

Hello Neighbour

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We are proposing a land use change at 537 20 Avenue SW (formerly 531-541 20 Avenue SW & 2004 5 ST SW). The proposed change would enable a five-storey, multi-residential building with ±71 new homes and a rooftop amenity space for residents. To support this development vision, the *Multi-Residential – High Density Low Rise (M-H1f3.3h22) District* is proposed to permit a maximum building height of 22 metres and maximum Floor Area Ratio (FAR) of 3.3.

Find Out More & Get in Touch

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Unitii is committed to being a good neighbour and working with community members throughout the application process. The project team will be undertaking a meaningful and comprehensive outreach process in support of this application to ensure a clear and transparent process for all interested parties.

You can find out more about this proposal and share your thoughts directly using the contact details below.

Applicant Team

Visit: davisblock.ca
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Phone: (587) 747-0317

The City of Calgary

Visit: dmap.calgary.ca
File NO. [LOC2024-0041](https://dmap.calgary.ca/loc2024-0041)



Scan this QR code with your device to visit davisblock.ca

A Project by

Unitii
investment &
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537 20 Avenue SW
Proposed Land Use Change

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From M-CGd111 / M-C2 to M-H1f3.3h22
LOC2024-0041

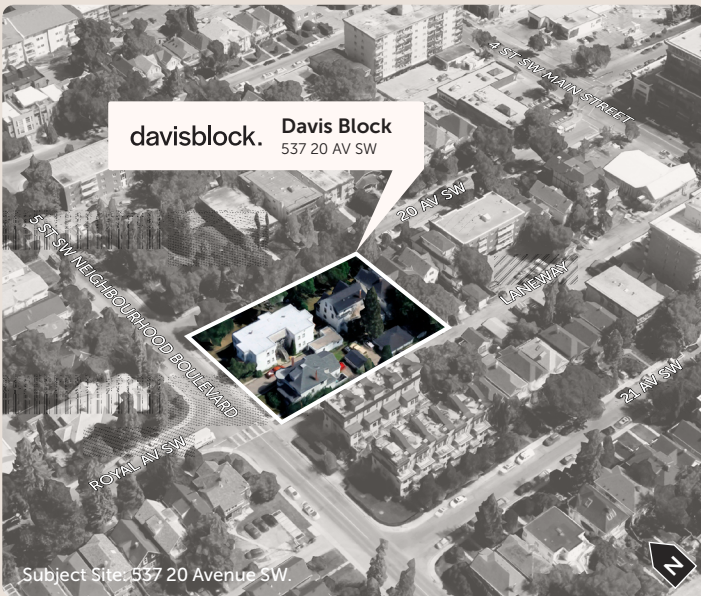
davisblock.ca



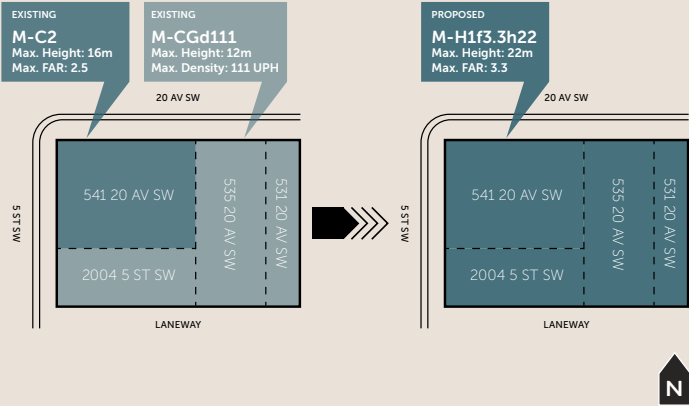


Development Vision

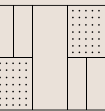
Davis Block is situated on a large corner land assembly in the amenity-rich community of Cliff Bungalow, and is named in memory and recognition of the historic owner of these unique properties. The proposed Land Use Redesignation would enable the development of a 5-storey multi-residential building with ±71 units and a rooftop amenity space for residents. A diverse mix of 2-bedroom, 1-bedroom and studio rental homes will help meet an acute need for housing in our city and cater to a broad range of lifestyles. On-site underground vehicle parking accessed via the rear lane will meet and exceed current Bylaw parking requirements (±60 vehicle stalls proposed). As part of the broader project team, S2 Architecture will be leading a Development Permit application alongside the Land Use Redesignation application to ensure a high quality 'bricks-and-mortar' outcome that aligns with the proposed land use change.



537 20 AV SW



Proposed Land Use Redesignation based on Land Use Bylaw 1P2007.



Land Use Redesignation

To support the Davis Block development vision, a Land Use Redesignation from the *Multi-Residential – Contextual Grade-Oriented (M-CGd111) District / Multi-Residential – Contextual Medium Profile (M-C2) District* to the *Multi-Residential – High Density Low Rise (M-H1f3.3h22) District* is required. The M-H1 District supports higher density low-rise multi-residential development and is intended to be located in developed areas, generally near community nodes and transit corridors. The project team has intentionally limited the proposed M-H1 District maximum density and height through reduced modifiers to a maximum Floor Area Ratio (FAR) of 3.3 (from 4.0) and a maximum building height of 22m (from 26m). This will accommodate the proposed building design, while providing greater clarity and certainty of outcome.



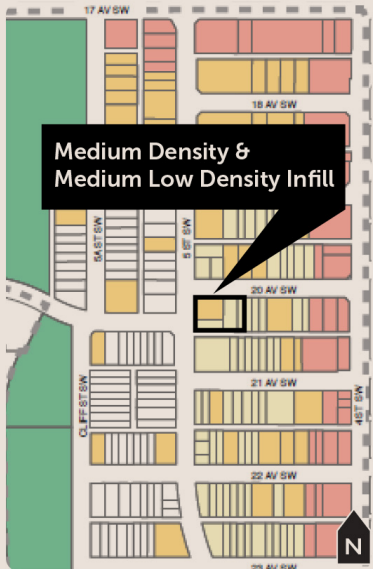
Policy Amendment

The Davis Block site falls within both the 'Medium Density' and 'Medium Low Density Infill' land use policy areas of the statutory *Cliff Bungalow Area Redevelopment Plan (ARP)*. Given the recent consolidation into a single parcel, a minor map-based amendment to the ARP will be required to bring the entirety of the site into the 'Medium Density' policy area.

While subject to change and refinement, the proposal also recognizes the ongoing work to establish the *West Elbow Communities Local Area Plan*, currently in planning phases and anticipated to go forward to Council for decision in 2025. Once prepared and approved, the *West Elbow Communities Local Area Plan* will replace the existing *Cliff Bungalow ARP*.

LEGEND

- RESIDENTIAL SINGLE DETACHED
- CONSERVATION & INFILL
- MEDIUM LOW DENSITY INFILL
- MEDIUM DENSITY
- GENERAL COMMERCIAL
- COMMUNITY - HIGH DENSITY
- OPEN SPACE
- CONSERVATION AND INFILL WITH OFFICE USE
- ACTIVE FRONTAGE
- SPECIAL STUDY AREA (SUBJECT TO DEVELOPED AREAS GUIDEBOOK)
- CLIFF BUNGALOW AREA REDEVELOPMENT PLAN



Cliff Bungalow ARP (1993) Figure 3 – Land Use Policy Areas (zoomed-in).