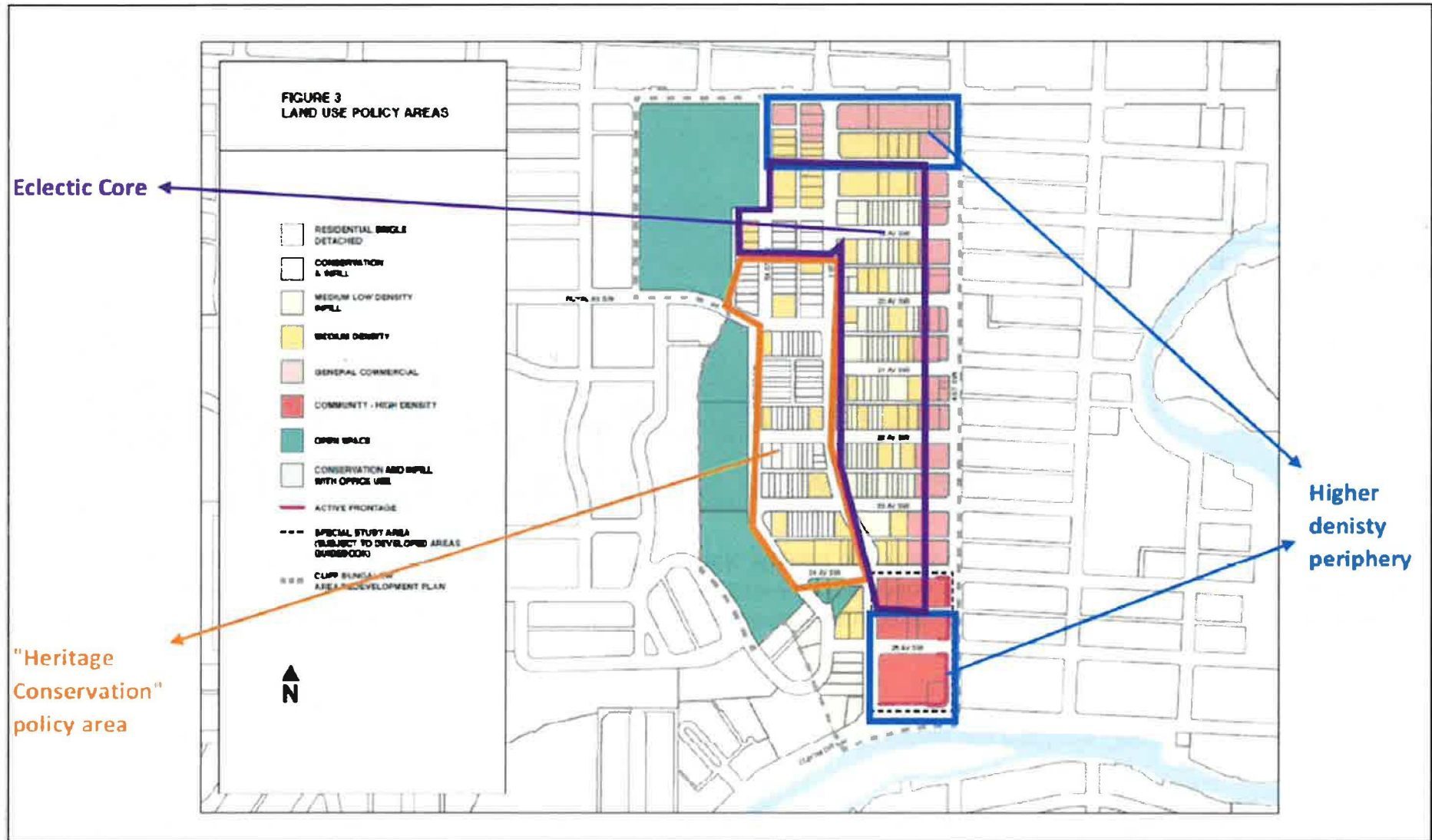


Outlining the Three Policy Areas of Cliff Bungalow

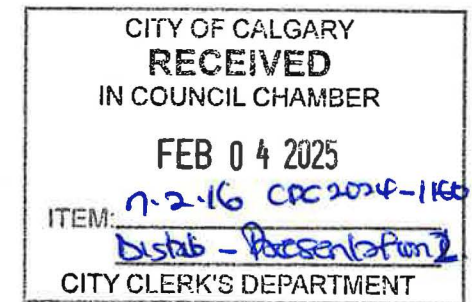
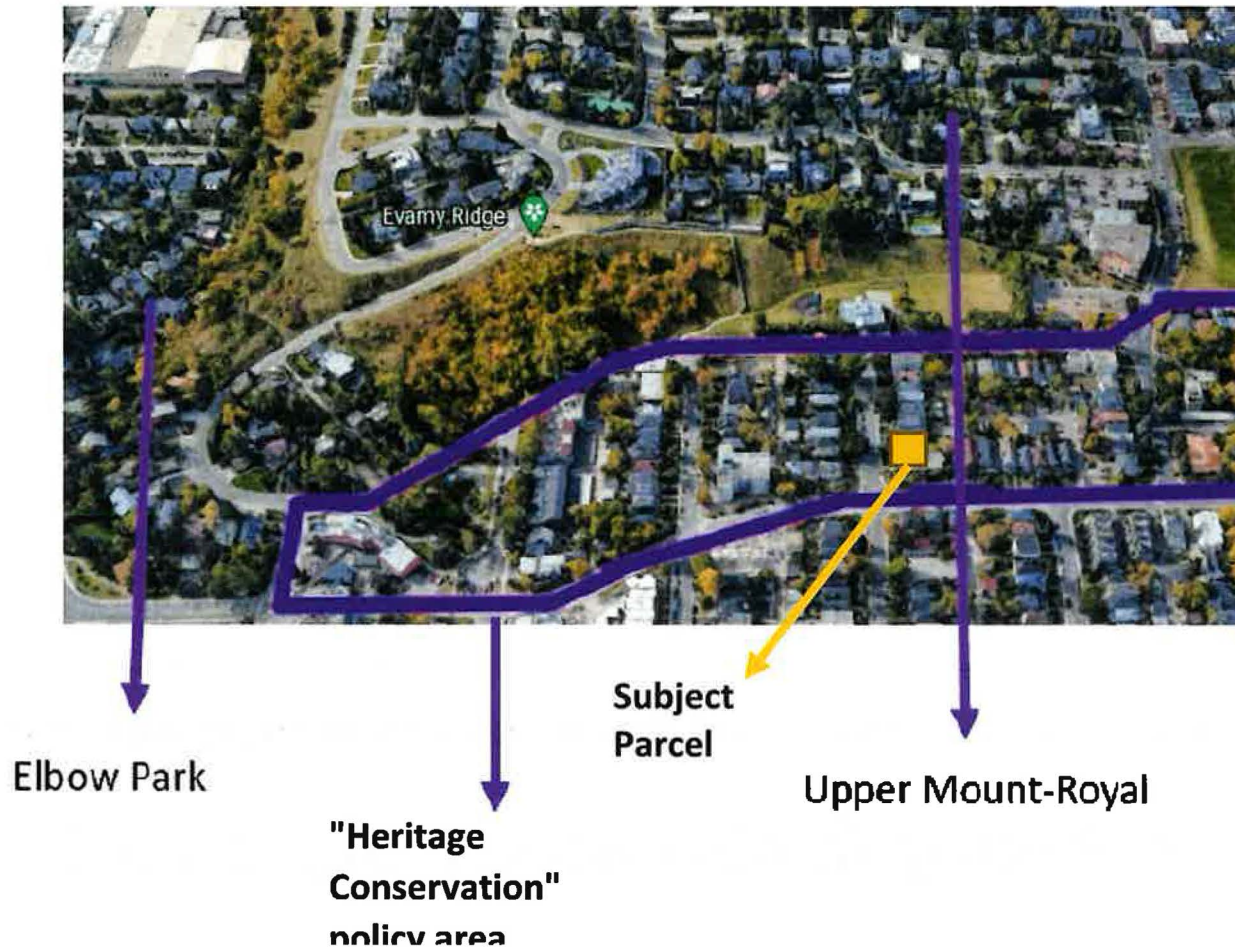
SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW



Heritage Conservation Policy Area of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW

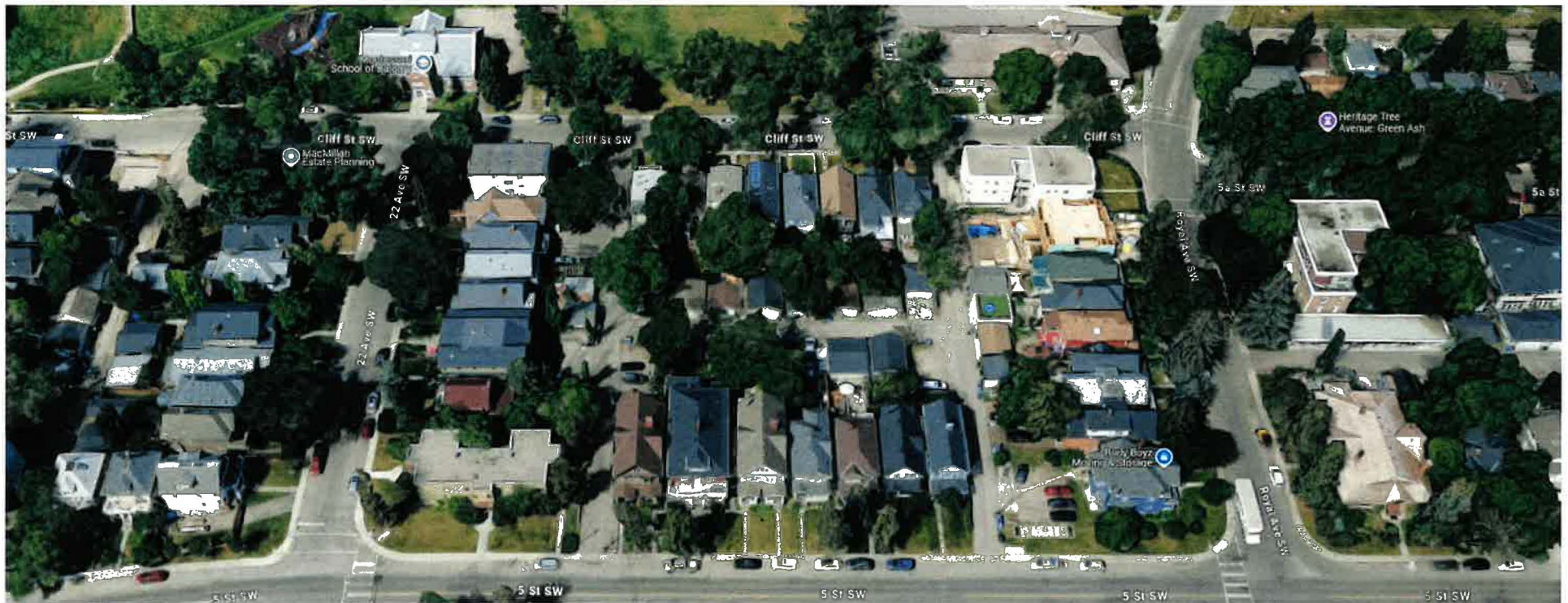
- ♦ **Policy area remains contextually appropriate as low density**, in part because the Heritage Conservation Policy Area of Cliff Bungalow is contiguously bounded by the low-density residential areas of Elbow Park (and Rideau and Roxboro) to the South and Upper Mount Royal to the West.
- ♦ **Appropriate housing forms within policy area:** Single detached, Semi detached, Townhouse, and Low-Modified apartment style building scales (2-4 storeys). This is consistent with the way City Administration and Council treats surrounding low density residential neighborhoods of Upper Mount Royal, Elbow Park, Rideau and Roxboro.



Heritage Conservation Policy Area of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW

- ♦ Very few such intact blocks of Edwardian era homes still exist within Calgary's established area. The CBMCA believes that over time, these blocks could become one the only remaining living example of what Calgary looked like in the early-1900s.
- ♦ The more Calgary ages, the more important heritage conservation of structures and areas becomes. And because of on-going suburban development, the proportion of heritage conservation areas within Calgary falls over time, even without considering that remaining unprotected heritage structures outside of conservation areas are demolished overtime to make way for redevelopment.
- ♦ **The Conservation Area of Cliff Bungalow has three guardrails: contextual setbacks, height (12m maximum) and building form (architectural guidelines).**



Heritage Conservation Policy Area of Cliff Bungalow

THE CONSERVATION AREA OF CLIFF BUNGALOW HAS THREE GUARDRAILS:

- ♦ **Contextual setbacks**
- ♦ **Maximum Height of 12.0m**
- ♦ **Architectural design that is cohesive with the original Edwardian era structures of the Heritage Conservation Policy Area**

EXAMPLE - 610 22 AVENUE SW (2006)



EXAMPLE – 626 23 AVENUE SW (2022)



EXAMPLE – 608 24 AVENUE SW (2007)



LOC2024-0220 proposes breaking the height guardrail of Cliff Bungalow's Heritage Conservation Area

- Guardrail on height: 12.0m maximum
- LOC2024-0220 proposed height maximum: 16.0m

CBMCA Position: Opposition

At the present time, all homes along 22 Avenue SW (on both sides of the street) adhere to the existing height maximums of 12m and contextual setbacks of the Heritage Conservation Area. All but one structure adheres to appropriate architectural forms.

The existing guardrails are incredibly effective in conserving this valuable historical district within Cliff Bungalow. Allowing relaxations on height would be reckless and short-sighted; it would effectively undermine decades of work by residents in Cliff Bungalow-Mission to conserve a special piece of Calgary's history with private capital.

Approval of LOC2024-0220 sets negative precedent

POLICY ALLOWING LAND-LIFTS PUTS THUMB ON SCALE IN FAVOR OF DEVELOPERS AND AGAINST HERITAGE HOMEOWNERS

- ♦ **As soon as one parcel owner is given permission to deviate from existing height maximum of 11m-12m, it creates an open season for other developers and land assemblers to ask for the same permission.**
- ♦ Developers and land assemblers will increasingly be able to use the precedent of prior land-lift to outbid homeowners who would otherwise lovingly restore and maintain their heritage home. Over time, as heritage homes are assembled and then demolished to make way for new multifamily developments, the historical value of the Heritage Conservation Policy Area would be fully eroded and the neighborhood of Cliff Bungalow would lose its historic soul.



Historic Streetscape of 22 Avenue SW

CONTAINS MULTIPLE HERITAGE PROPERTIES INCLUDING CLIFF BUNGALOW SCHOOL AND SOMERVILLE DUPLEX

