Background and Planning Evaluation

Background and Site Context

The subject area consists of four contiguous parcels located on the north side of 25 Avenue SW between 4 Street SW and 2 Street SW in the community of Mission. Identified in the *Municipal Development Plan* as an Inner City Area, the community is distinguished by its grid road network, older housing stock, and range of newer residential development projects from single detached dwellings to multi-residential buildings.

Each of the four subject parcels contain a single detached dwelling and are all designated DC District (Bylaw 63Z2006).

The surrounding lands are also designated DC District (Bylaw 63Z2006) based on the RM-6 District of land Use Bylaw 2P80. Surrounding development is characterized by a mix of medium density apartment residential developments and a number of older character homes. To the north is a multi-residential building that is designated Multi-Residential – High Density Low Rise (M-H1) District with a height of 16 metres. To the south are two multi-residential buildings designated as Multi-Residential – High Density Medium Rise (M-H2) District.

Community Peak Population Table

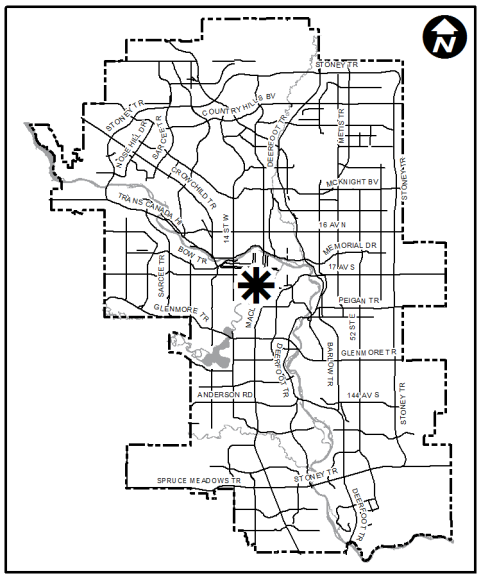
As identified below, the community of Mission reached its peak population in 2018.

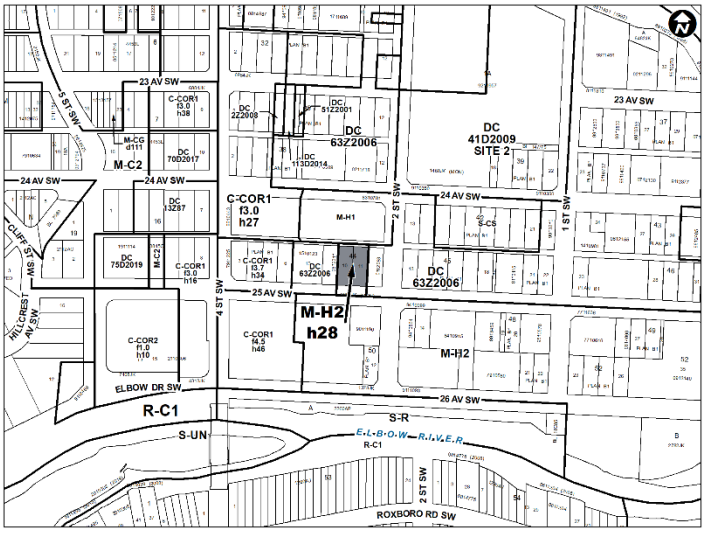
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

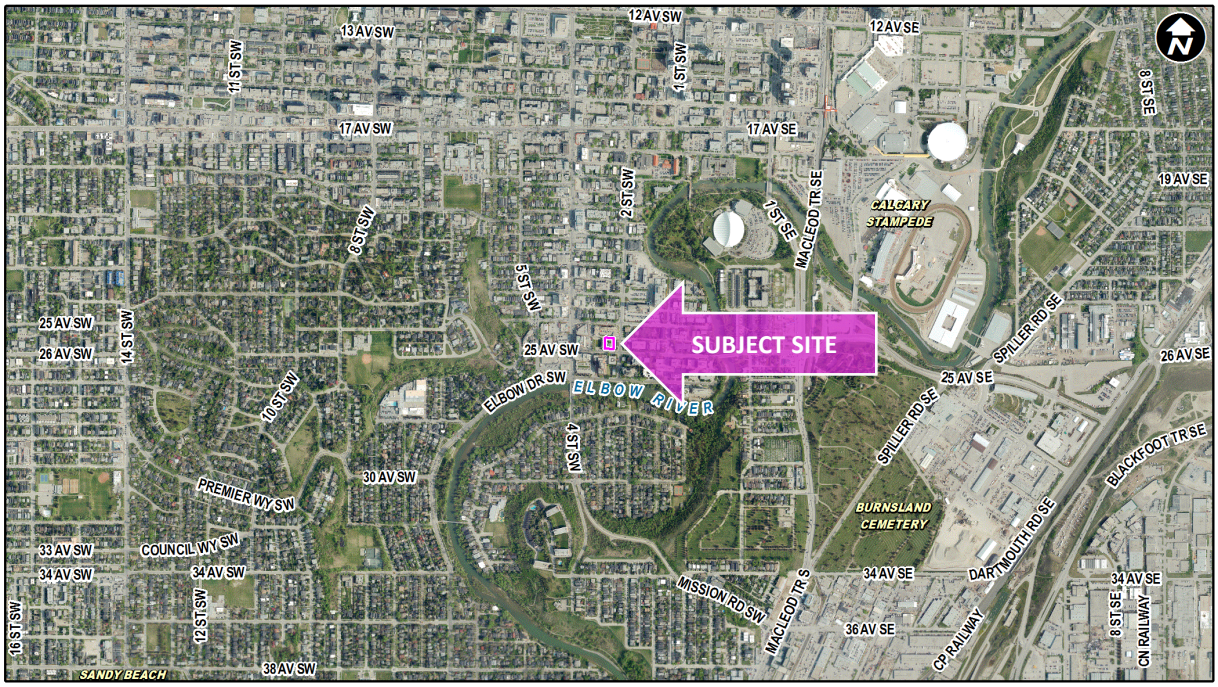
Source: *The City of Calgary 2019 Civic Census*

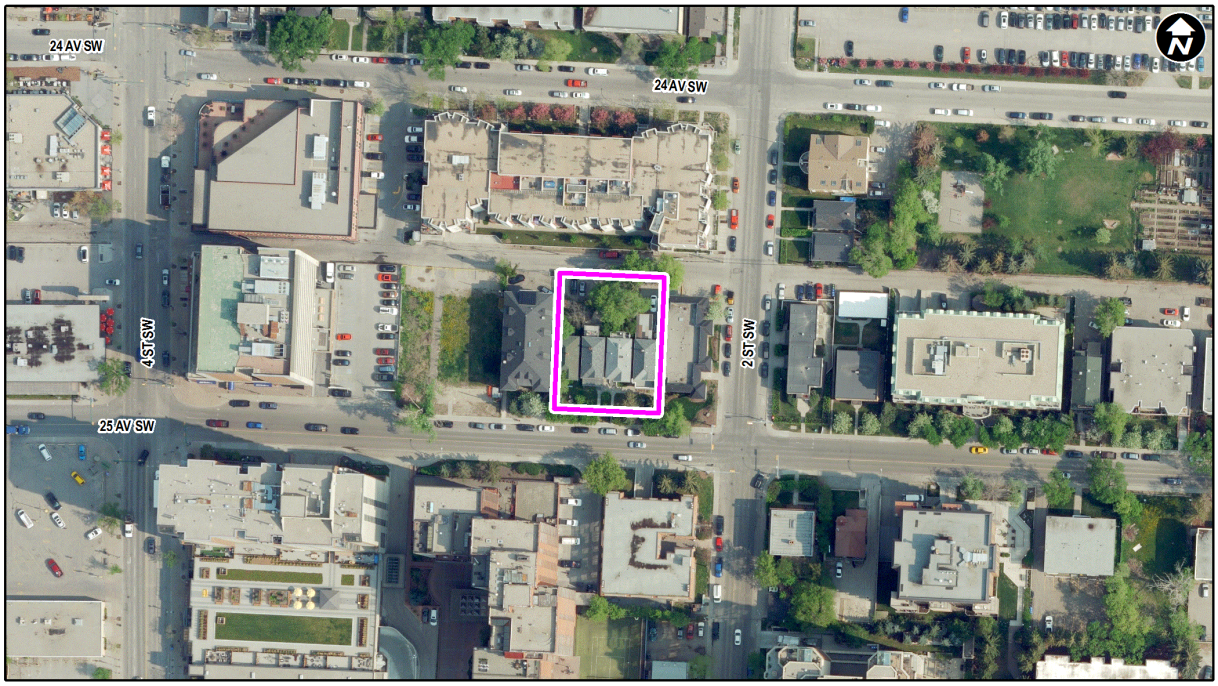
Additional demographic and socio-economic information may be obtained online through the Mission Community profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 63Z2006) is based on the RM-6 District of Land Use Bylaw 2P80, and provides for high density, medium profile apartment development. The existing DC District accommodates multi-residential development with a maximum floor area ratio (FAR) of 3.5 and a maximum height of 15 metres.

The proposed DC District, based on the M-H2 District, is intended to accommodate multi-residential buildings with a maximum height of 28 metres. The purpose of the M-H2h28 District is to provide for flexibility in building design, and in dwelling unit size and number. The M-H2 District also allows for a limited range of support commercial uses, restricted in size and location within the building. However, the proposed *Mission Area Redevelopment Plan* (ARP) amendment would prohibit such uses in order to maintain the intent of residential policies of the *Mission ARP*. Through the engagement process it was established that additional commercial uses were not supported at this location.

Development and Site Design
If this application is approved by Council, the rules of the proposed M-H2 District and policies of the *Mission ARP*, would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. The design focusses on creating a vibrant public realm on 25 Avenue SW.

Transportation
A Traffic Impact Assessment and parking study were not required as part of this land use amendment. Vehicular access is available from the rear lane along the north side of the site. These parcels are located on 25 Avenue SW which serves as an important connection between Macleod Trail (including the Erlton/Stampede LRT Station) and 4 Street SW. Bus Route 17 stops across the street, connecting the site to downtown (15 minutes) and the LRT (10 minutes).

Environmental Site Considerations
There are no known environmental concerns. An Environmental Site Assessment was not required.

Utilities and Servicing
Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Development site servicing requirements are being reviewed with the submitted Development Permit.

Legislation and Policy

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* 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 Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment and policy amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)
The subject property is located within the Residential – Developed – Inner City area of the *Municipal Development Plan* (MDP). Sites within the Inner City may intensify particularly in transition zones adjacent to areas intended for higher densities (i.e. Main Streets). The Inner City Areas are expected to intensify in a sensitive manner compatible with the existing character of the neighbourhoods.

The MDP also identifies City-wide policies to reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas (Part 2, Section 2.2.5). The City promotes redevelopment that is sensitive, compatible, and complementary to the existing physical patterns and character of neighbourhoods.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address objectives of the *Climate Resilience Strategy*.

Mission Area Redevelopment Plan (Statutory – 2006)
The subject parcels fall within the *Mission Area Redevelopment Plan* (ARP). The plan identifies two residential land use areas within Mission: (1) a high density residential sector, and (2) a medium density residential sector identified through the Land Use Policy Plan, Map 4. The intent of this map is to direct where and what type of future development will occur in Mission.

The area south of 25 Avenue SW, bounded by 4 Street SW to the west and Elbow River to the south and east, is designated high density residential. The former ARP (1982) had identified development south of 25 Avenue SW as high density and consequently this designation continued through to the new ARP, respecting the established high density character.

The subject parcels are located within medium density residential sector which is bounded by 18 Avenue SW, 25 Avenue SW, 2 Street SW and 4 Street SW. The intent of the *Mission ARP* policies is to support apartment redevelopment that is sensitive to the existing community character and compatible with the existing residential streetscape. The subject parcels are located within the medium density land use area and are subject to a maximum density of 3.5 FAR with a maximum height of five storeys.

The proposed land use is not in keeping with the existing policies of the *Mission ARP*. As such, an amendment is necessary to accommodate the land use redesignation (Attachment 2).