

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0120

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 - 25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143

EXECUTIVE SUMMARY

This application was submitted on 2018 June 18 by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd. The application seeks to amend the land use designation for the subject site to enable the development of an assisted living facility and amend the *Cliff Bungalow Area Redevelopment Plan* (ARP) to provide guidance for redevelopment of the southernmost two blocks of the neighbourhood. The applicant's submission can be found in Attachment 1.

The application proposes:

- a change from Multi-Residential – Contextual Medium Profile (M-C2) District to a DC Direct Control District based on the Mixed Use – General (MU-1) District (Attachment 2);
- an increase in floor area ratio (FAR) from 2.5 to up to 7.5 subject to the provision of community benefits for FAR above 3.0; and
- an increase in building height from 16 metres to 45 metres.

The ARP amendment (Attachment 3) proposes to identify the southern two blocks of Cliff Bungalow – including the subject site for the land use redesignation – as a new Special Study Area, providing greater clarity around the future context of the subject site and its alignment with the *Municipal Development Plan* and market interest in higher density mixed use development.

Within the proposed new Special Study Area only, the amendments make reference to the Community – High Density building block in the Developed Areas Guidebook and provide guidance on land use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0.

A development permit (DP) for the subject site proposing 141 independent supported living, assisted living, and dementia/memory care dwelling units with an FAR of 7.46 and a height of 12 storeys (45 metres) was submitted by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd on 2018 July 20 and is currently under review. An overview of the DP application is provided in Attachment 4

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.19 hectares ± (0.46 acres ±) located at 528 - 25 Avenue SW and 2412R - 5 Street SW (Condominium Plan 0210275, Units 1 to 36; Plan 38450, Block 16, Lot 13) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District based on the Mixed Use – General (MU-1) District to accommodate mixed-use development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted on 2018 June 18 by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd (a partnership between Campion Property Group and Verve Senior Living).

The application seeks to amend the land use designation for the subject site to enable the development of an assisted living facility (141 independent supported living, assisted living, and dementia/memory care dwelling units) with an FAR of 7.46 and a height of 12 storeys (45 metres) and to provide guidance for future redevelopment. In terms of land use, the application proposes a change from Multi-Residential – Contextual Medium Profile (M-C2) District to a DC Direct Control District based on the Mixed Use – General (MU-1) District.

The application also seeks to amend the ARP by identifying the southernmost two blocks of the Cliff Bungalow as a new Special Study Area (see Figure 2) to address the future context of the subject site by providing guidance for high density mixed-use redevelopment. From the beginning of the process, the applicant has considered a transparent conversation indicating that the proposed development was informed by an expectation that the future context would include high density mixed use development in the blocks bounded by 24 Avenue SW, 4 Street SW, Elbow Drive SW, and 5 Street SW.

With the above in mind, the proposed ARP amendment includes guidance for such future redevelopment in the form of 11 additional policies that address land use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations

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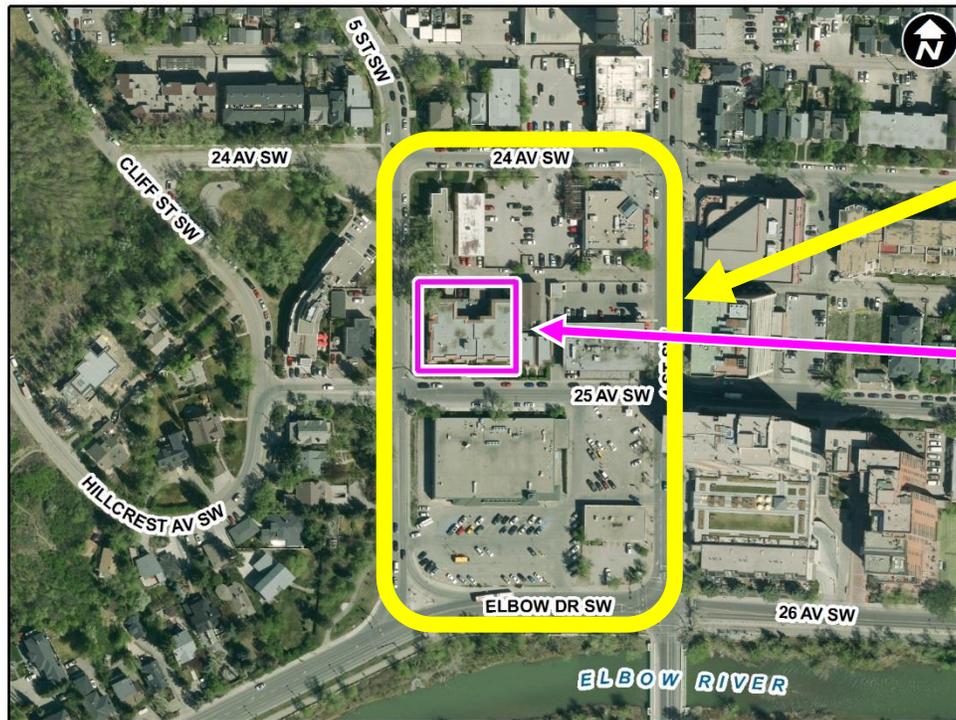
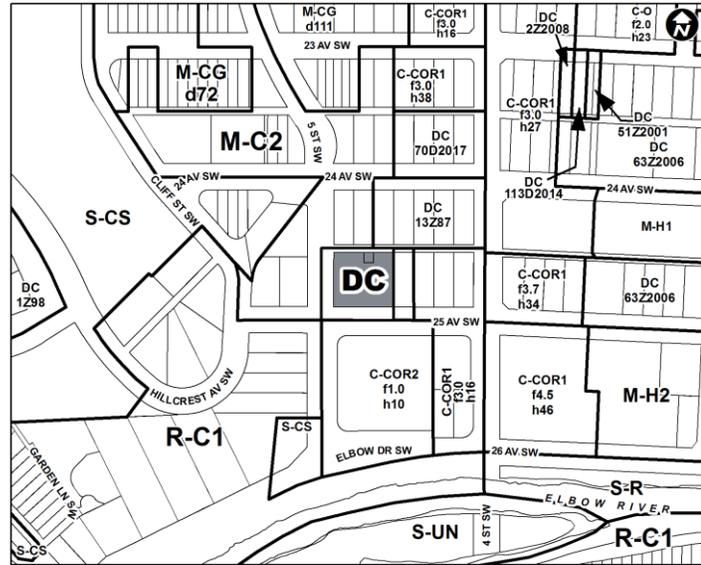
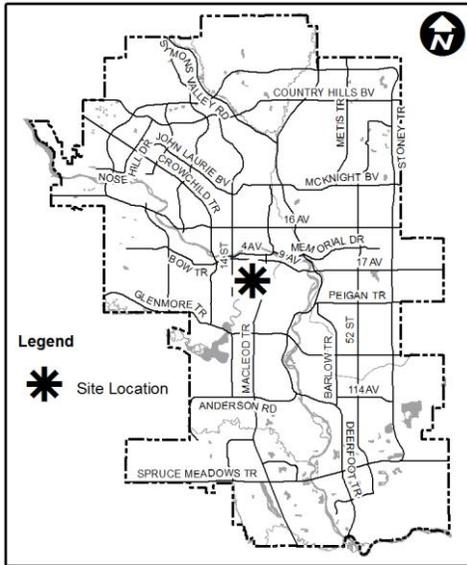
for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0. The current ARP (adopted in 1993) does not contemplate redevelopment in line with MDP objectives and urban structure. A DP for an assisted living facility has been submitted by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd. on 2018 July 20 and is under review. An overview of the DP application is provided in Attachment 4.

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Location Maps



Proposed ARP
amendment
(new Special
Study Area)

Subject Site
(Land use)

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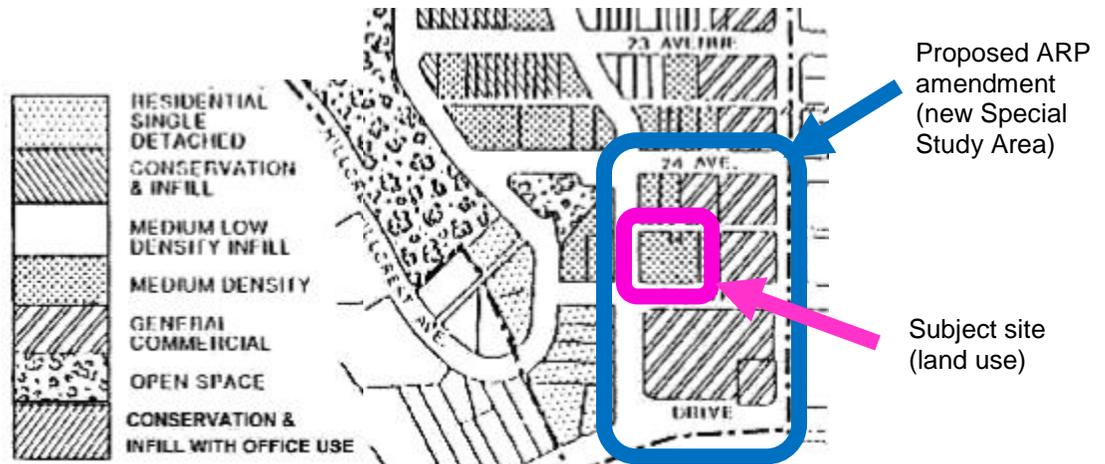
Site Context

Policy Amendment

The proposed amendments to the ARP include the two southernmost blocks of the neighbourhood, bounded by 5 Street SW, 24 Avenue SW, 4 Street SW, and Elbow Drive SW. These blocks are predominantly commercial and include a mix of large and small-format retail and restaurant spaces, a grocery store (Safeway), surface parking lots, and low- and medium-density multi-residential development.

The current ARP identifies this area as a mix of medium density residential and general commercial (see Figure 1 below) with building height limited to four storeys (residential) or 16 metres (commercial). The area includes three buildings identified on the City's Inventory of Evaluated Historic Resources (the Laurence Apartments, the Gordon Suites, and the Himmelman Boathouse).

Figure 1: Current ARP with Subject Site and Proposed New Special Study Area



The area represents the western portion of the southern 'foot' of 4 Street SW and a key gateway to Cliff Bungalow and Mission and a connection point between this area and the neighbouring communities of Mount-Royal, Elbow Park, Rideau-Roxboro, and Erlton. The eastern portion of this area features a cluster of high density development including buildings up to 17 storeys.

This location is well served by an urban grid of streets and avenues offering good connections to the southwest via Elbow Drive SW (Parkway), the east via 25 Avenue SW (an arterial street east of MacLeod Trail S), and north and south via 4 Street SW and 5 Street SW (Neighbourhood Boulevards). Multiple bus routes provide connections in all directions and the Erlton-Stampede LRT station is one kilometre away (with a direct bus connection). The Elbow River pathway runs along the south edge of the area.

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Land Use Amendment

The proposed land use amendment is located at 528 - 25 Avenue SW and 2412R - 5 Street SW, at the northeast corner of 25 Avenue SW at 5 Street SW. The site is currently occupied by a multi-residential development with 36 units in three and-a-half storeys. The seniors facility proposed in the related development permit application proposes to replace the current development.

To the north, across the alley are the Laurence Apartments (1928, 9 apartment homes, 910 square metres, two-and-a-half storeys), the Redpath Apartments (1958, 12 apartment homes, 670 square metres, two-and-a-half storeys), and a publicly-accessible surface parking lot. To the east, immediately adjacent are the Gordon Suites (1929, four apartment homes, two storey buildings) and the Himmelman Boathouse (180 square metres, two storeys).

To the south, across 24 Avenue SW is the back-of-house and loading dock of a 2,280 square metre Safeway grocery store.

To the west, across 5 Street SW is an apartment building (1967, five homes, 430 square metres, two storeys) and the Aventa Centre of Excellence for Women with Addictions (1967, 1,800 square metres, three storeys and an apartment building with five homes, 430 square metres, two storeys), which provides trauma informed, gender-specific, concurrent capable, live-in addiction treatment services for women.

At the southwest corner of 25 Avenue SW at 5 Street SW (kitty-corner to and at a higher elevation than the subject site) is the Millican Residence (Twin Gables, 1914, 340 square metres) which has operated as a bed and breakfast.

As identified in Figure 2 (below), the population of the Cliff Bungalow community peaked in 1982 at 2,219 and as of 2018 stood at 1,921, representing a decline of 298 residents or 13.4 percent.

Figure 2: Community Peak Population

Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2018 Current Population	1,921
Difference in Population (Number)	-298
Difference in Population (Percent)	-13.4%

Source: *The City of Calgary 2018 Civic Census*

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

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration. Administration reviewed the application with respect to applicable policies including but not limited to the *Municipal Development Plan (MDP)*, the *Cliff Bungalow ARP (ARP)*, and the *Seniors Age-Friendly Strategy*.

Administration reviewed the application including an evaluation by the Corporate Planning Applications Group (CPAG) and circulation to internal and external stakeholders including the Cliff Bungalow-Mission Community Association (CBMCA). Key issues considered included building height, massing, configuration and associated shadow and microclimate implications, appropriateness of the proposed use and intensity, site access, and integration with the 5 Street SW and 25 Avenue SW streetscapes.

Administration's review also examined the policy approach to ensuring a transparent evaluation of the potential future context of the site. This was achieved by offering all stakeholders the opportunity to consider and comment on policy for higher density mixed-use development on the southernmost two blocks of Cliff Bungalow (bounded by 24 Avenue SW, 4 Street SW, Elbow Drive SW, and 5 Street SW), and developing appropriate mechanisms for community benefits proposed with such development.

Land Use

The application proposes a land use change to the subject site from Multi-Residential – Contextual Medium Profile (M-C2) District, which allows for multi-residential development with a floor area ratio (FAR) of up to 2.5 and building height of up to 16.0 metres, to a DC Direct Control District based on the Mixed Use – General (MU-1) District, which would allow for mixed-use development with an FAR of up to 7.5 and building height of up to 45.0 metres, subject to the provision of community benefits for FAR above 3.0.

The application initially selected the Mixed Use – General (MU-1) District due to its accommodation of the proposed assisted living use and urban street and property line interface options; a DC Direct Control District was necessary to implement the proposed community benefit provisions identified in the proposed ARP amendments and the related DP application.

The site is currently occupied by a multi-residential development with 36 units in three and-a-half storeys. The proposed DC guidelines include provisions for increased FAR and height linked to the provision of three community benefits. These community benefits include:

- Construction by the applicant or contribution to a portion of the Prospect Trail (an initiative to link trails and parks between 17 Avenue SW and Sifton Boulevard SW);
- Construction by the applicant of enhancements to the connectivity and accessibility infrastructure of the Scottish Nursing Home Park (Triangle Park) at the intersection of Cliff Street SW and 24 Avenue SW; and

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- Permanent installation of on-site public art by the applicant at the northeast corner of 5 Street SW and 25 Avenue SW along with an enhanced private-public pedestrian streetscape along the edges of the subject site.

The value of these community benefits comes to \$500,000, or \$58.72 per square metre from 3.0 FAR to 7.46 FAR. The proposed DC guidelines are available in Attachment 2.

Policy

The application includes a proposed amendment to the ARP (Attachment 3) that would identify the southernmost two blocks of the neighbourhood as a new Special Study Area (bounded by 24 Avenue SW, 4 Street SW, Elbow Drive SW, and 5 Street SW). Figure 3 (below) highlights the proposed new Special Study Area. The subject site for the land use redesignation (and related DP application) are highlighted in pink.

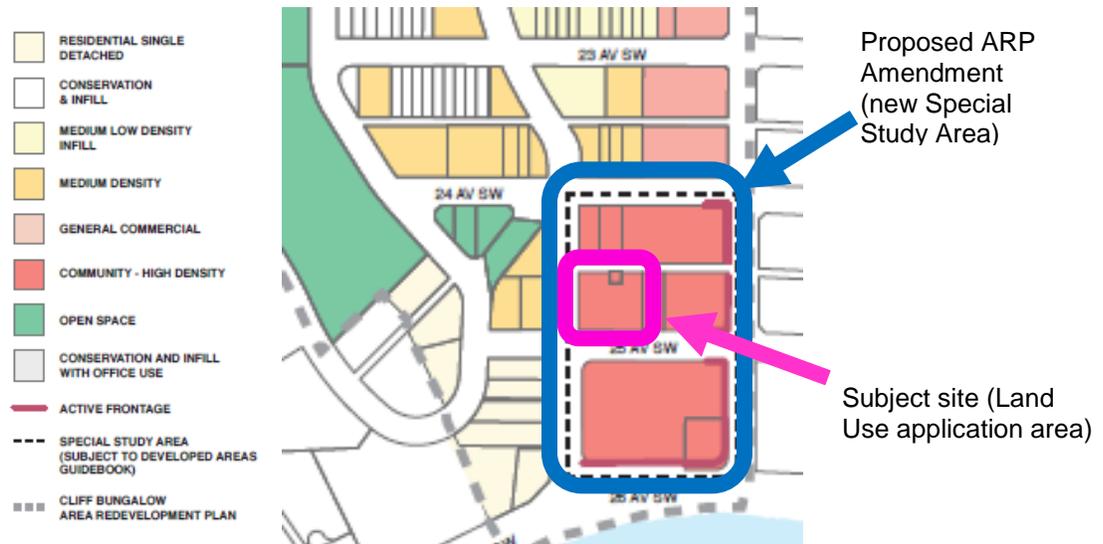
These two blocks are characterized by low-intensity commercial and surface parking uses in close proximity to higher density development to the east across 4 Street SW in Mission. They present a unique opportunity for the continued development of a transit-supportive mixed-use southern anchor to the 4 Street SW Neighbourhood Main Street.

The current ARP policy does not provide adequate contemporary context for this application and does not contemplate future development of the southern two blocks of Cliff Bungalow in a way that is aligned with the MDP. Bringing forward this comprehensive policy amendment provides greater transparency to all stakeholders in the process, ensures that the Calgary Planning Commission (CPC) and Council are provided the opportunity to make a recommendation and a decision informed by a clear discussion of the site's context, and provides a more robust framework for evaluating future development proposals in this area.

In Administration's view, the southernmost two blocks of Cliff Bungalow (the new Special Study Area identified in the proposed ARP amendment) are different from the low-rise character residential precinct north of 24 Avenue SW and present an opportunity to enable more transit-supportive land uses and densities in a strategic location in line with MDP objectives and urban structure. The proposed ARP amendment includes policies intended to guide such potential redevelopment in ways that are informed by the area's context and encourage contribution to the ongoing vitality of the 4 Street SW neighbourhood Main Street.

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Figure 3: Proposed ARP with Subject Site and Proposed New Special Study Area



The intent of the proposed amendment to the ARP is to recognize the two southernmost blocks of the neighbourhood, by identifying them as a new Special Study Area and making reference to the Community – High Density building block in the Developed Areas Guidebook within the proposed new Special Study Area.

This approach was initiated by the applicant and supported by Administration to provide clarity around anticipated future redevelopment of these two blocks and transparently articulate expectations around the future context of the land use redesignation subject site and its suitability for higher density mixed use development.

Further, the amendments within the proposed new Special Study Area provide, through 11 additional policies, guidance on land use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0.

Development and Site Design

A development permit application (DP2018-3498) for an assisted living facility is currently under review by Administration. The proposed development comes to 14,155 square metres of gross floor area (GFA) (7.46 FAR) and includes 141 dwelling units on 12 levels that will provide a continuum of care ranging from independent supported living through assisted living to dementia/memory care. The proposed development includes a significant amount of common space dedicated to internal amenities and gathering spaces, staff, operations, and circulations, as well as approximately 850 square metres of outdoor amenity space.

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Key development considerations were identified and are being addressed through the DP process. These include the specific assisted living use and relation of the lower floor materials and massing to the Cliff Bungalow-Mission context. Further considerations included the objective of having as much internal activity as possible on the main floor and ensuring that landscape design mitigates the impacts of flood elevation requirements and streetscape design along both public frontages of the site. Administration also considered functionality and trade-offs relating to a proposed porte-cochère linking 25 Avenue SW and the alley to the north and providing passenger vehicle access to the facility.

An overview of the DP application is provided in Attachment 4.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Administration reviewed the proposed development and found it to be well-situated in terms of walking, cycling, and transit infrastructure and service. The Elbow River Pathway runs along the southern edge of the proposed policy amendment area (a block south of the subject site) and both 2 Street SW and 5 Street SW are designated on-street cycling routes.

The site is a one kilometre (\pm 12min) walk from the Erlton LRT station. The site is 110 metres from the nearest Primary Transit Network bus stop, which is served by routes 3, 17, and 449. All routes offer quick connections to downtown destinations, while route 17 links the area with the Erlton LRT station and Ramsay.

Access for underground parking, loading, and waste/recycling staging areas is available via the alley between 24 and 25 Avenues SW. The proposed development includes 61 underground parking stalls, in compliance with the requirements of Land Use Bylaw 1P2007.

On-street parking in proximity to the site is managed through a combination of permits and pricing to allow the fixed supply of curb space to respond to demands from local businesses and the customers as well as residents and their visitors.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Following CPC, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, CPC's recommendation and the date of the Public Hearing will be advertised.

Further and more comprehensive engagement on the land use amendment and ARP amendment applications and the related DP were led by the applicant and included:

- A public Engagement Storefront space located in a street fronting retail bay along the 2500 block of 4 Street SW proximate to the site – 13 open house sessions (Wednesday afternoons and evenings and Saturday afternoons) over 44 hours (2018 June – July 21);
- Presence at the Fourth Street Festival including display booths and the Engagement Storefront space (2018 June 03);
- An additional open house/wine & cheese event hosted by the applicant at their Engagement Storefront space (2018 September 13);
- Three separate postcard maildrops to over 2,600 residents and local businesses;
- Postcards made available at the point of sale at over 20 local retailers;
- Content regularly published in monthly community newsletters;
- An electronic newsletter (2018 July, September, November and December);
- Large-format on-site signage;
- Dedicated project website (<http://www.riverwalkseniors.com>) including an online feedback form; launched 2018 May, the website remains active today;
- Downloadable presentation materials from engagement events;
- Dedicated phone line and email address;
- Stakeholder meetings with the Fourth Street Business Improvement Area (2018 June 22 and July 25);
- Stakeholder meetings with the CBMCA (2016 March 09, 2018 July 25 and September 12);
- Provided an overview of the application to the Mount Royal, Elbow Park, Rideau-Roxboro, and Erlton Community Associations and offered to attend meetings;
- Presence (exhibit) at the Kerby Centre Expo (2018 September 22); and
- Additional set of consecutive public open house events hosted by the applicant at Phil & Sebastian Coffee Roasters Mission Café on 4 Street SW (2018 November 20 and 21).

The last set of open houses (2018 November 20 and 21) were also attended by Administration and focused on sharing and seeking input on the proposed Area Redevelopment Plan amendments, developer-funded investment in community benefits and the latest updates to the proposal. Participants were also able to ask questions and provide feedback on the project. A comprehensive report documenting engagement findings (Application Brief and What We Heard Report) is available in Attachment 5.

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Citizens provided a diversity of comments through the notice posting and circulation process. The main themes identified are highlighted in the chart below including a response in how this feedback was addressed by The City and/or the applicant to inform the final proposal.

What we heard (issue or opportunity identified)	What changes were made and/or response to the issue identified
Building height and massing	<p>A lower building was discussed but deemed non-feasible due to the significant proportion of shared indoor amenity and gathering space, staff, operations, and circulation space.</p> <p>Alternative massing concepts were discussed but deemed to have minimal shadow reduction impacts while reducing contextual fit to the east of the site.</p>
Developments of such scale and scope require discussion of context	<p>The applicant was required to submit a policy amendment with revisions to the ARP, ensuring that the potential future context of the site was subject to public discussion and clearly articulated before CPC and Council.</p> <p>By proposing to identify the southernmost two blocks of Cliff Bungalow as a new Special Study Area, the application provides MDP-aligned guidance for future development and allows for a clear and transparent conversation around the future context of the subject site.</p>
Significant intensification should be accompanied by community benefit	<p>The applicant's voluntary community benefit approach was taken into the policy amendment and proposed DC guidelines to provide greater certainty. The proposed ARP amendment requires any substantial proposals to identify community benefits where FAR exceeds 3.0.</p>

The letter received from the CBMCA in response to the circulation process is in Attachment 6. Although the CBMCA supports the proposed assisted living use, they are not supportive of the application due to concerns regarding the potential for future development in the southern two blocks of Cliff Bungalow exceeding the current policy limits of four storeys (residential) or 16 metres (commercial), a sense that the proposal represents a precedent that could be applied universally throughout the neighbourhood, and concerns about height.

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The CBMCA did not comment on the proposed community benefit investments, although the proposals do align with current objectives set out in the ARP and with reporting from recent CA-led engagement on density bonusing in general terms provided by the CBMCA. In general, the CBMCA has indicated that they do not support additional density west of 4 Street SW, regardless of community benefit.

The CBMCA has stated that they remain committed to the existing ARP and its objectives, and has expressed a desire to limit height and density on the west side of 4 Street SW and focus higher densities and taller buildings on key sites to the east side of the main street.

Individual comments from members of the public reflected a range of perspectives. Approximately 40 electronic submissions were received, with nine of those in support. The CBMCA has put in place a project-specific website (<https://www.friendsofcliffbungalow.ca>) and Facebook page which has resulted in several consistent letters articulating concerns similar to those identified above.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The proposed application aligns with a significant number of *MDP* objectives and policies relating to creating a city attractive to people, shaping a more compact urban form, building and diversifying urban activities along Main Streets, creating a more transit-supportive land use framework, fostering complete communities, ensuring a choice of housing forms and tenures, accommodating special care facilities within residential and mixed-use communities, locating taller buildings in proximity to Main Streets, and minimizing the amount of land taken from undeveloped areas.

Cliff Bungalow Area Redevelopment Plan (Statutory – 1993)

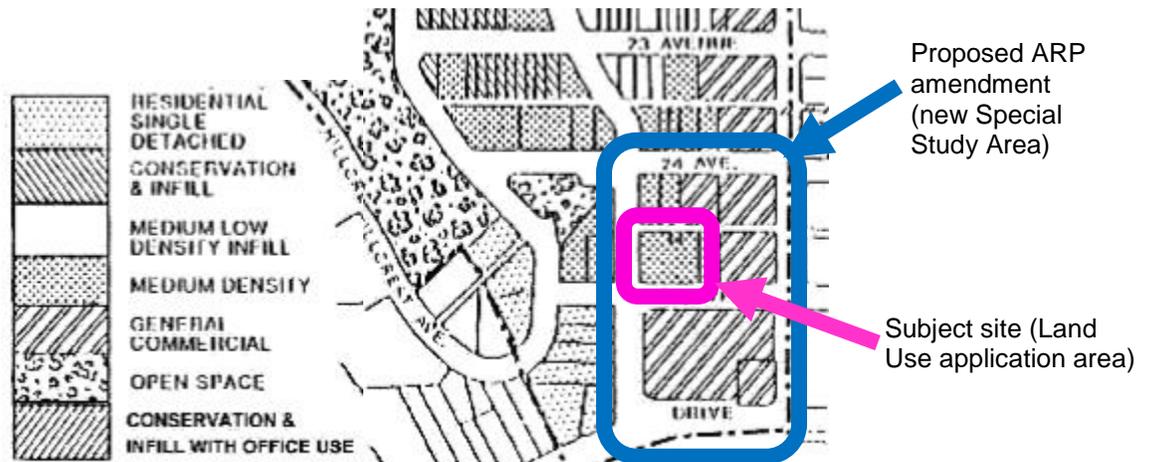
The current ARP identifies the site as Medium Density aligned with the former RM-5 land use district (from Bylaw 2P80) which was transitioned to the current Multi-Residential – Contextual Medium Profile (M-C2) in 2007 as part of the adoption of Bylaw 1P2007. The ARP further calls for architectural details such as sloped roofs, at grade entries, lane access parking and finishing

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materials which complement the surrounding low density residential character of the area. An excerpt from the current ARP is provided in Figure 4: Current ARP and Proposed Policy Amendment Special Study Area (below). The application does not align with the current policies.

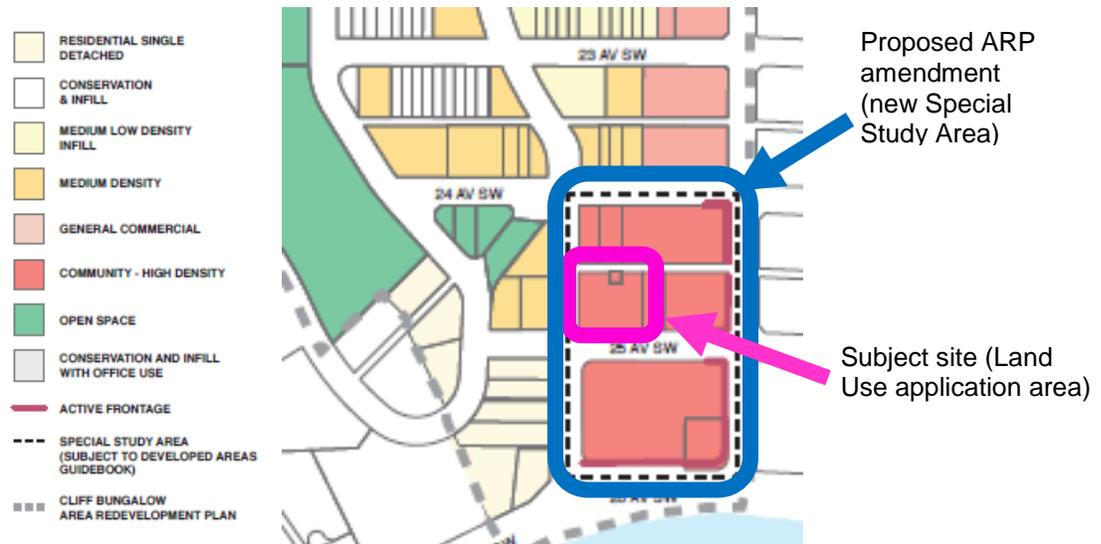
In Administration's view, the current ARP guidance does not provide adequate contemporary context for this application and does not contemplate future development of the southern two blocks of Cliff Bungalow in a way that is aligned with the *MDP*. As noted in the Planning Considerations section outlining the proposed policy amendment, the application includes a proposed amendment to the ARP that would identify the southernmost two blocks of the neighbourhood as a new Special Study Area and provides policy guidance for future redevelopment in that area in line with *MDP* objectives.

Figure 4: Current ARP and Proposed Policy Amendment Special Study Area



Current ARP with Subject Site and Proposed New Special Study Area

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Proposed ARP with Subject Site and Proposed New Special Study Area

The intent of the proposed ARP amendment is to recognize the two southernmost blocks of the neighbourhood as a new Special Study Area that references the Community – High Density building block of the Developed Areas Guidebook. This building block and the related policies within the Developed Areas Guidebook are applicable to the proposed Special Study Area only. The Community – High Density building block facilitates high intensity residential and mixed-use development with large-scale residential and non-residential uses.

Further, the proposed amendments within the new Special Study Area provide principle-level guidance on use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0.

Seniors Age-Friendly Strategy (Non Statutory – 2015)

The proposed application aligns with Result 1 Strategy B (support and foster efforts to increase the accessible housing supply); Result 3 Strategy A (support the development of age-friendly housing options within local communities); Result 4 Strategy A (support the implementation of the *MDP* vision for creating complete communities that meet the needs of local residents of all ages); and Result 4 Strategy B (encourage the development of age-friendly neighbourhoods and businesses).

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Social, Environmental, Economic (External)

The proposed policy and land use amendments contribute to a more transit-supportive land use framework, by fostering a greater range of age-friendly housing opportunities in a walkable environment. Enabling older Calgarians to choose to age in the proposed location contributes to an overall more compact form, helps to foster the continued vitality of the Mission and Cliff Bungalow communities, and reduces pressure on open space, agricultural land, and critical environmental areas.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

This proposal represents a significant change in policy direction, and thus the vision, for the southernmost two blocks of the Cliff Bungalow community. It introduces a high-level community benefit policy, while providing more contemporary urban design guidance to assist in the evaluation of future higher intensity development proposals.

To realize the vision, subsequent land use and development proposals are required and thus will provide additional opportunities for engagement, in particular, on the nature and value of any associated community benefits.

REASON(S) FOR RECOMMENDATION(S):

The proposed policy and land use amendments contribute to a more transit-supportive land use framework, by fostering a greater range of age-friendly housing opportunities in a walkable environment. Enabling older Calgarians to choose to age in the proposed location contributes to an overall more compact form, helps to foster the continued vitality of the Mission and Cliff Bungalow communities, and reduces pressure on open space, agricultural land, and critical environmental areas.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed DC Guidelines
3. Proposed Amendments to Cliff Bungalow Area Redevelopment Plan
4. DP Overview
5. Application Brief and What We Heard Report
6. Letter from the Cliff Bungalow-Mission Community Association