

Applicant Submission

April 15, 2020

O2 Planning + Design proposes to redesignate the parcels located at 306 - 312 25th Avenue SW to Multi-Residential - High Density Medium Rise District (M-H2h28). The proposed land use will enable a multi-residential development of up to seven-storeys that optimizes the site's location in the heart of the inner-city community of Cliff Bungalow-Mission. To ensure the land use change is informed by a specific built form outcome, this application includes a concurrent Development Permit application DP2020-3757.

The site is located less than 200 metres from 4th Street SW, an MDP-identified Neighbourhood Main Street. Main Streets are envisioned as active corridors that are well-suited for long-term growth and intensification. The proposed land use will enable a development that will increase residential density near a Main Street while remaining contextually appropriate in scale. The proposed development will help support local businesses and further solidify the 4th Street SW Main Street as one of the most active urban corridors in the city where Calgarians come to socialize, work, live, and shop.

25th Avenue SW serves as an important connection between Mcleod Trail (and the Erleton/Stampede LRT Station) and 4th Street SW. Bus route #17 stops across the street, connecting the site to downtown (15 minutes) and the LRT (10 minutes). Located on the north side of 25th Avenue, the site (~1,200m²) is currently occupied by four 2-storey detached dwellings. Directly opposite the site, on the south side of 25th Avenue, is a multi-residential development with building heights of 14-storeys and 17-storeys. Redesignating the site to M-H2h28 enables a development that will transition between the taller buildings to the south and the lower-density residential apartments to the north.

The Mission ARP, approved by Council in 2006, situates the site within the Medium Density Residential designation. This designation establishes a maximum density of 3.5 FAR and a maximum building height of 5-storeys for this site. This application requests an amendment to the Mission ARP to enable an increase in height and density in support of the development vision. The increased height and density allows the development to make a more significant contribution to Cliff Bungalow-Mission's housing supply and effectively places future residents in a vibrant and walkable environment near transit, Main Streets, community amenities, and the downtown core.

In summary, the proposed land use will enable a development that:

- Increases **housing diversity and supply** in Cliff Bungalow-Mission.
- Supports the **Primary Transit Network** by placing density close to transit.
- Places residents in close proximity to **Main Streets**, community amenities, and the downtown core.
- Supports **active modes** and best practice in **sustainable development**.

Throughout the application process, O2 Planning + Design will work collaboratively with officials at the City of Calgary, representatives from Councillor Farkas' office, and residents of Cliff Bungalow-Mission. Anticipated engagement events include focused meetings with the Cliff Bungalow-Mission Community Association and an online public engagement campaign. Stakeholders will have multiple opportunities to be informed about the project and provide feedback throughout the process. Feedback gathered will be summarized in a What We Heard Report and incorporated into the application whenever possible.