

Land Use Amendment in Mission (Ward 11) at 216 - 25 Avenue SW, LOC2020-0149

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 216 - 25 Avenue SW (Plan B1, Block 45, Lots 18 and 19) from DC Direct Control District to Multi-Residential – High Density Low Rise (M-H1h15) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MARCH 04:

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 53D2021** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 216 - 25 Avenue SW (Plan B1, Block 45, Lots 18 and 19) from DC Direct Control District to Multi-Residential – High Density Low Rise (M-H1h15) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the adaptive reuse of an existing building in the community of Mission.
- The proposal allows for additional support commercial uses and is in keeping with the applicable policies of the *Municipal Development Plan* and *Mission Area Redevelopment Plan*.
- What does this mean to Calgarians? The proposed M-H1 District would allow for the retention of the existing character home.
- Why does this matter? Allowing for additional support commercial uses provides development flexibility on this relatively constrained site.
- 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 land use amendment application was submitted on 2020 October 15 by Marcus Krahn of John Haddon Design on behalf of the landowner, Matthew James Professional Corporation. The existing land use designation DC Direct Control 63Z2006 is based on the RM-6 (Residential High Density Multi-Dwelling) District of Bylaw 2P80 which does not allow for the Office use.

As indicated in the Applicant Submission (Attachment 2), the intent of this application is to allow for an addition to the existing building to be used as an office, while retaining the existing home as a dwelling unit.

The 0.04 hectare midblock site is located on the north side of 25 Avenue SW in the southwest community of Mission. The site is developed with a three-storey single detached house constructed in 1912. The house was renovated into a bed and breakfast accommodation several years ago. It is the lone house on the block, and although 3 storeys tall, it is neighboured by larger residential buildings.

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

**ISC: UNRESTRICTED
CPC2021-0155
Page 2 of 3**

Land Use Amendment in Mission (Ward 11) at 216 - 25 Avenue SW, LOC2020-0149

The proposed height modifier of 15 metres is in line with the existing DC and recently submitted development permit and is as a result of discussions with the Cliff Bungalow-Mission Community Association. A development permit (DP2020-7922) for an addition to the existing structure has been submitted and is under review (Attachment 3).

A detailed planning evaluation of the application, including location maps and site context, is provided in 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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Cliff Bungalow-Mission Community Association was appropriate. The applicant met with community stakeholders and did not receive any public comments that needed to be addressed. The applicant did not submit an 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.

No public comments were received at the time of writing this report.

The Cliff Bungalow-Mission Community Association has provided a letter of support on 2020 November 16 for the proposed land use (Attachment 4).

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 land use creates the opportunity for adaptive reuse of an existing building, while offering additional use flexibility.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop additional support commercial uses in the proposed M-H1 District would allow for more business and employment opportunities.

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

**ISC: UNRESTRICTED
CPC2021-0155
Page 3 of 3**

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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. Applicant Submission
3. Development Permit (DP2020-7922) Summary
4. Community Association Response
5. **Proposed Bylaw 53D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform