

Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 306, 308, 310, and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to Multi-Residential – High Density Medium Rise (M-H2h28) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for an intended 44-unit multi-residential development with a maximum height of 28 metres (7 to 8 storeys).
- The proposal allows for an increase in density and height to inner-city parcels, allows for infill redevelopment compatible with the existing neighbourhood character, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More choices in the types of housing available in the inner-city area with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land and existing infrastructure.
- An amendment to the *Mission ARP* is required to accommodate the proposed land use.
- A development permit for a 44-unit multi-residential development has been submitted and is currently under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment application was submitted by O2 Planning and Design on behalf of the landowners, Radoslav Prodanovic and William A Macdonald, on 2020 April 15 (Attachment 3).

The 0.12 hectare (0.3 acre) mid-block site in Mission is located on the north side of 25 Avenue SW between 2 Street SW and 4 Street SW. The site is approximately 200 metres (three-minute walk) east of the 4 Street SW Main Street. The site is currently developed with four single detached dwellings and has rear lane access. The M-H2 District allows for a range of multi-residential forms up to 50 metres in height; however, the subject proposal includes a maximum height modifier of 28 metres. An amendment to the *Mission Area Redevelopment Plan* (ARP) is also required (Attachment 2).

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A development permit (DP2020-3757) for a seven-storey, 44-unit multi-residential development was submitted by the applicant, DeJong Design Associates, on 2020 June 23, and is currently under review. A summary of the proposed development can be found in Attachment 4.

More details about this application and surrounding site context is provided Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant attended virtual meetings with the Cliff Bungalow-Mission Community Association in March 2021 and launched a project website where comments could be submitted to the applicant team in April 2020. The website has been maintained until present. See Attachment 5 for the Applicant Outreach Summary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Approximately 50 residents submitted letters of objection indicating the following concerns:

- The proposed land use would allow increased intensity that will result in increased traffic, parking, and safety issues on 25 Avenue SW and in the rear lane.
- The proposed height could block views of downtown and cast shadows upon adjacent residential units.
- The proposed intensity is not seen as pleasant or consistent with the agreed upon maximum allowable height.
- Residents don't want to see existing homes removed due to their unique character, and ability to provide different housing options to the community.
- The proposed intensity will be a significant deterioration to the streetscape reducing the quality of life for residents.
- The character of the neighbourhood will change with approval of a land use redesignation.

As well, a number of residents expressed concern that the application does not meet the policies and vision of the *Mission ARP*.

The Cliff Bungalow-Mission Community Association provided a letter of non-support (Attachment 6) on 2020 May 21 for the proposed land use. The community association's opposition focuses on existing policies within the *Mission ARP*, the increase in height relative to the existing land use, and lack of a community benefit package for the community taking the

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increased density. The community association has not changed their position since they submitted their initial letter.

The applicant submitted a response to the community association's letter of non-support as part of their Detailed Team Response dated 2020 July 08 (Attachment 7).

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Building design, parking, and compatibility of discretionary uses, and the community input is being reviewed with the submitted development permit.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of redevelopment within the Mission area while also providing for greater housing choice. The development of these lands will enable a more efficient use of land and infrastructure while also supporting surrounding commercial uses and amenities.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). The applicant has not explored further environmental strategies in the Development Permit submission.

Economic

The ability to develop a mid-rise multi-residential development will enhance the viability of the 4 Street SW Main Street commercial area. It will allow for a more efficient use of land and existing services, and leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Amendment to the Mission Area Redevelopment Plan Amendment
3. Applicant Submission
4. Development Permit (DP2020-3757) Summary
5. Applicant Outreach Summary
6. Community Association Response

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7. Applicant Response to Community Association

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform