

davisblock.

Issued

August 2024

Version 2.1

davisblock.ca



Application Brief & What We Heard Report

LOC2024-0041 & DP2024-03179

Land Use Redesignation & Development Permit Applications



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File Reference	Land Use Redesignation application:	LOC2024-0041
	Development Permit application:	DP2024-03179

Contents

Introduction & Context	About unitii	5	Studies	Street Proportion Study	33
	Introduction	6		Sun-Shadow Study	35
	Overview	7		Transportation Impact Statement	36
	Context Photos	8		Recent Surrounding Development Study	37
	Policy Context	10			
	Land Use Context	11			
	Land Use Change	12			
	Policy Amendment	13			
	Development Rationale	14			
Design Concept	Development Vision	16	Outreach	Outreach Approach	39
	Proposal At-A-Glance	19		Outreach Strategies	41
				What We Heard Report	42
				Generalized Outreach & Approvals Timeline	46
Conceptual Plans	Site & Landscape Plan	21			
	Rooftop Plan	22			
	Floor Plans	23			
	Elevations	25			
	Elevation Context	26			
	Design Concept Changes	27			
	Heritage Considerations & Commemoration	29			

Introduction & Context



Founded in Calgary, Alberta, unitii distinguishes itself as a private real estate holding, investment, and development entity. The inception of unitii is rooted in a visionary concept where the term ‘unity’ represents the strength of a community coming together, while ‘unit’ encapsulates the essence of multi-family real estate.

Demonstrating a strong commitment to excellence, the unitii team is dedicated to providing leadership and expertise at every stage of their projects. This commitment underscores their role as industry leaders and showcases their determination to deliver exceptional results in the dynamic real estate landscape. From the initial stages of acquisition to the final development, unitii doesn’t merely build structures; they cultivate spaces where communities can thrive.



Mission Flats – 320 19 Avenue SW, Calgary



Nimmons – 1430 19 Avenue SW, Calgary

Introduction

This Application Brief outlines the planning and design rationale for Davis Block, a proposed development for an assembly of lands at 537 20 Avenue SW (formerly 531, 535, 541 20 Avenue SW and 2004 5 Street SW) in the community of Cliff Bungalow. This document provides an overview of the proposed development context, planning and design rationale, as well as the associated City of Calgary applications processes. A What We Heard Report, outlining the outreach process undertaken by the project team, the key themes heard, and project team responses, is also included for review. Demonstrating a strong commitment to excellence, the unitii team is dedicated to providing leadership and expertise at every stage of their projects. This commitment underscores their role as industry leaders and showcases their determination to deliver exceptional results in the dynamic real estate landscape. From the initial stages of acquisition to the final development, unitii doesn't merely build structures; they cultivate spaces where communities can thrive.

The name Davis Block recognizes Cliff Bungalow resident-family and historic owner of the subject sites. Beyond its name, Davis Block's design seeks to achieve an elegant and thoughtful alignment with the site's historic nature, celebrating Cliff Bungalow's heritage character with brick materiality and a contextual design. To demonstrate a high-quality 'bricks-and-mortar' outcome, the project team is undertaking a staggered-concurrent process, meaning a Land Use Redesignation application (LOC2024-0041) has been submitted with a Development Permit application (DP2024-03179) by project architect S2 Architecture.



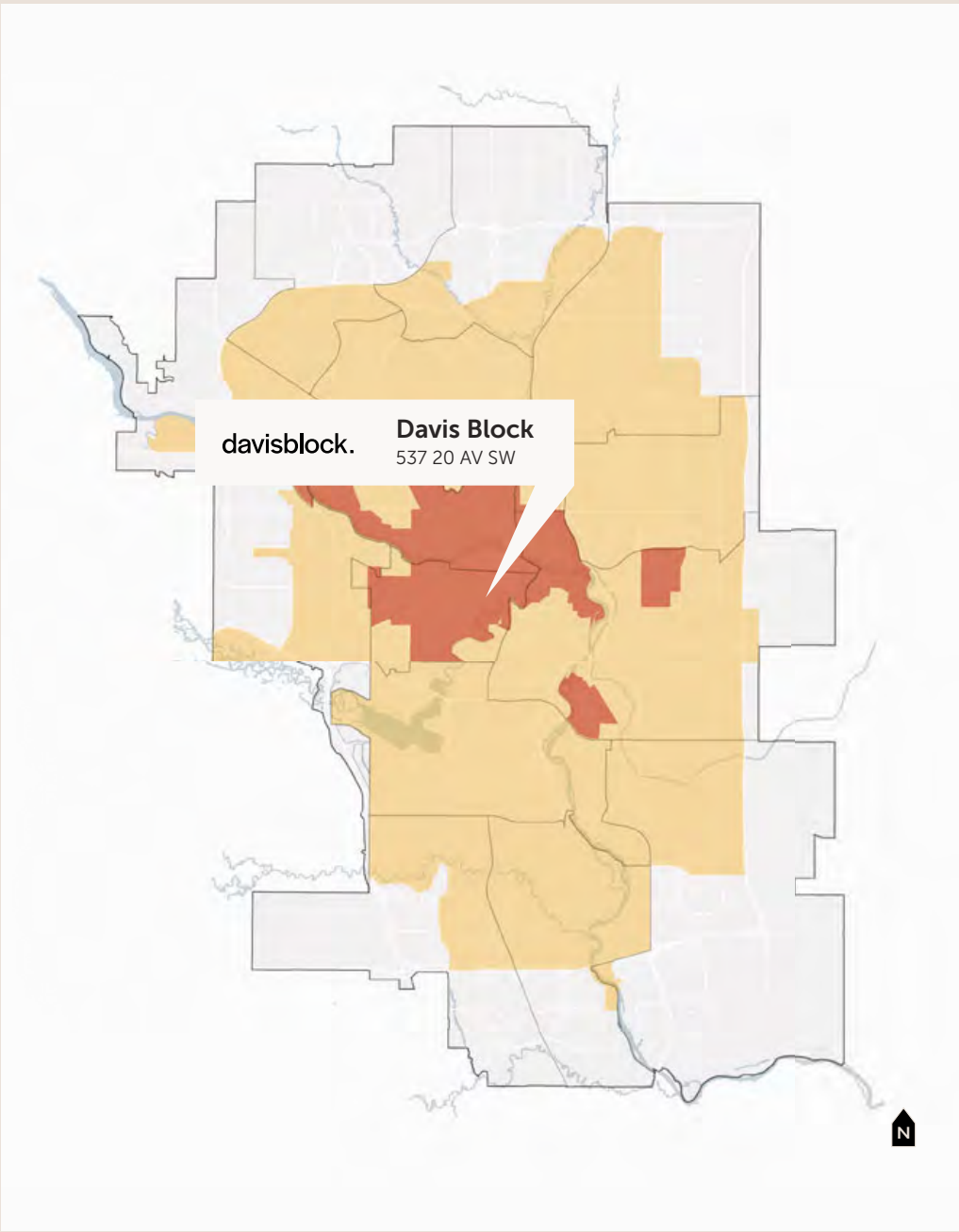
Subject Site – 537 20 Avenue SW, Calgary

Overview

Project Context

Located in the Inner City and amenity-rich community of Cliff Bungalow, Davis Block is a proposal for a multi-residential development that reflects the evolving housing needs of Calgarians. Just steps from transit options and local destinations including parks, schools and two of Calgary’s premier Main Streets—17 Avenue SW and 4 Street SW—the development vision provides for a range of housing options for future residents.

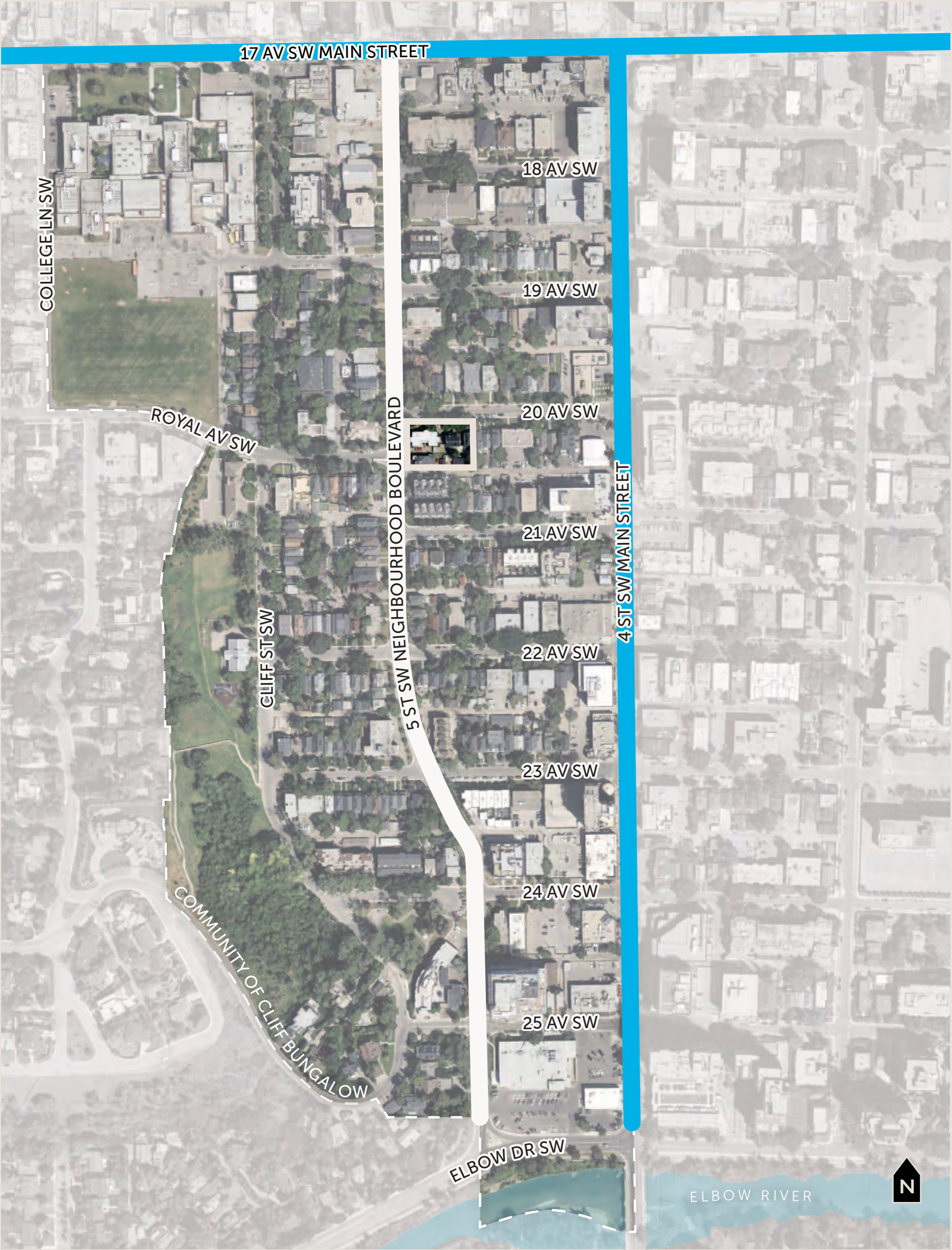
Davis Block is a recently consolidated four-parcel corner lot land assembly (0.195ha) with a land use that currently allows for multi-residential development up to 3-5 storeys on different portions of the site. The proposed Land Use Redesignation (LOC2024-0041) would allow for a 5-storey multi-residential building with ±71 dwelling units and a rooftop amenity space. These ±71 units are designed as a mix of two-bedroom, one-bedroom, and studio dwellings, and will be offered as purpose-built rentals to a diverse market, including young professionals, retirees, and families.



City of Calgary Project Location Map

MDP Established Area MDP Inner City

The building has been designed with its inner-city context in mind, with setbacks and step backs that balance the Neighbourhood Boulevard-oriented location with an eclectic neighbouring context of multi residential buildings and single-detached character homes. The proposed 5-storey scale building with a rooftop amenity space reflects several existing and recently approved buildings along the developing 5 ST SW corridor – Davis Block seeks to add new housing through a human-scaled development.



Project Context Map – Community of Cliff Bungalow

Context Photos



Aerial Photo – Southeast



Aerial Photo – Northwest

Policy Context



Municipal Development Plan & Calgary Transportation Plan

This proposed Land Use Redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourages innovative and affordable housing options, efficient use of infrastructure, and compact built forms with easy access to transit and amenities. Davis Block is located along a Neighbourhood Boulevard, 5 ST SW, which the Calgary Transportation Plan (CTP) designates as a Complete Street. Neighbourhood Boulevards should be supported by higher density development capable of meeting thresholds required for continued municipal investment in active modes infrastructure.



Main Streets

The subject site is in close proximity to two MDP identified Neighbourhood Main Streets, which are active corridors that attract Calgarians to socialize, work, live, and shop. Their mix of uses and employment opportunities render them well suited for the growth of people and jobs over time. Davis Block is located one block east of the 4 ST SW Main Street and four blocks south of the 17 AV SW Main Street. These Main Streets host a variety of commercial, retail, office, service, and residential uses that combine to provide everything future residents of Davis Block will require within walking distance of the subject site.

Policy Context



Cliff Bungalow Area Redevelopment Plan

The Cliff Bungalow Area Redevelopment Plan (ARP), approved in 1993, designates the subject site as both the ‘Medium Density’ and ‘Medium Low Density Infill’ land use policy areas. Given the recent consolidation into a single parcel and the desire to comprehensively develop a 5-storey building with a rooftop amenity, a minor map-based amendment to the ARP is required to reclassify the entire site as ‘Medium Density’. Since the plan’s approval in 1993, the MDP has emphasized the importance of adding people and jobs near existing municipal infrastructure and amenities, particularly close to corridors like Main Streets. The project team believes that the ARP ‘Medium Low Density Infill’ designation no longer represents the optimal use for the Davis Block site.



West Elbow Communities Local Area Plan

The City of Calgary is actively transitioning its key planning tool for local area planning, the ARP, to more regionally-based strategic growth plans. This approach is intended to manage city wide growth and development by addressing gaps where no local plan currently exists, or replacing outdated plans which do not consider the local context of nearby communities with common characteristics. The West Elbow Communities Local Area Plan (LAP) process is currently underway, which will update, consolidate, and replace a number of local policy documents, including the Cliff Bungalow ARP. It is estimated to reach a Calgary City Council decision by Winter 2025. The draft West Elbow Communities LAP (May 2024) Existing and Potential Areas for Growth Map currently denotes this site as a “Potential Growth Area” supportive of 4-6 storey buildings on the Davis Block site.

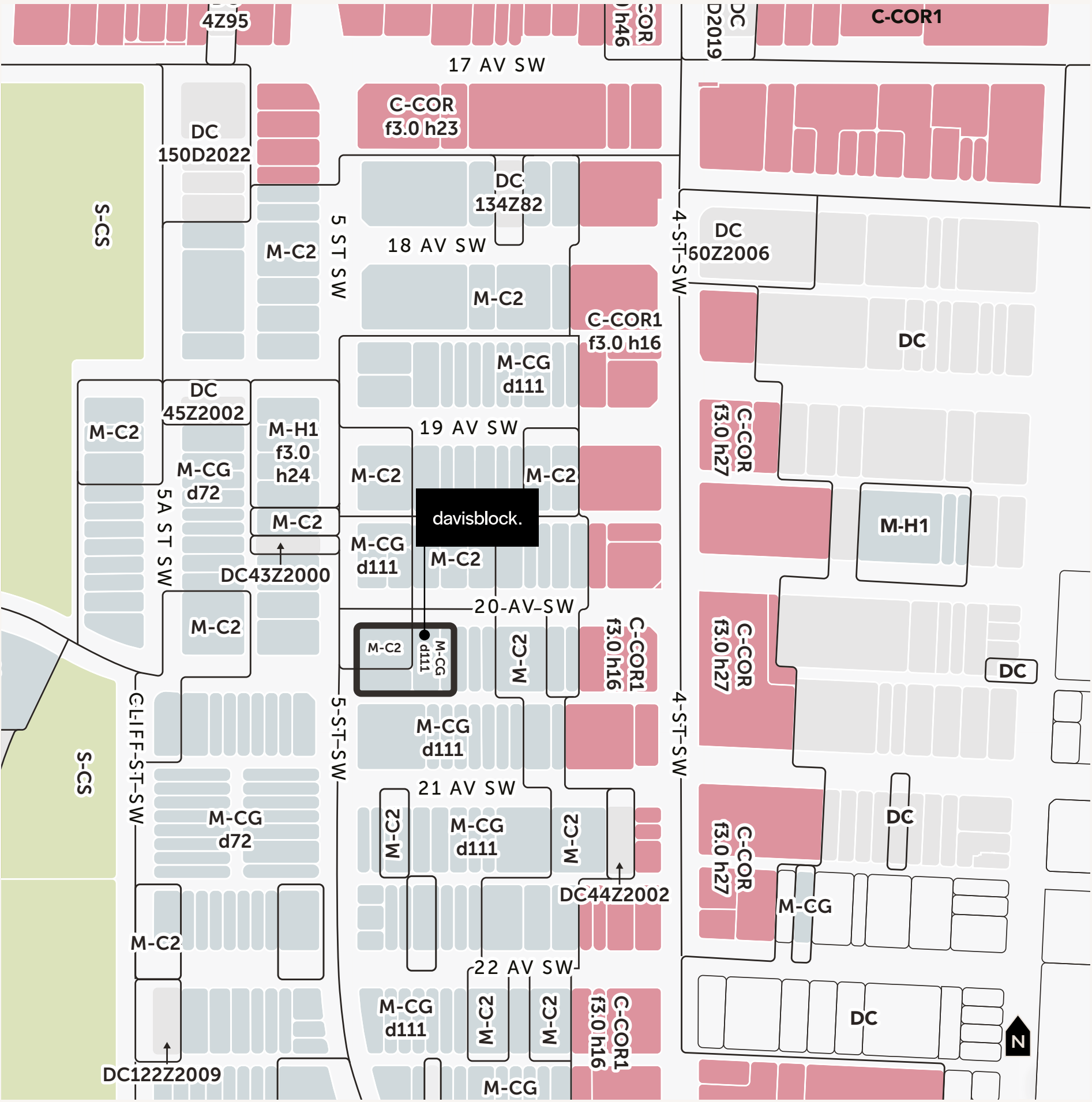
Land Use Context

Land Use Context

Davis Block is surrounded by a mix of Multi-Residential and Commercial Land Use Districts. Immediately adjacent to the site are primarily Multi-Residential – Contextual Grade-Oriented (M-CGd111) and Multi Residential – Contextual Medium Profile (M-C2) Land Use Districts, which can accommodate a range of development typologies including rowhouses and apartment buildings of up to 5-storeys in scale. The 5 Street SW Neighbourhood Boulevard corridor is home to a variety of multi-residential and institutional built forms of up to 12 storeys. The Commercial Land Use Districts are largely present along the 4 Street SW and 17 Avenue SW Main Streets, allowing for mixed-use development with commercial retail units at grade and scales between 4-12 storeys.

Davis Block is currently designated as a mix of the Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and the Multi-Residential – Contextual Medium Profile (M-C2) District. The M-CGd111 District has a maximum building height of 12 metres and a density modifier of 111 units per hectare (UPH). The M-C2 District has a maximum building height of 16 metres and utilizes a Floor Area Ratio (FAR) modifier of 2.5.

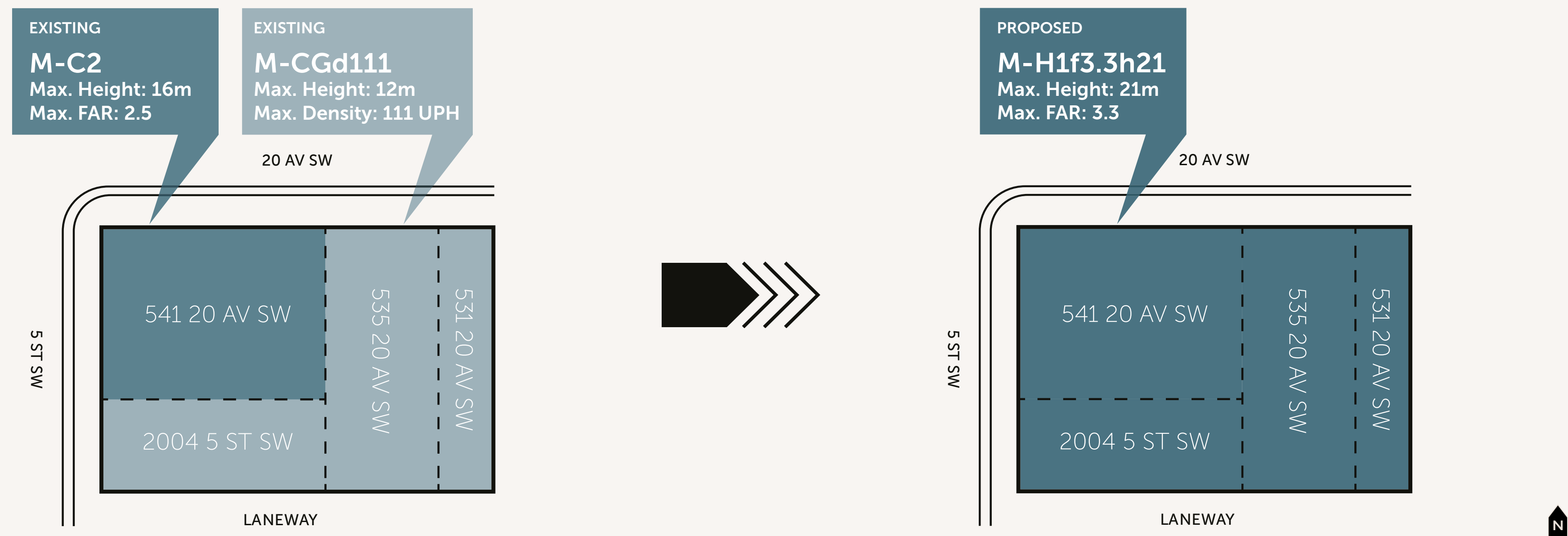
The project team believes that the Multi-Residential – High Density Low Rise (M-H1) District is more appropriate for the Davis Block site considering the corner site context, adjacency to multi-residential developments and the developing 5 Street SW Neighbourhood Boulevard with similar scales of buildings. The proposed Land Use Redesignation application (LOC2024-0041) and Development Permit application (DP2024-03179) also aligns with The City’s goal of concentrating people and jobs in close proximity to Main Street corridors.



Simplified Land Use Context Map

Note: Please refer to Land Use Bylaw (1P2007) maps directly for any updates that may occur during this application process.

Land Use Change



Land Use Redesignation Application

To support the development vision for Davis Block, a Land Use Redesignation application (LOC2024-0041) from the M-CGd111 District and M-C2 District to the M-H1 District is proposed. The M-H1 District is intended to be located in developed areas, generally near community nodes and transit corridors. This redesignation would facilitate the subsequent development of a high-density, low-rise multi-residential development. The project team will intentionally limit the proposed M-H1 District density and height through modifiers to a maximum Floor Area Ratio (FAR) of 3.3 and a maximum building height of 21.0m. This will accommodate the proposed building design, while providing greater clarity and certainty of built outcome.

Development Permit Application

A Development Permit application (DP2024-03179) was submitted for review in May 2024, shortly after the Land Use Redesignation application's submission in February 2024. This staggered-concurrent application process allows for The City to review a comprehensive and thoughtful 'bricks and mortar' development proposal alongside the proposed Land Use Redesignation. The staggered-concurrent process ensures the Davis Block proposal will sensitively respond to its context with a 5-storey scale, appropriate setbacks, and step-backs. This approach helps community members better understand the development concept and directly informs decision-making by The City of Calgary Council.

Policy Amendment



Cliff Bungalow ARP Amendment

The 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, which is being actively created and currently anticipated to go forward to Committee and Council for decision in 2025. Once prepared and approved, the West Elbow Communities Local Area Plan will replace the Cliff Bungalow ARP.

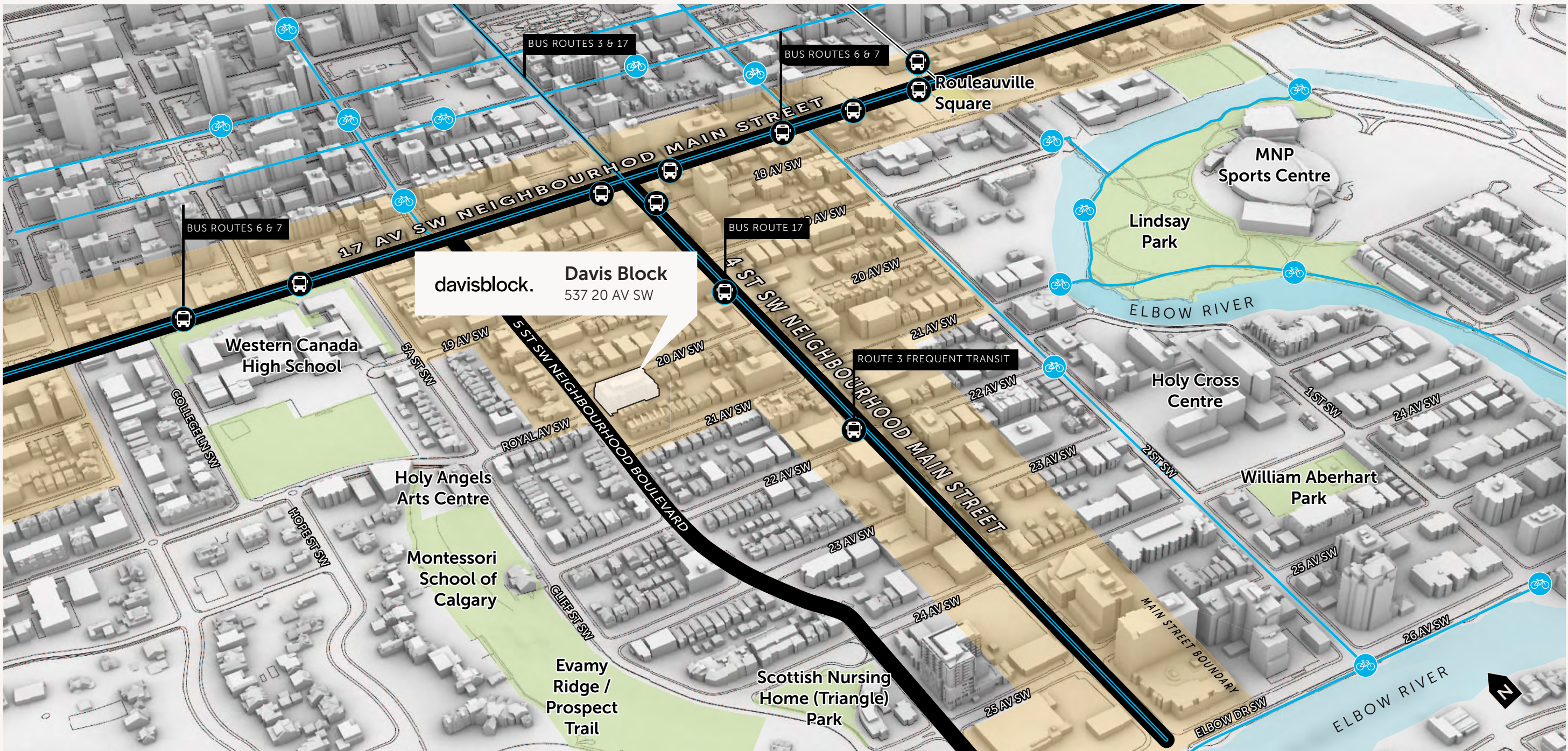


Land Use Policy Areas – Cliff Bungalow Area Redevelopment Plan (1993) Figure 3

Development Rationale

The Davis Block proposal aims to provide a wider range of housing options in close proximity to transit, community amenities and services.

- Located on a corner parcel, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 20 AV SW and 5 ST SW with grade-oriented residential unit entrances.
- Close proximity to the Primary Transit Network Frequent Transit Route 3 and Routes 6, 7 and 17 are within walking distance of the Davis Block site, supporting the choice to use public transit.
- Adjacent to a higher order road, 5 ST SW, which is classified as a Neighbourhood Boulevard and designed to accommodate higher vehicle volumes, lowering traffic impacts on adjacent residential streets.
- Adjacent to multi-residential developments along 20 AV SW and 5 ST SW to ensure an appropriate transition between higher and lower density types of development.
- Proximity to parks, open space, and amenities such as Western Canadian High School, Montessori School of Calgary, Evamy Ridge, Lindsay Park and the MNP Community & Sport Centre.



Site Adjacencies Map – Northeast

Note: Visualization includes recently approved Development Permit applications and is conceptual for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

- Proximity to an activity corridor including two Main Streets, 4 ST SW and 17 AV SW, providing local area residents with easy access to everyday needs, services, commercial-retail, and employment opportunities within walking distance of the site.
- Direct lane access off of 5 ST SW to minimize the impact of motor vehicles on adjacent streets and sidewalks.

Design Concept

Development Vision



Conceptual Visualization – Looking Southeast from intersection of 5 ST SW and 20 AV SW 

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Development Vision



Conceptual Visualization – Looking Southwest from 20 AV SW



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Development Vision

Conceptual Visualization – Looking Northeast from above 5 ST SW and rear laneway

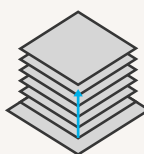


Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Proposal At-A-Glance



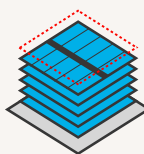
Site Area
0.195 ha (0.482 ac)



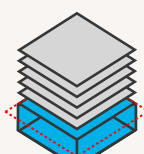
Building Height
21.0m Bylaw Maximum
Proposed 5-storey building
with Rooftop Amenity Space



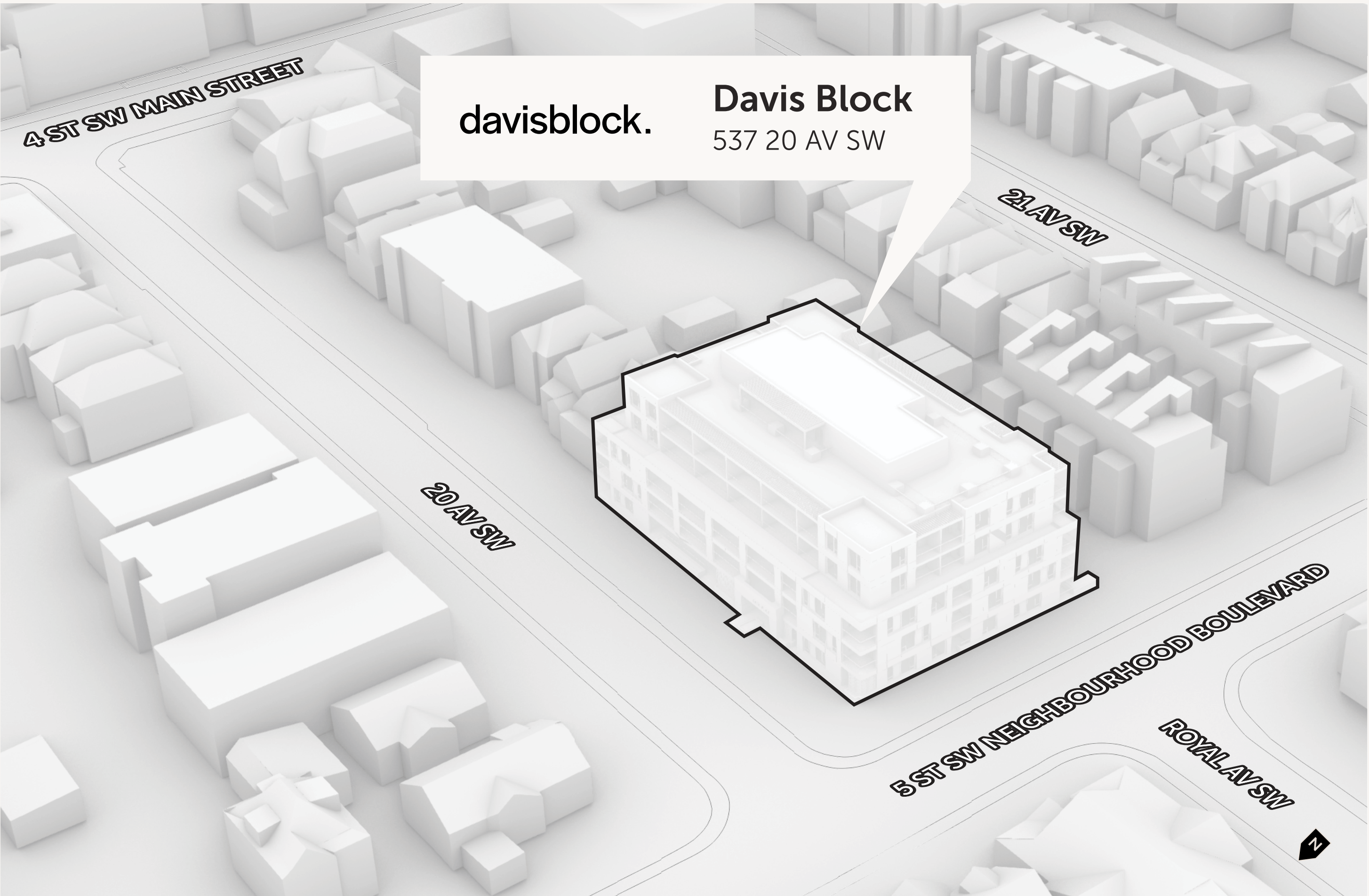
Building Intensity
3.3 Maximum Floor Area Ratio (FAR)



Residential Units
±71 Dwelling Units
±28 Two-Bedroom Dwelling Units
±41 One-Bedroom Dwelling Units
±2 Studio Dwelling Units



Motor Vehicle & Bicycle Parking
±60 Vehicle Parking Stalls Proposed
±34 Vehicle Parking Stalls Required
±80 Bicycle Parking Stalls Proposed
±72 Indoor Class 1 Bicycle Stalls
±8 Outdoor Class 2 Bicycle Stalls
±79 Bicycle Parking Stalls Required

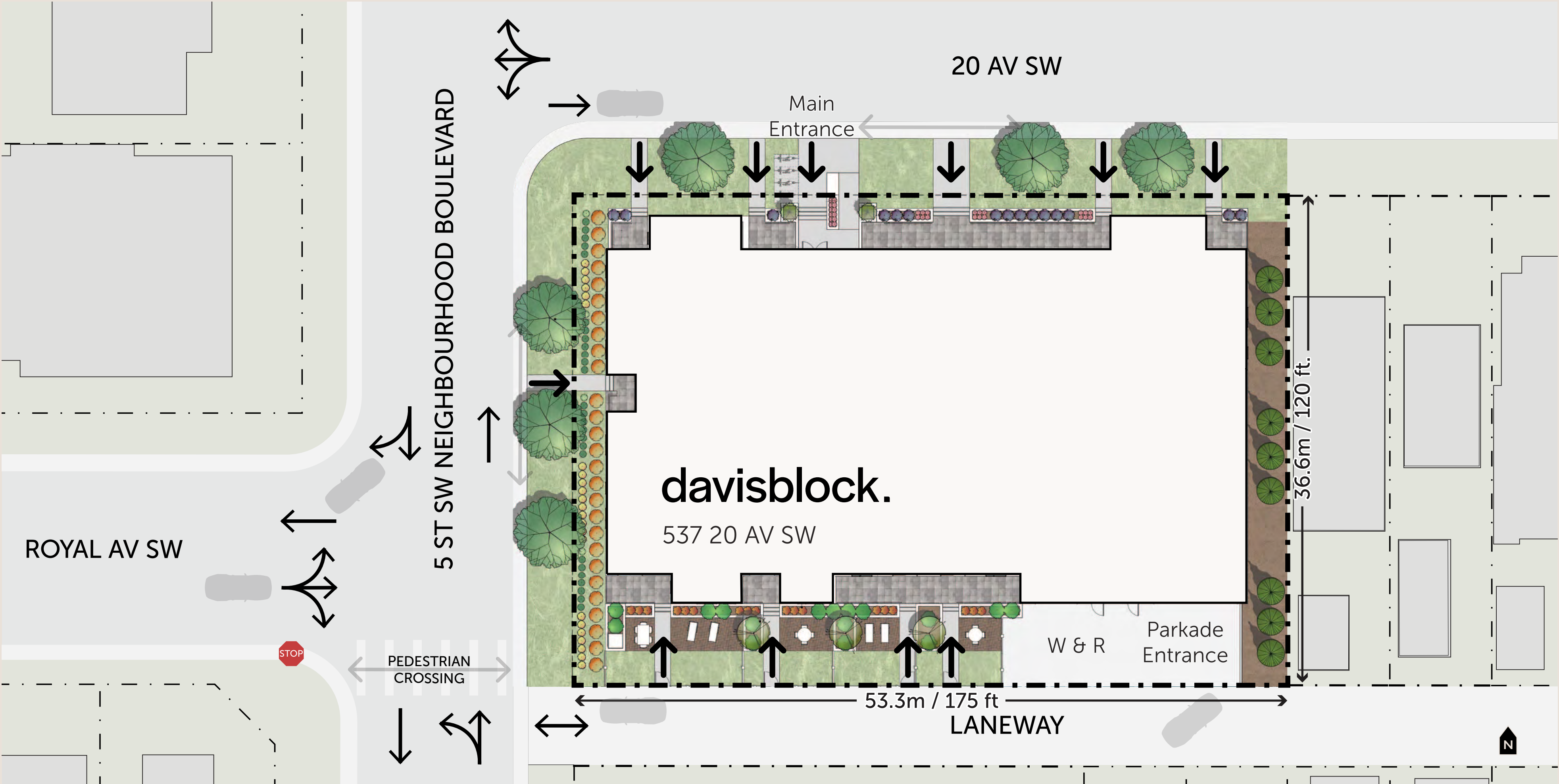


Conceptual Visualization – Southeast

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Conceptual Plans

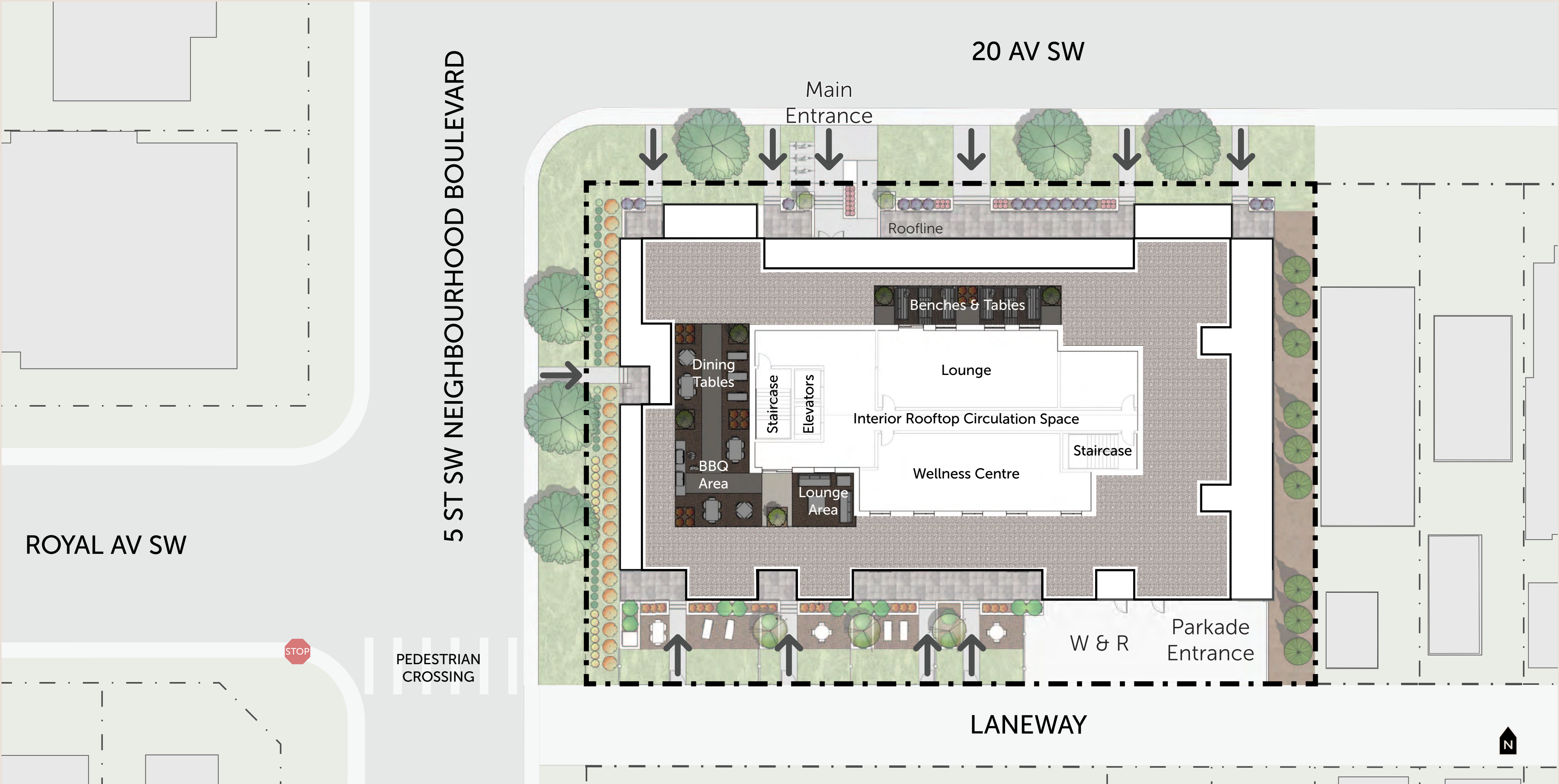
Site & Landscape Plan



Conceptual Site & Landscape Plan

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Rooftop Plan

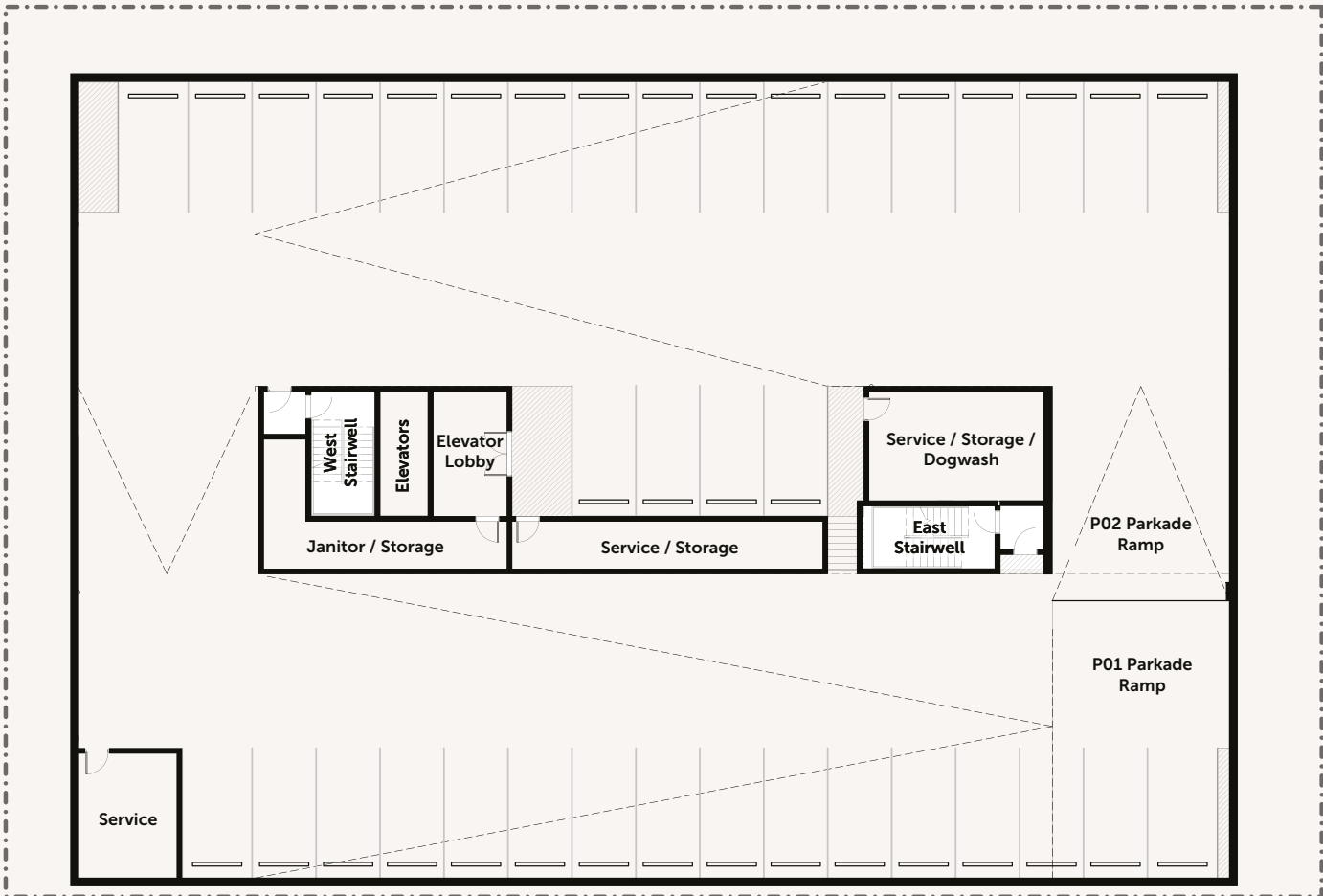


Conceptual Rooftop Plan

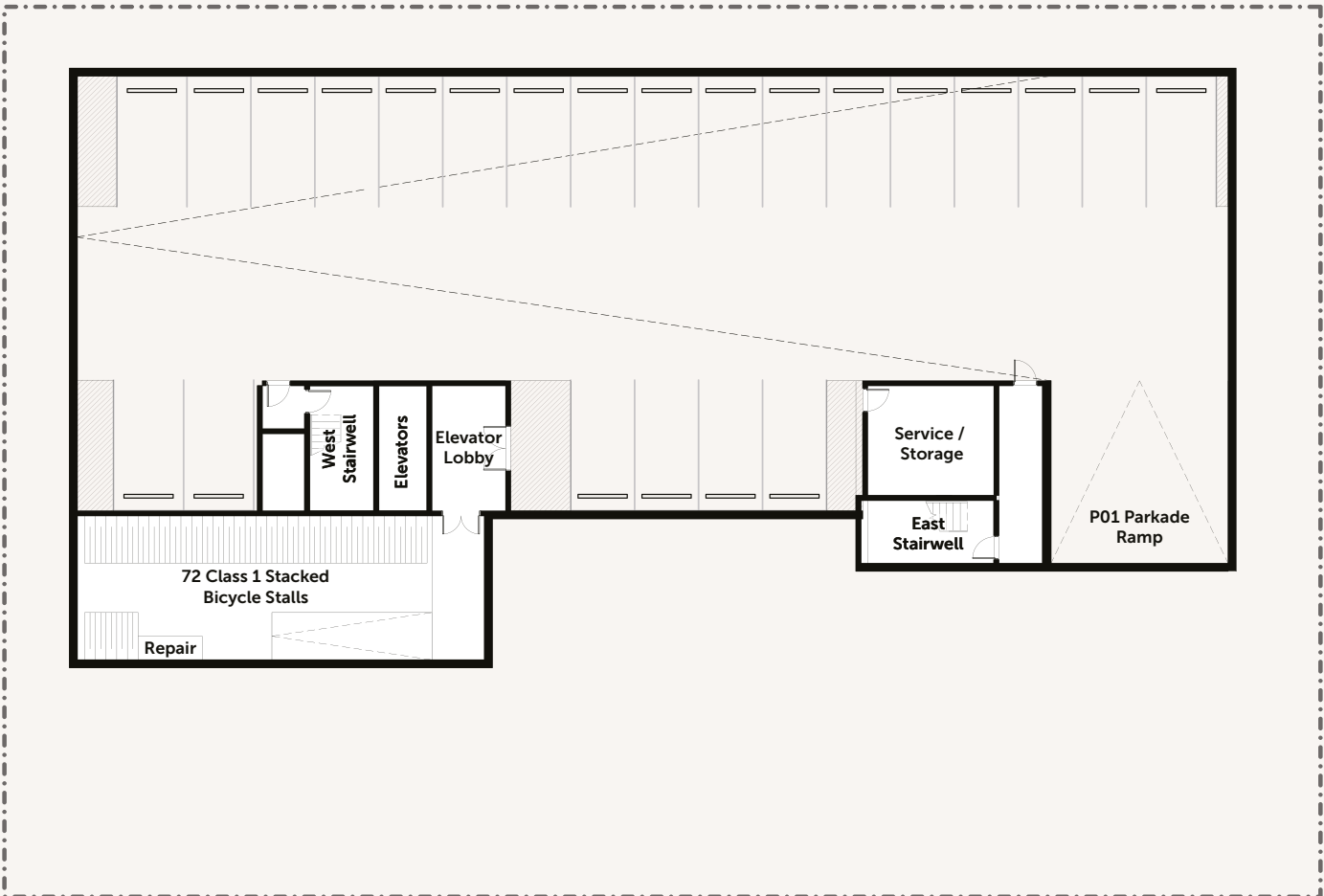
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Floor Plans

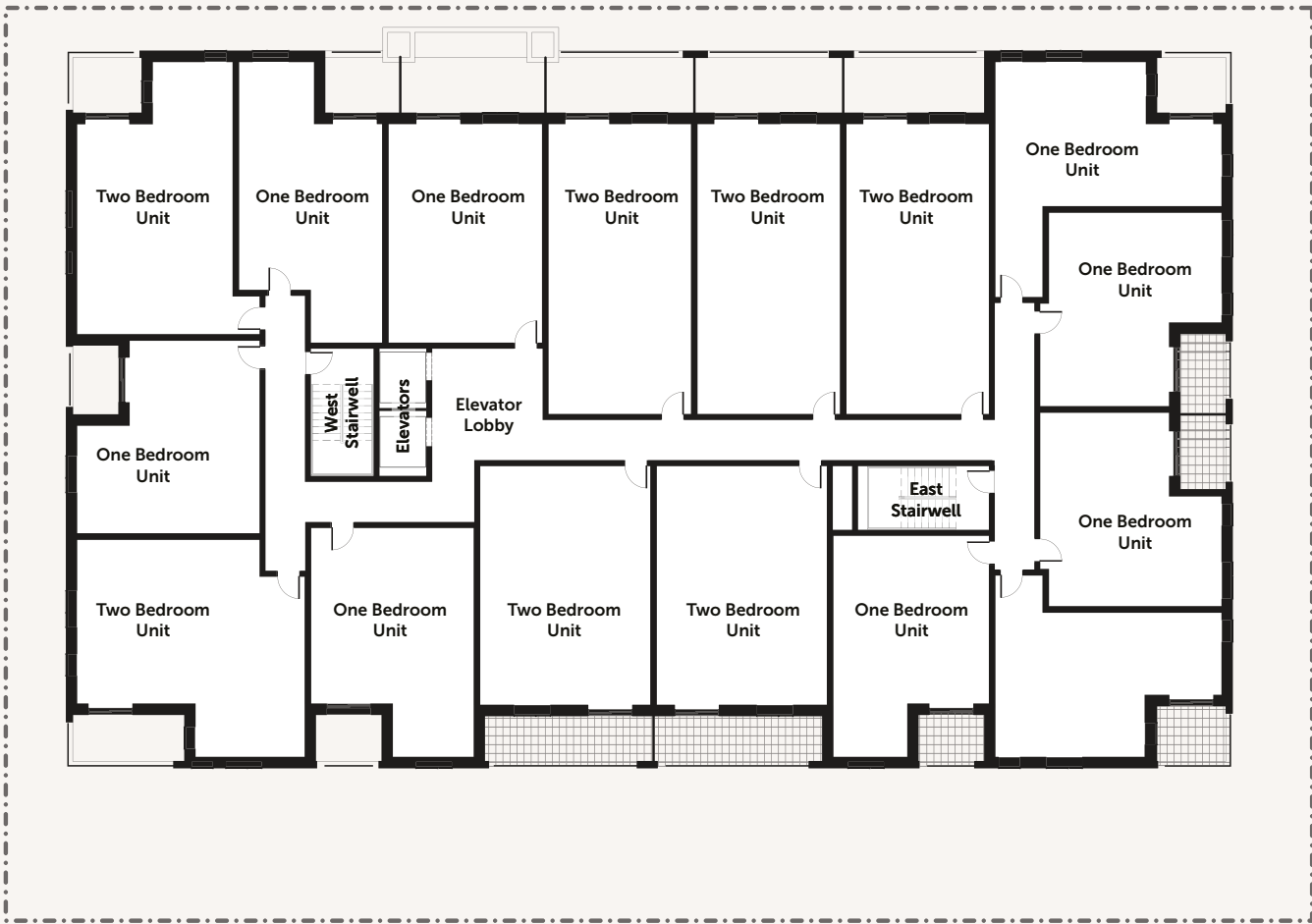
Parkade Level 1



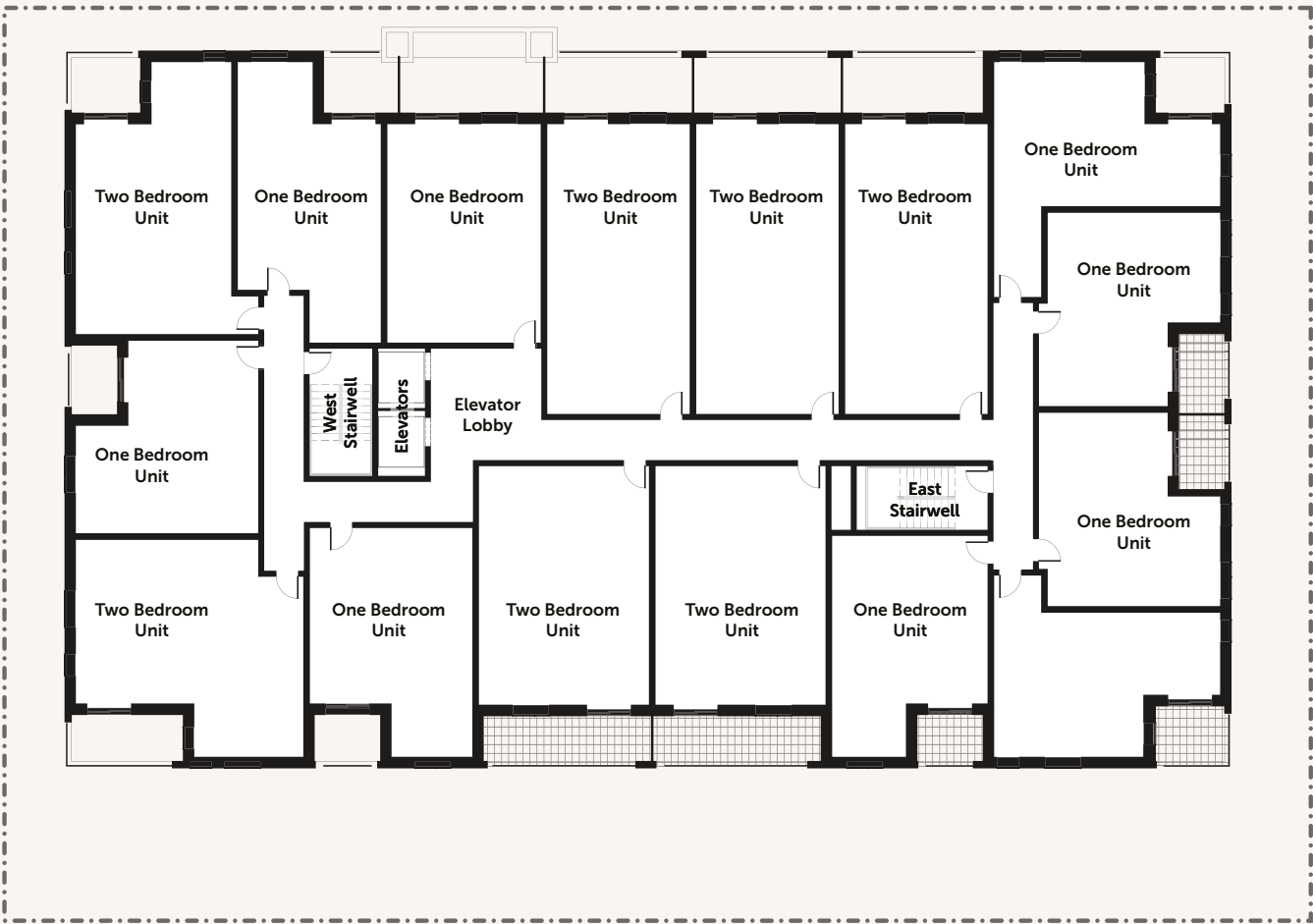
Parkade Level 2



Ground Floor



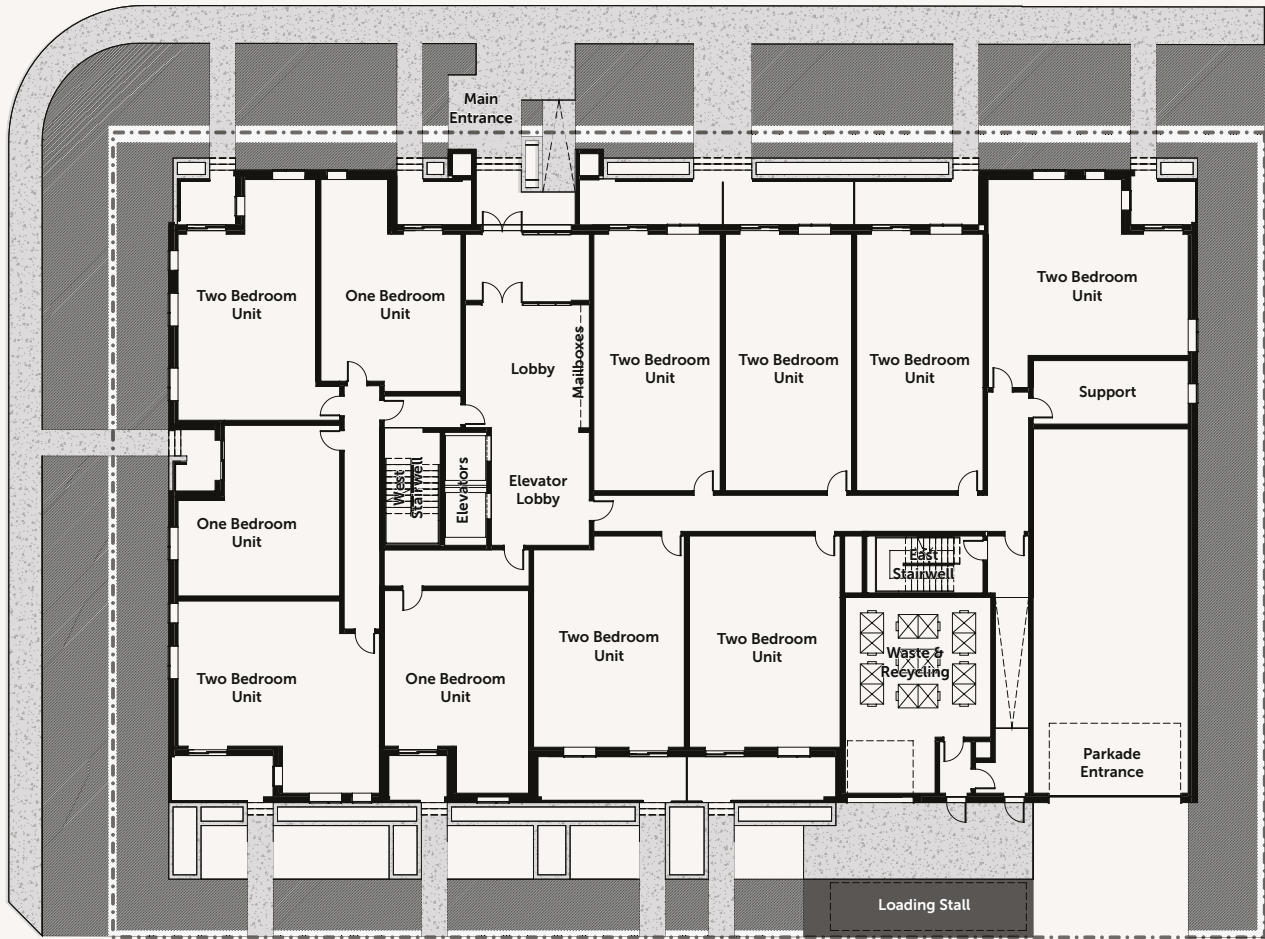
Level 2 & 3



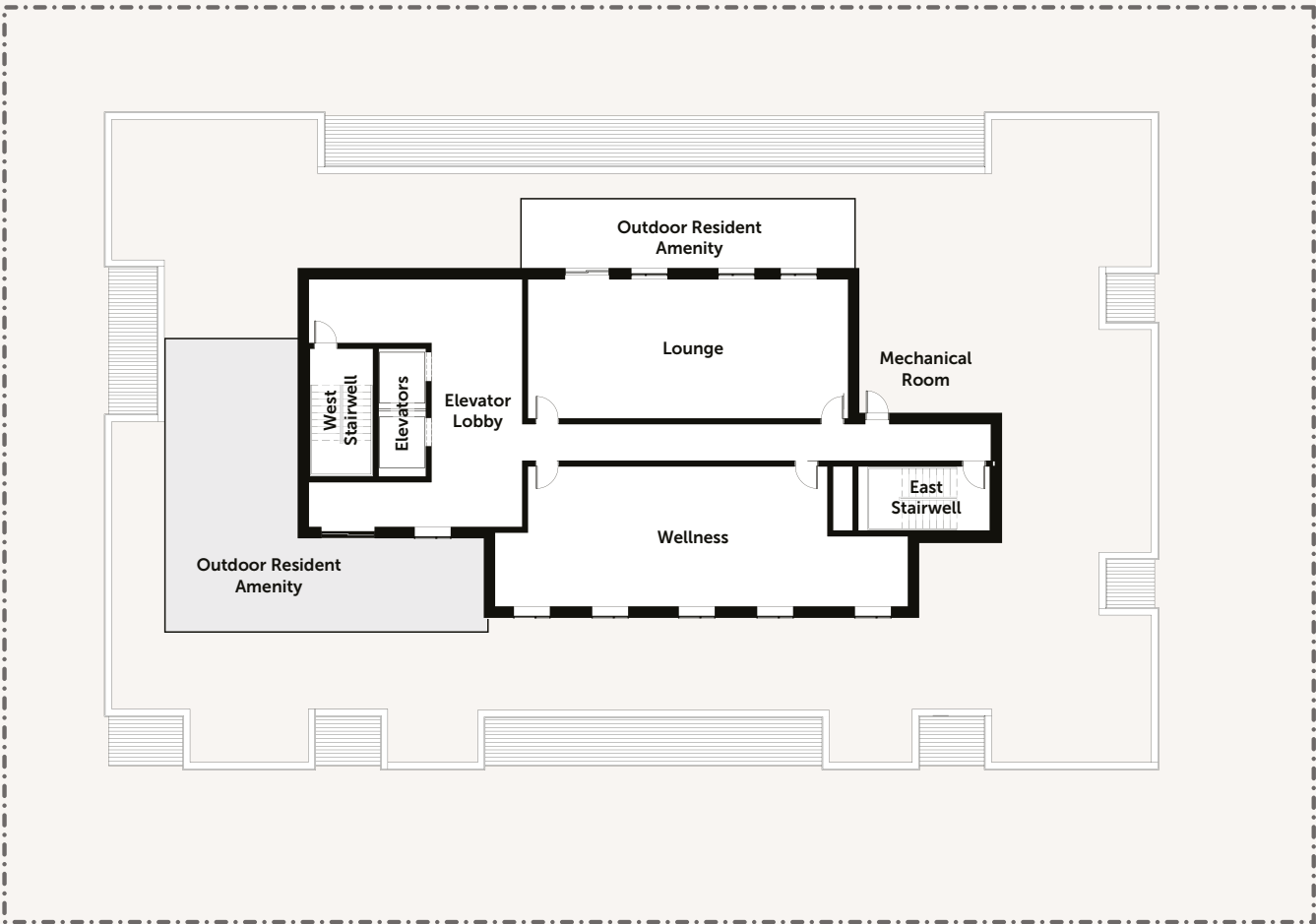
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Floor Plans

Level 4 & 5



Level 6



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Elevations



North Elevation

Note: The proposed building height is ±19.3m meters, however the land use redesignation’s proposed maximum height is 21.0 meters to accommodate changes in elevation across the site. Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.



South Elevation

Note: The proposed building height is ±19.3m meters, however the land use redesignation’s proposed maximum height is 21.0 meters to accommodate changes in elevation across the site. Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.



East Elevation

Note: The proposed building height is ±19.3m meters, however the land use redesignation’s proposed maximum height is 21.0 meters to accommodate changes in elevation across the site. Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

West Elevation



Materiality

Unitii is committed is to high-quality construction, exceptional design, and durable materials which stand the test of time. We aim to create buildings that not only endure, but also enhance the community’s aesthetic value for years to come.

Elevation Context



North Elevation

Note: The proposed building height is ±19.3 meters, however the land use redesignation’s proposed maximum height is 21.0 meters to accommodate changes in elevation across the site. Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Design Concept Changes

Landscaping

The landscaping plan recognizes the value in maintaining the area’s ecological balance and aesthetic appeal. For any mature boulevard trees that cannot be retained, replacements as mature as possible will be provided to ensure immediate visual impact and environmental benefits. Advanced transplanting techniques and post transplant care will be employed to support the successful establishment of these mature trees.



Previous Development Vision

Materiality

The updated materiality plan aims to reflect and enhance the character of the community by incorporating materials which resonate with local history and aesthetics. A significant amount of brick has been added to the building and the color palette has been carefully chosen to harmonize with the natural surroundings, incorporating earth tones and muted shades which blend seamlessly with the landscape. Furthermore, the updated materiality will include modern, durable materials that ensure longevity and low maintenance, enhancing the functionality and aesthetic appeal of public spaces. By thoughtfully integrating these materials, the design not only respects the community’s heritage but also provides a fresh, contemporary look that meets current standards and future needs.



Materiality

Landscaping

Heritage Plaque

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Design Concept Changes

Heritage Plaque

-
A heritage commemoration / interpretive plaque is proposed to be installed. The project team will be working with Heritage Calgary and The City of Calgary Heritage Planning department to determine the location, plaque style, and additional details.



Previous Development Vision

Rooftop Amenity

-
The design incorporates a thoughtfully-positioned rooftop amenity space, which has been moved northwards away from the laneway to mitigate potential overlooking and privacy concerns for the residents of Mission Crossing, located directly to the south. This amenity space will provide a communal area for relaxation and socialization while maintaining the privacy of adjacent properties.

Rooftop Amenity

Materiality



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Heritage Considerations & Commemoration

Existing Structures

-

The subject site currently hosts four buildings dating from between the early to mid-1900s. Although none of these buildings are legally protected or listed on The City of Calgary’s Inventory of Evaluated Historic Resources, the project team acknowledges that these buildings are enjoyed by heritage enthusiasts for their unique character and distinctive aesthetic appeal. The project team understands the sentimental value and historical significance these structures hold for local residents, and our planning process has considered ways to celebrate their unique qualities through proposed architectural revisions to the submitted Development Permit application, in addition to broader opportunities for commemoration.

531 20 AV SW



535 20 AV SW



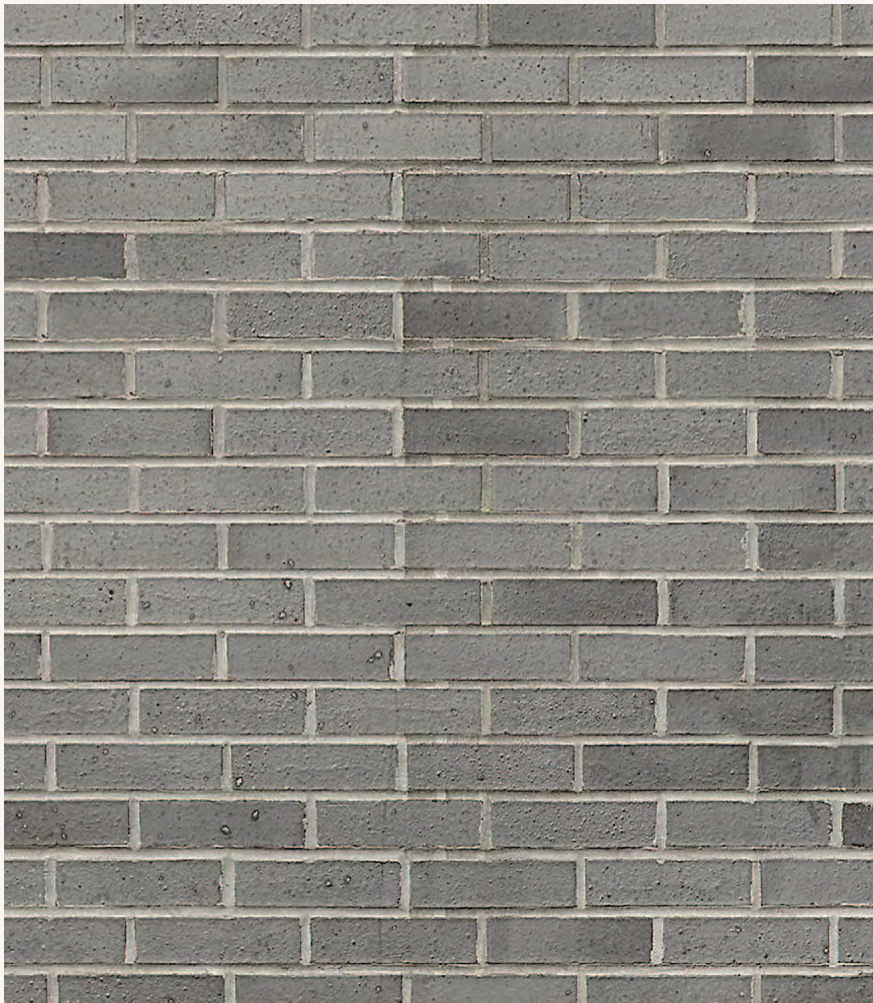
541 20 AV SW



2004 5 ST SW



Heritage Considerations & Commemoration



Materiality

-

The project team has revised the proposed building’s materiality based on requests from the Cliff Bungalow Community Association and local residents. Unitii has made efforts to respect Cliff Bungalow’s heritage feel with the addition of a significant amount of brick along the building’s key

interfaces like 5 ST SW and most-experienced facades along 20 AV SW. The use of brick masonry reflects the materiality of surrounding homes and apartment buildings.



Relocation & Salvage

-

Unitii is pleased to offer the existing buildings for relocation, allowing interested parties to relocate these structures at their own cost and liability. The structures themselves would be provided at no cost. This initiative provides a unique opportunity for individuals or organizations to preserve and re-purpose the buildings, thus maintaining their historical and architectural value in a new location. For the portions of the buildings that remain, Unitii will organize a coordinated salvage program. Through this

program, community members and heritage enthusiasts will be welcome to acquire heritage materials from the existing buildings. This includes distinctive architectural elements, fixtures, and other materials that embody the unique character and history of the site. By facilitating both the potential relocation of entire structures and the salvage of heritage materials, Unitii aims to promote sustainability and honor the community’s appreciation for these buildings.

Heritage Considerations & Commemoration



Commemorative Heritage Plaque

A heritage commemoration / interpretive plaque is also proposed to be installed to honor the community’s rich history and cultural heritage. The content of the plaque is anticipated to provide information about the existing heritage structures on site. The installation will be strategically placed in a prominent, easily accessible location to encourage public interaction and

reflection. By integrating a commemorative plaque, the design will celebrate the community’s legacy, while also educating current and future Calgarians. Unitii and the Davis Block team will work with Heritage Calgary and The City of Calgary’s Heritage Planning Department to ensure a great outcome.

davisblock.

Historic Namesake

Unitii purchased these properties for redevelopment from long-time owner and community residents, the Davis family. With their permission, the Unitii team seeks to honor the historical legacy of this previous property owner by using their namesake. The logo typography is inspired by the hood lettering of the vintage Ford F-Series truck parked on the project site, and the square

shape that encloses the logo is inspired by the square-shaped windows of the white 1941 corner building.

The project team is also exploring additional opportunities to celebrate the Davis family and these historic structures through the Development Permit application.

Note: Plaque depicted is of the Nimmons Residence and has been provided here only as one example of a commemorative / interpretive feature which could be incorporated into the Davis Block development.

Studies

Street Proportion Study

East from 5 ST SW



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

A great street must be well-defined, both vertically and horizontally. Edges, including buildings, walls, and trees on a street usually define it vertically; the length of the spacing between these two edges defines it horizontally. Leading urban design best practice suggests it s a matter of proportion, with a sense of enclosure ultimately giving us a well-defined street. Most comfortable and attractive streets have a ratio (vertical to horizontal) ranging between 1:1 and 1:2. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.

Street Proportion Study

South from 20 AV SW



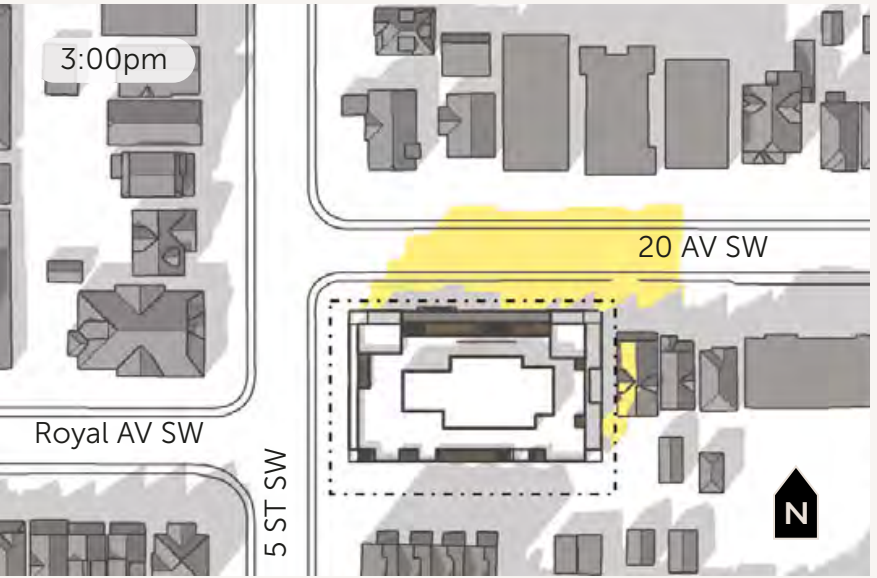
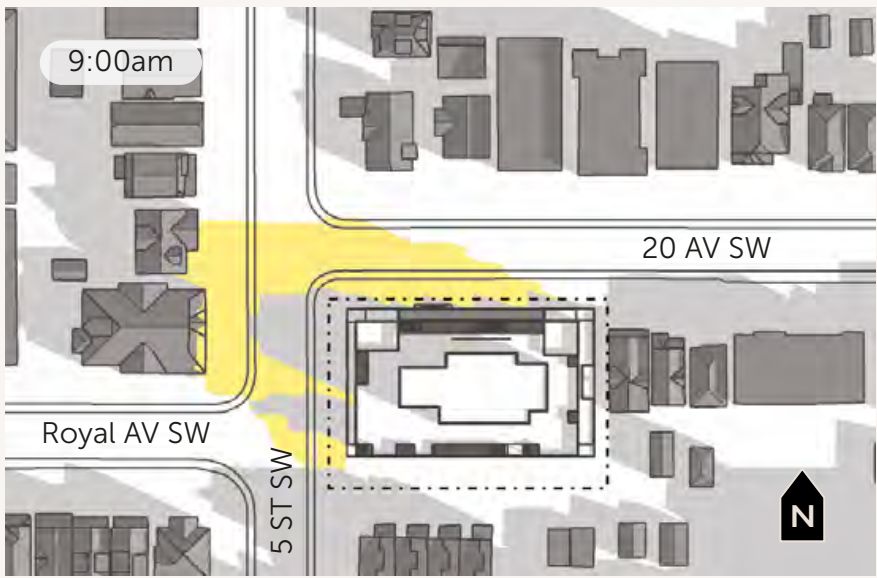
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Sun-Shadow Study

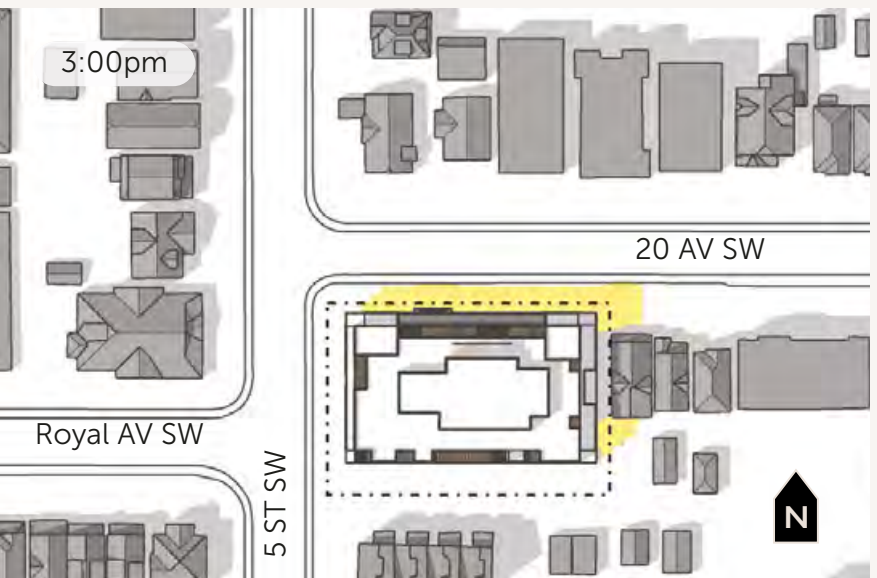
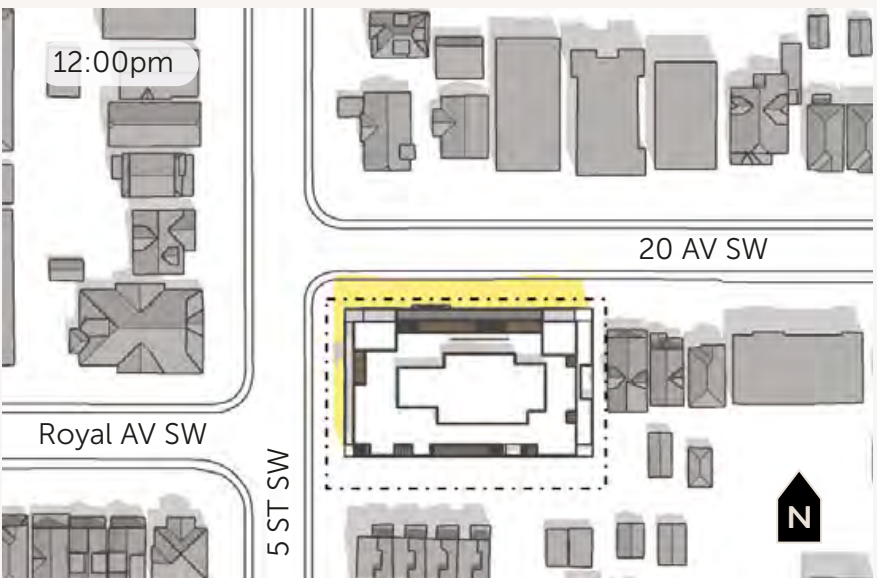
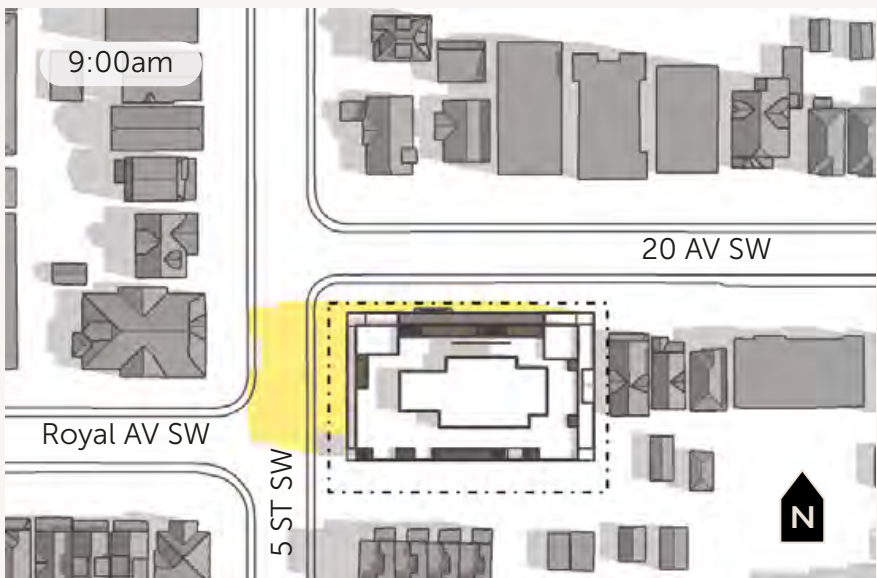
Equinox - March 21 & September 21

- Existing Shadow
- DP2024-03179 Shadow



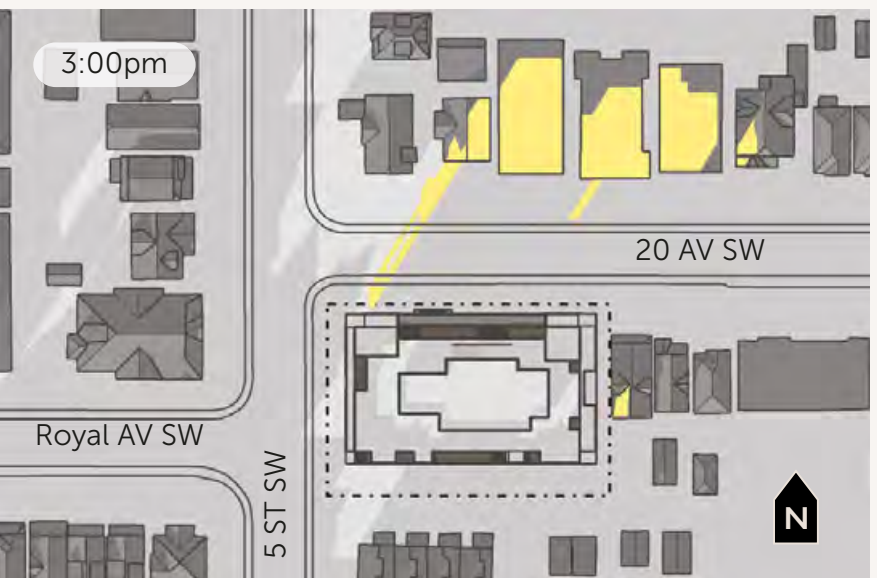
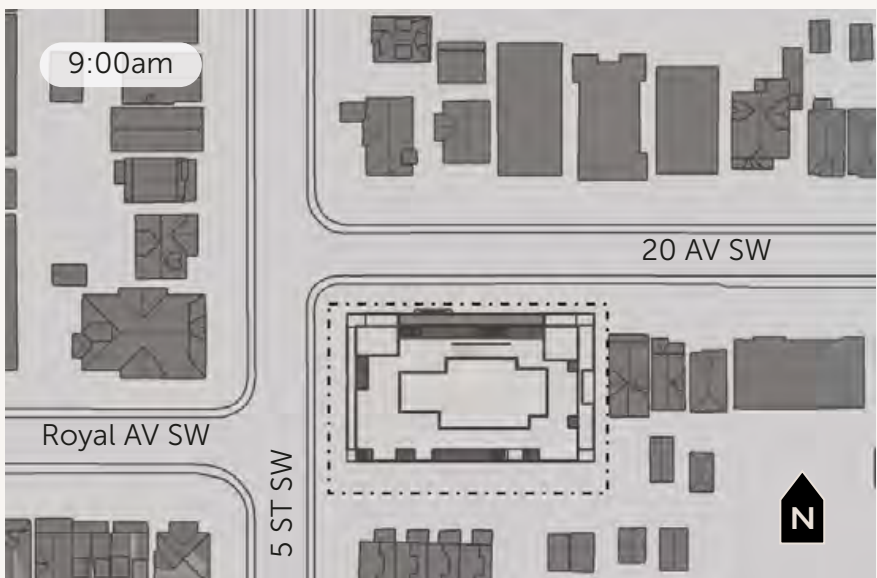
Summer Solstice - June 21

- Existing Shadow
- DP2024-03179 Shadow



Winter Solstice - December 21

- Existing Shadow
- DP2024-03179 Shadow



Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural


design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements and account for daylight savings.

Transportation Impact Statement

Summary


In support of the proposed land use change and associated development vision, Bunt & Associates Transportation Planners & Engineers completed a Transportation Impact Statement (TIS). This investigation included an evaluation of the expected impact that the development sites will have on the local area trip generation, intersection operation, signal warrants, road network capacity, parking supply, and active transportation infrastructure.

The study has been submitted for review by The City of Calgary as part of the application process. The complete TIS is available for download on the project website. (www.davisblock.ca). Some of the TIS’s key findings are shared below.



60

On-Site Parking Stalls Proposed




80

On-site Bicycle Stalls Proposed

72 Indoor Class-1 Bicycle Stalls

8 Outdoor Class-2 Bicycle Stalls



14 - 15

Total Peak Hour Vehicle Trips Expected

-

15 Trips Morning Peak

14 Trips Evening Peak

Key Findings

Vehicle Trip Generation

Existing traffic volumes were determined from a traffic count completed on March 12, 2024 and included in the TIS. All site vehicle trips were assigned to and from the Laneway at its intersection with 5 ST SW, assuming that no vehicles would exit onto 4 ST SW to conservatively analyze the worst-case scenario.

Davis Block is anticipated to generate 15 new peak hour trips, which is well below the 100 trips per hour threshold for requiring a Transportation Impact Assessment (TIA).

Intersection Operations

The intersections of interest throughout the TIS are between 5 ST SW, Royal AV SW, and the Laneway behind Davis Block. The intersection of 5 ST SW and Royal AV SW is off-set from the Laneway with east-west movements stop controlled – this condition was included in Bunt & Associates’ modelling. A review of this intersection was completed to review the net impact of the Davis Block proposal. Development traffic would represent a 1.3% uplift of turning movement volumes at 5 Street & Royal AV SW / Lane. This uplift in traffic would not be expected to appreciably impact collision potential.

The intersection capacity analysis indicates the study intersection of 5 ST SW, Royal AV SW, and Laneway is expected to continue operating within acceptable limits. The Lane volume is low, and the analysis confirms the westbound (Laneway) movement operates well below capacity.

A signal warrant analysis was also completed for the intersection at 5 ST SW and Royal AV SW, which revealed that a signal is not warranted.

Roadway Capacity

Daily vehicle traffic volumes on nearby frontages, including 5 ST SW, 20 AV SW, and the Laneway, were calculated and compared to City of Calgary guidelines. The review confirmed that all adjacent roadways will continue to carry traffic volumes within their respective guidelines after the addition of the Davis Block development.

Parking

Bylaw parking requirements were calculated in accordance with Land Use Bylaw 1P2007 (Part 6 - Multi-Residential Districts). Davis Block will meet or exceed all Bylaw parking requirements. Due to its inner-city and transit-supportive location, The City of Calgary Bylaw requires 34 on-site vehicle parking stalls for the Davis Block proposal. The Davis Block development is proposed with 60 vehicle parking stalls, 26 stalls in excess of Bylaw requirements. All parking stalls are proposed in an underground parkade accessed via the laneway.

The site is within Residential Parking Permit (RPP) zone J. As a multi-unit development exceeding 20 units, Davis Block would be eligible for market permit and not residential parking permits.

Active Transportation

The site is located within a walkable, mixed-use neighbourhood nearby to numerous amenities. A pedestrian facility review identifies:

- **Sidewalks** there are no missing links impacting site connectivity.
- **Crossings** the current rectangular rapid flashing beacon crosswalk at 5 ST SW and Royal AV SW is consistent with Transportation Association of Canada guidelines. No control changes are warranted.

An shared, on-street bikeway on 5 ST SW provides connectivity to the Elbow River pathway system and Centre City Cycle Track network.

Transit service routes 3, 7, and 449 are provided on 4 ST SW with bus stops within 200m walk.

Recent Surrounding Development Study



Southeast

Note: Visualization includes recently approved Development Permit applications and is conceptual for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Outreach

Outreach Approach

What is our role?

-

Clarifying community outreach roles and responsibilities connected to planning and development projects helps determine who does what, and builds a baseline understanding of the threshold of responsibility across all roles in building a great city. As the proponent of an Applicant-initiated development proposal, we have the associated responsibilities of the outreach lead.

Applicant (Lead)

The lead is the primary decision maker for the project leading up to a formal decision of approval or refusal by the designated City decision-making body.

- Notifies citizens and community groups of the project and any opportunities to learn more or provide input.
 - Determines the negotiables and non-negotiables for the project and what is / isn't open for public input.
 - Communicates the constraints and clarifies the scope of the conversation.
 - Provides clear, concise, transparent and accurate information.
- Holds a respectful conversation.
 - Reports back if / when collecting input and provides City decision makers with a summary of the community outreach approach that was taken.
 - Keeps citizens and community groups in the loop and closes the loop when decisions are made.

What is your role?

-

City Administration (Support)

The support assists in the outreach process by providing the Applicant, community / member based organizations, and the wider community with information, tools and resources to improve understanding and aid in the overall success of the outreach process.

- Shares information about City goals and policies.
- Explains The City's review and decision making processes.
- Clarifies community outreach roles and responsibilities.
- Creates tools and resources for participants, connectors and leads to help them be successful in their outreach roles.

Community / Member-based Organizations (Connector & Participant)

The connector shares information and insights about a specific community or area to help increase understanding of the local context and to help inform community outreach plans.

- Where possible, shares local information and insights to help build understanding and inform outreach plans.
- Where possible, helps raise awareness of opportunities for people to get involved in local planning projects.

The Community (Participant)

The decision maker is responsible for making the final decision to approve/refuse the planning or development application.

- Seeks out information and is informed
- Listens and participates respectfully.
- Respects the scope of conversation and project constraints.
- Provides appropriate feedback and remains open to different ideas.

City Council and the Development Authority (Decision Maker)

The connector shares information and insights about a specific community or area to help increase understanding of the local context and to help inform community outreach plans.

- Reviews and considers proposed planning or development application.
- Approves or refuses the planning or development application.
- Reviews and considers the outreach strategy / rationale / approach and any feedback that may have been collected.

Outreach Approach



Outreach Process & Reporting

Unitii and the project team are committed to working with neighbours to build strong and complete communities through thoughtful planning, great design and robust outreach.

Our outreach process was designed to provide multiple opportunities across a variety of digital and distanced platforms for participants to learn about the vision for Davis Block and to share their thoughts — all with the intent of maintaining a respectful and transparent dialogue.

The project team sorted all participants’ feedback collected via the Applicant-led outreach according to key themes. Each identified key theme was broken into “What We Heard” and “Team Response” and was discussed in the following What We Heard Report.

The project team looks forward to continued conversations with local community members and community groups and thanks all those who have participated.

Balancing Multiple Interests

An outreach process is more than a compilation of participants input by the project team. Our role, as the outreach lead, requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. The array of interests which influence any development project include, but are not limited to:

- **Calgary’s Growth & Development**
Planning for the next generations of Calgarians
- **Local Area Policy**
Existing policy framework that guides development
- **Participant Feedback**
What various participants think and say
- **Economic Viability**
Needs of the developer to create a viable project

City of Calgary Review and Guidance

City of Calgary Administration is responsible for the formal review of the Land Use Redesignation and Development Permit applications. City Administration will also provide guidance on implementing a best-practice voluntary participants outreach process.

City Administration will actively monitor and observe key Applicant-led outreach activities and will provide Administration contact information through Applicant outreach materials. Input collected via Applicant-led outreach will be reviewed by City Administration and summarized in reports to Calgary Planning Commission and City Council prior to final recommendations and decisions being made.

Outreach Strategies



Outreach Voicemail & Email Address

An outreach voicemail and email inbox were established providing direct lines of communication for community participants to contact the project team. The outreach phone number and email address are posted on the website, mailers, and on-site signage.



Project Website

A dedicated project website (davisblock.ca) was launched in February 2024. The website provides an opportunity for interested participants to learn about the vision for Davis Block and enables convenient 24-hour access to the most up-to-date project information. The website includes a feedback form and provides contact information for the project team (phone number and email address) and The City of Calgary (dmap.calgary.ca).



On-Site Signage

The project team installed on-site signage following submission of the Land Use Redesignation in February 2024. This on-site sign summarizes the Land Use Application and Development Vision and provides contact information for the project team (phone number, email address, and webpage) and City of Calgary (developmentmap.calgary.ca).



Digital Information Session

An online Digital Information Session was held on June 10, 2024, providing local businesses, residents, and other interested parties the opportunity to learn more about the project, ask questions, and provide their input on the proposed development. Feedback from the Digital Information Session is summarized along with the other means of engagement communication in our What We Heard Report.



Informational Brochures & Advertorial

Trifold informational brochures were hand delivered to all surrounding residents and businesses within ±200m of the subject site. A Great News advertorial was also published in the March 2024 edition of the local newsletter, The Mission Statement. The brochures and advertorial summarize the Land Use Redesignation application and Development Vision, as well as provided contact information for the project team (phone number, email address, and website) and City of Calgary (dmap.calgary.ca).



Community Information Sharing & Meetings

Continuous information sharing with the Cliff Bungalow-Mission Community Association and the Ward 8 Councillor's Office throughout the application process ensures open lines of communication, along with supplemental meetings when required to discuss the development proposal. Feedback and comments gathered from these meetings has been summarized and responded to as Feedback Themes in the project team's What We Heard Report.

What We Heard Report

LOC2024-0041 & DP2024-03179

Our Commitment

Since no single design solution can satisfy all citizens and community groups completely, the project team cannot integrate everything suggest by our neighbours and the community at-large. Our promise however is that we are transparent about how we reach our conclusions, making the following commitment to all who participate in our process:

- 1. We will provide you with detailed information about the project.
- 2. We will ask for your thoughts on key areas of the project.
- 3. We will share what we heard through the course of our process and our team's response to it.

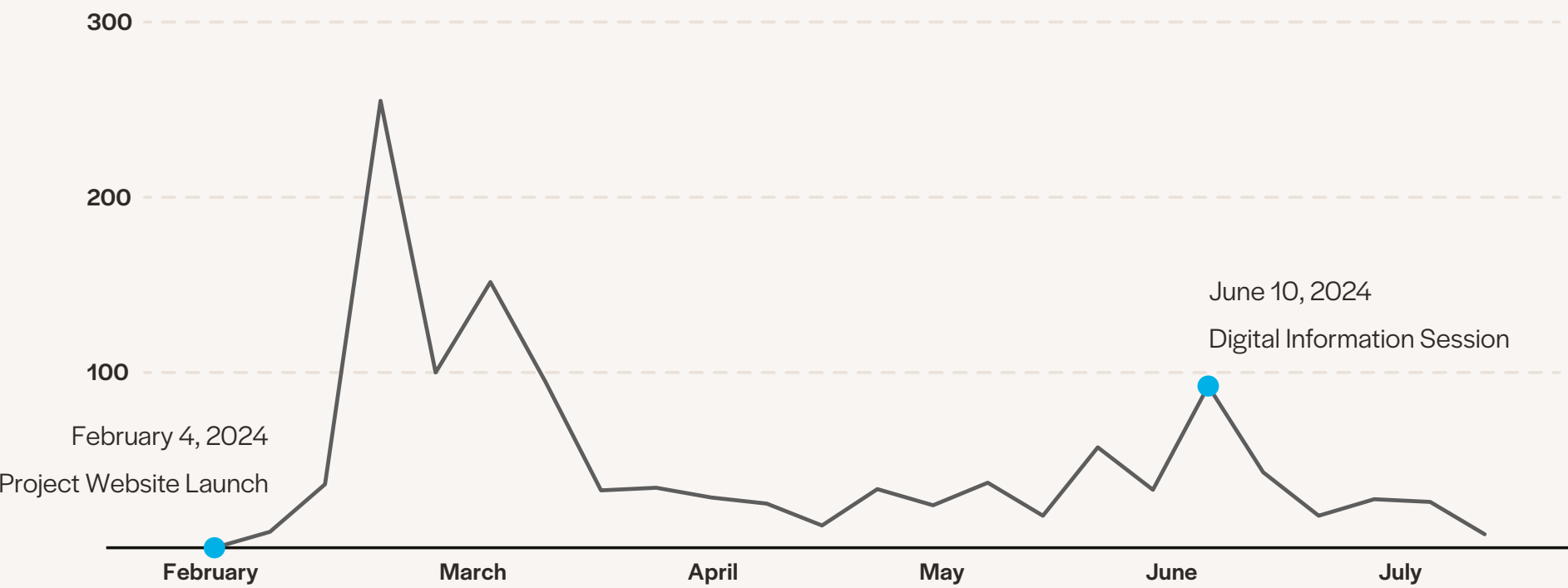
Background

On June 10, 2024, the project team hosted a Digital Information Session to bring together the project team, interested parties, local area residents, the City of Calgary, the Ward 8 Office, and the Cliff Bungalow-Mission Community Association (CBMCA) to discuss the Davis Block Land Use Redesignation application (LOC2024-0041) process and Development Permit application (DP2024-03179). This session provided an opportunity for the project team to present detailed project information, outreach strategies, and common feedback themes heard to date, and a chance for interested parties to ask questions and provide feedback to the project team. The Digital Information Session was widely advertised by the Applicant Team through the project website with registration and event information; updates to the custom on-site signage to advertise the event and provide registration information; postcards delivered to all residences and businesses within ±200m of the project site and information sharing with the City of Calgary, the Ward 8 Office and the CBMCA.

During the 6-month outreach period thus far, the Project Website received 845 unique visitors, 1,200 page views, and 37 registrations for the Digital Information Session. A total of 23 participants attended the 1.5-hour Digital Information Session on June 10, 2024.

In addition to the Digital Information Session, the project team also met in person, on-site with the direct neighbours at 529 20 AV SW, as well as digitally with the residents of Mission Crossing, located across the laneway. Further meetings were held with the Ward 8 Office and the CBMCA. The City of Calgary's West Elbow Communities Local Area Planning and Heritage Guidelines teams were also engaged to ensure appropriate alignment in advance of their emerging policy work, which is not anticipated to come into effect until the summer of 2025.

Project Website Page Views



Note: Project website analytics were collected on July 17, 2024. Page views and unique visitors recorded after this date are not included in this report or graph.

What We Heard

Project feedback was derived from all emails, phone calls, meetings, and The City of Calgary for the Davis Block proposal. Seven overarching feedback themes emerged. Each topic begins with an outline of what the project team heard and then provides the project team's responses.

Feedback Themes

- | | | | |
|-----------------------|-----------------------|-------------------------|-------------------------|
| 1. Historic Character | 3. Parking & Traffic | 5. Architectural Design | 7. Emerging City Policy |
| 2. Affordability | 4. Mature Tree Canopy | 6. Privacy & Shadowing | |

What We Heard Report

Historic Character

What We Heard

Through general outreach, a number of community participants and the CBMCA brought forward questions about the possibility of preserving the existing historical structures on the site and/or how the proposed development could better reflect the heritage nature of the Cliff Bungalow community.

Response

Despite none of the existing structures on the site being legally protected/designated or identified on The City of Calgary’s Inventory of Evaluated Historic Resources, Unitii has made notable efforts to respect Cliff Bungalow’s heritage nature by incorporating historic elements into the design.

Unitii is offering the existing buildings for relocation, allowing interested parties to relocate these structures at their own cost and liability. The structures themselves would be provided at no cost. This initiative provides a unique opportunity for individuals or organizations to preserve and re-purpose the buildings, thus maintaining their historical and architectural value in a new location. For the portions of the buildings that remain, Unitii will organize a coordinated salvage program. Through this program, community members and heritage enthusiasts will be welcome to acquire heritage materials from the existing buildings. This includes distinctive architectural elements, fixtures, and other materials that embody the unique character and history of the site. By facilitating both the potential relocation of entire structures and the salvage of heritage materials, Unitii aims to promote sustainability and honor the community’s appreciation for these buildings.

A heritage commemoration / interpretive plaque is also proposed to be installed to honor the community’s rich history and cultural heritage. The content of the plaque is anticipated to provide information about the existing heritage structures on site. The installation will be strategically placed in a prominent,

easily accessible location to encourage public interaction and reflection. By integrating a commemorative plaque, the design will celebrate the community’s legacy, while also educating current and future Calgarians. Unitii and the Davis Block team will work with Heritage Calgary and The City of Calgary’s Heritage Planning Department to ensure an appropriate outcome for this historic feature / commemoration proposal. Unitii has additionally been in contact with the Davis family, the historic and long-time owner of these properties. The project name “Davis Block” seeks to recognize the historical legacy of the Davis family as the previous stewards of the subject property and buildings by honouring their namesake.

While the Development Permit application (DP2024-03179) remains under review by City Administration and subject to change, significant changes have already been incorporated into the design to better align the proposal with the unique and historical community of Cliff Bungalow. The project team has revised the proposed building’s materiality based on requests from the CBMCA and local residents, with the addition of a significant amount of brick along the building’s key interfaces like 5 ST SW and most-experienced façades along 20 AV SW. The use of brick masonry reflects the materiality of surrounding homes and apartment buildings. DP2024-03179 is also being revised to create more of a “townhome” feel from street-level. Other architectural design changes will continue to be incorporated through

Affordability

What We Heard

The project team received feedback regarding current residents and the replacement of relatively affordable housing in the neighbourhood of Cliff Bungalow, as well as questions about unit pricing and other affordability considerations.

Response

The Davis Block development is proposed as a purpose-built rental building and is anticipated to have an affordability component. The project team is currently exploring the specifics of an affordability component for this proposal and the number of affordable units is accordingly not yet set, but is presently expected to be approximately 10% of all units offered. While the proposed development is not intended to fall under the publicly-provided and funded “Affordable Housing” spectrum, Unitii is pursuing CMHC financing options as part of the National Housing Strategy. At this early stage of the project, rental rates have not yet been determined, but through the terms of this financing, the development’s rental rates for at least 10% of the units offered would be required to be at least 10% below market rental rates for a minimum of 10 years. Pending City Council’s decision on the Land Use Redesignation application, this development is anticipated to qualify based on the success of past applications. By implementing untethered parking, deeper affordability can also be achieved for some future residents.

Davis Block is currently proposed with ±71 units, representing a notable increase in housing supply relative to what is available today (18 units). Research shows that increasing housing supply improves housing affordability over the longterm, as adding more units means fewer people are competing against each other to find a home that fits their needs and budgets. Nearby rental costs can also be reduced as a result of increased supply, as older units need to be priced more competitively to attract tenants. In the case of Davis Block, the units proposed are expected to be a mix of two-bedroom, one-bedroom and studio units and will be offered to a wide market that could include young professionals, retirees, students, couples, downsizers, or families, among other groups who value vibrant and walkable neighborhoods. As the owner-developer, Unitii will retain ownership and act as property manager for all units. This approach ensures that Unitii has a vested interest in maintaining positive relationships with their neighbours. Furthermore, Unitii will be in direct contact with existing residents to assist them through the relocation and moving process.

What We Heard Report

Parking & Traffic

-

What We Heard

The project team received comments about existing traffic congestion and on-street parking, asking how the proposed parking and associated development would impact these conditions and how they can be mitigated.

Response

The project team consulted with Bunt & Associates Transportation Planners & Engineers (Bunt & Associates), which prepared an independent Transportation Impact Statement (TIS) that assessed local area trip generation, intersection operation, signal warrants, road network capacity, parking supply, and active transportation infrastructure. This report has been made publicly available on the project website (www.davisblock.ca) for download and review, and was submitted to The City of Calgary Mobility Engineering department for review and record. The TIS determined that this proposal is not anticipated to be a significant generator of total daily traffic volume and that all adjacent roadways and the laneway will continue to carry traffic volumes below their guidelines after the addition of this development.

The expected traffic generation for Davis Block is approximately 15 trips per hour, which is well below The City of Calgary threshold of 100 trips per hour for a Traffic Impact Assessment (TIA) to be required by a Professional Transportation Engineer. The proposed development is also exceeding Bylaw-required on-site vehicle parking supply so a Parking Study was not triggered. For this strategic and well-connected inner-city location, The City of Calgary would require 34 onsite vehicle parking stalls. Unitii is proposing 60 parking stalls, all to be located in an underground parkade accessed off the rear laneway.

While the project team voluntarily had Bunt & Associates complete a TIS to help make informed decisions about parking provision, traffic generation, and safety, The City of Calgary also specifically required a safety analysis of the 5 ST SW intersections with 20 AV SW and the rear laneway – this analysis was incorporated into the TIS. The intersection of 5 ST SW and Royal AV SW is notably off-set from both the intersections with 20 AV SW and the rear laneway – this offset condition was included in Bunt & Associates’ modelling. It was determined that the net impact of development traffic associated with Davis Block would represent a 1.3% uplift of turning movement volumes at 5 Street & Royal AV SW/laneway. This uplift in traffic would not be expected to appreciably impact collision potential.

Davis Block is also proposed with 80 bicycle parking stalls to take advantage of the site's immediate adjacency to a shared, on-street bikeway along 5 ST SW providing connectivity to the Elbow River pathway system and Centre City Cycle Track network. Active infrastructure and the provision of bicycle storage helps reduce the demand for motor vehicle-ownership and usage.

The City of Calgary additionally will require Unitii to rehabilitate the rear lane at the time of development at their own expense, further assisting driving conditions along this key interface of concern. Other mobility aspects are currently under review as well in order to ensure a safe, amply parked, and responsible redevelopment.

Mature Tree Canopy

-

What We Heard

A common theme in the feedback regarding the proposed site design was concern over the potential loss of mature tree canopy due to redevelopment, specifically the boulevard trees located along 20 AV SW.

Response

The project team is dedicated to preserving as many existing mature trees as possible, especially in public boulevards and near property lines. Due to balancing required Bylaw setbacks, building / garage siting rules, and providing ample parking on-site, it can be challenging to save all mature trees. When a tree’s survival is uncertain, an arborist will be consulted to assess the viability of retaining it based on its root system’s condition and any expected pruning. For trees that are deemed unable to be feasibly retained with redevelopment, Unitii is committed to replacing them with the most mature trees possible (≥100mm in caliper) to ensure immediate visual impact and environmental benefits. Advanced transplanting techniques and post-transplant care will be employed to support the successful establishment of these mature trees. The project team will continue to engage with The City of Calgary’s Urban Forestry department to determine the boulevard trees landscape plan.

The proposed M-H1 District includes specific landscaping rules, such as minimum requirements for the number of trees, shrubs, and their sizes. For Davis Block, a Landscape Plan has been submitted with the Development Permit application (DP2024-03179), which currently includes 21 trees and 164 shrubs. A strategic planting program is planned to ensure ample landscaping along both the 5 ST SW and 20 AV SW frontages.

Architectural Design

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What We Heard

Some community participants asked if the proposed development’s architecture is taking into account the historical nature of the community, as well as if any materiality or other design changes would be considered.

Response

While not a matter related to the Land Use Redesignation application (LOC2024-0041), the project team is making a number of design changes through the staggered-concurrent Development Permit application (DP2024-03179) related to the architectural design. This staggered concurrent application process allows for The City to review a comprehensive and thoughtful ‘bricksand- mortar’ development proposal alongside the proposed Land Use Redesignation. This approach also helps community members better understand the development concept and directly informs decision-making by The City of Calgary Council.

Project team architect, S2 Architecture, has been working diligently to revise the design in response to feedback around ensuring a contextual fit with neighbours and the community. A significant amount of brick has been added along the building’s key interfaces like 5 ST SW and most experienced facades along 20 AV SW to reflect the materiality of surrounding homes and apartment buildings. Several other design changes around ensuring the first three storeys’ doors, windows and entrances better respect the community’s nature are actively being made, with the intent of creating a rhythm of doors with the feel of townhomes along 20 AV SW rather than a singular building. The project team will continue to work with The City of Calgary on the Development Permit application to ensure a contextual and responsive design outcome.

What We Heard Report

Privacy & Shadowing

What We Heard

The project team heard some questions from nearby residents about the building and how this change in scale would impact neighbouring properties from a privacy and sun-shadow perspective. In specific, some residents across the laneway had concerns about overlooking from the proposed Davis Block rooftop amenity space onto their existing rooftop amenity spaces, while others had questions about their access to sunlight post-redevelopment.

Response

The project team acknowledges that any redevelopment beyond what currently exists on site will inevitably result in changes to sight lines and will have sun-shadow and overlooking impacts to neighbouring properties. The project team is working hard to ensure these are mitigated as much as possible in a number of ways.

The project team has designed the proposed 5-storey building to respond to differing built form edge conditions, generally gathering mass toward 20 AV SW and 5 ST SW, locating mass away from lower density neighbours across the lane and to the east. Davis Block incorporates a street oriented design that aligns with M-H1 District setback requirements and which includes specific Bylaws around contextual stepbacks away from lower density properties. In specific, the building's eastern edge shared with an existing single detached residence has a 6m stepback above the third storey (10m height). While not required, Davis Block is also proposed with a 6m setback for the entire building along the laneway. This massing expression helps create a more active street frontage through integration of at-grade, street-oriented units, while reducing massing nearby the townhomes across the laneway and allowing for sunlight penetration both southward and eastward from the site.

The proposed rooftop amenity space has been pushed northward further away from the rear laneway to reduce potential overlooking toward the townhome rooftop amenity spaces located to the south. Strategically frosted windows /

glazing along the eastern edge are also being explored through the Development Permit application (DP2024 - 03179) to better mitigate potential privacy or overlooking impacts along this edge.

To help community members understand the potential shadow impacts associated with the proposed development vision, a sun-shadow study analysis was undertaken using industry standard modeling, to ensure minimal impacts to adjacent neighbours. The analysis shows that, despite the building height increase, the shadows created by the proposed development are not anticipated to adversely impact the community. Please refer to pages 58-60 in this document to review the shadow studies that examine the potential impacts of the associated Development Permit application.

The originally submitted maximum building height modifier of 22.0m via the Land Use Redesignation application (LOC2024 - 0041) is proposed to be reduced to only what is required to enable the staggered concurrent Development Permit application. Davis Block is ±19.3m in height as currently reflected in the Development Permit application (measuring to the top of elevator and stair access on the rooftop, in addition to rooftop furniture including pergolas), and the Land Use Redesignation application's maximum height will be reduced to 21.0m provide more certainty to community members, ensuring that no larger building could be constructed than currently proposed by the project team.

Emerging City Policy

What We Heard

The Ward 8 Office and some other community participants asked if this application is taking into consideration the emerging work that The City of Calgary is undertaking for the West Elbow Communities Local Area Plan.

Response

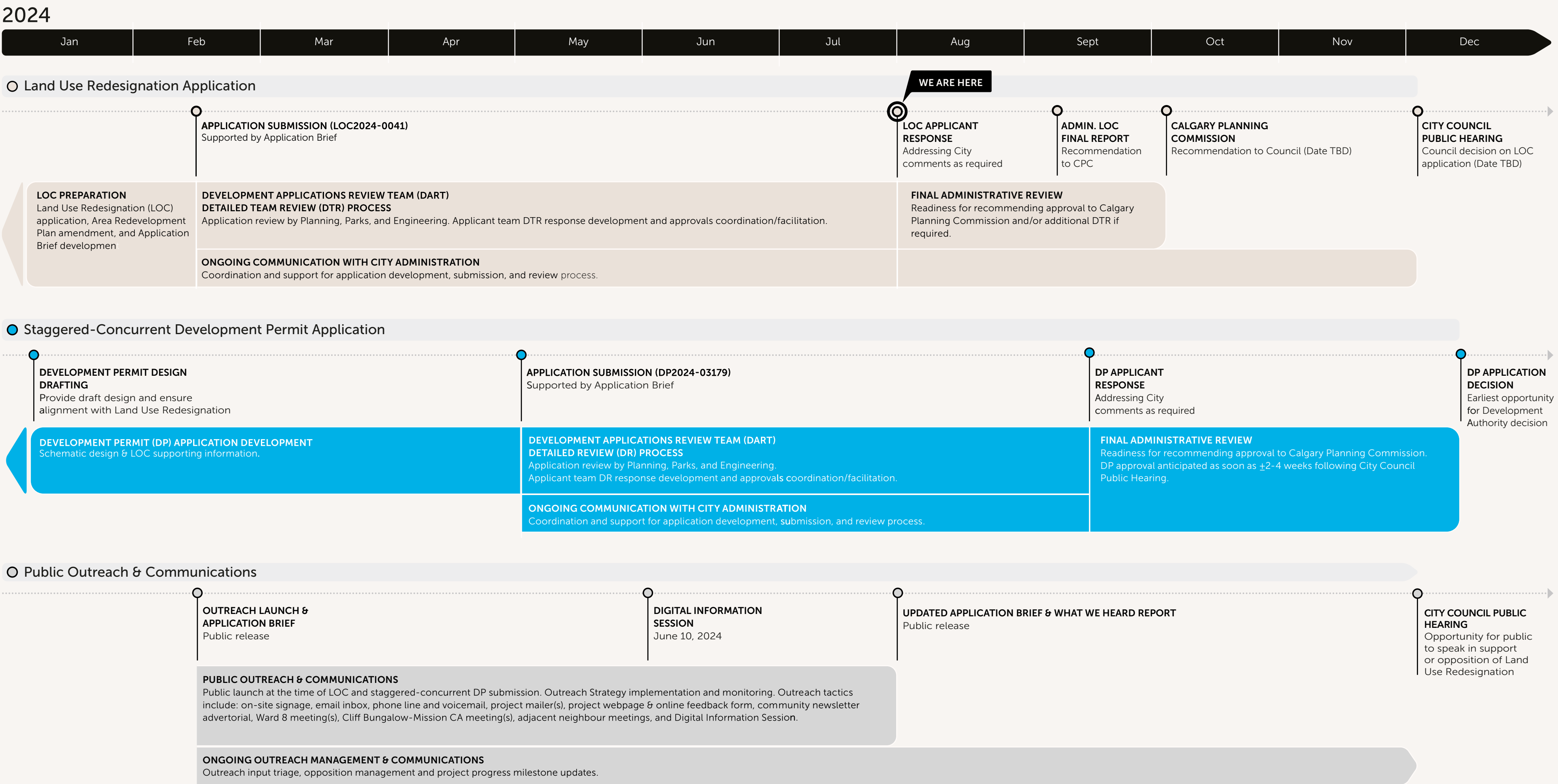
The Davis Block proposal recognizes the ongoing City-led work to establish the West Elbow Communities Local Area Plan (LAP), which is being actively created and currently anticipated to go forward to Committee and Council for decision in 2025. Once prepared and approved, the West Elbow Communities Local Area Plan will replace the Cliff Bungalow Area Redevelopment Plan (ARP).

The draft West Elbow Communities LAP (May 2024) Existing and Potential Areas for Growth Map currently denotes the Davis Block site as a “Potential Growth Area” supportive of 4-6 storey buildings. While not yet drafted or in effect, the West Elbow Communities LAP is also anticipated to include a Heritage Guideline Area(s). In recognition of this emerging work, the Davis Block project team met with the West Elbow Communities LAP and Heritage Guideline Area team to work with them on an appropriate outcome in advance of any new draft policies. As a result of City suggestions, several design moves are being voluntarily incorporated into the Development Permit application (DP2024-03179).

The first three storeys are being revised to have front entrances better aligned with the historic nature of the Cliff Bungalow community, including design changes that help to emulate the feel of townhomes rather than a single building.

Window and door designs facing 20 AV SW are additionally being modified to more accurately reflect the community character, providing a more vertical orientation and historic aesthetic. Significant materiality changes have also been made to ensure that the Davis Block proposal fits contextually within the Cliff Bungalow community. The project team will continue to revise the Development Permit application on these and other matters with guidance from The City.

Generalized Outreach & Approvals Timeline



Note: Dates are an estimate based on standard application review timelines for developments of this scale. All dates to be determined.

A Project by

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