

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Sonia
Last name (required)	Jensen
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Land Use Redesignation meeting 306-312 - 25th Ave SW
Date of meeting	May 31, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	My comments are in the attached letter. I hope the council will consider my comments as I live in the adjacent building Mission Place. The application would have a negative impact on my building, the block, the busy intersection and the neighborhood as a whole. I know this is not the first time this application been attempted and it seems they are not listening to the community. The objections continue regardless of the multiple attempts and its clear that nothing has changed to justify approval or exception to the zoning rules. Thanks, Sonia

Hello,

I recently moved to Mission Place, which is directly adjacent the proposed development. While am very happy with my choice to move into the neighborhood, I would like to express my strong opposition to the land use amendment proposal at 306-312 25 Ave SW which would negatively affect my building, the 300 block and surrounding neighborhood.

Firstly, this proposal does not have the support of the Cliff Bungalow-Mission Community Association (CBMCA), nor most of the community members that have given their feedback to the proposal. Community and Stakeholder buy-in is important to the application process and their feedback should be thoughtfully considered in the final decision.

One simple fact is that the new building would completely dwarf Mission Place which will be severely affected by less light, lower property value, and downgraded aesthetics. It will essentially be sandwiched between two larger condo buildings which does not adhere to a transitional height approach to development.

One of the arguments brought forth by the applicant is that the building directly across the street is far taller than the community guidelines. The building was built before these guidelines came into place and I expect was a large contributor to the desire for shorter buildings. The tall building already blocks substantial light but does not sandwich or dwarf any building as there is space between that building and other dwellings.

Traffic and parking would be a large concern for this new development. The entrance to the narrow back lane on 2nd Street is close to the intersection, is an illegal left turn driving north from 25th avenue and cuts through a bike lane which was just developed due to the busy bike traffic. There is a high risk of traffic congestion and accidents on this busy corner.

Additionally, if the goal is to sell to families as the applicant states, it is fair to presume many families would have more than one vehicle which would also reduce a vast amount of 2 hour street parking from being available to non-residential visitors to Mission's restaurants and shopping. The block of 25th avenue and 3rd street has parking on one side only.

Finally, the fact that 14 years have passed is not a good enough reason to make an exception to or update the Mission Area Redevelopment Plan. The condo listings for sale in the area do not suggest that there is a high demand for family condos as the builder would suggest. If demand were indeed high, the listed condos would be selling fast, including the two large units for sale in my building, however they are not. There is no valid argument that the current zoning restrictions should be amended and the fact that other developers are adhering to them with support from the community helps support this. The new Wexford Developments condo being built on the other side of Mission Place has adhered to the current zoning restrictions which indicates there is great development value while still adhering to the communities wishes.

As the CBMCA letter states, we cannot allow the will of developers to trump the needs and desires of community members, those of us who care deeply about our neighborhood. This proposal has received nothing but opposition from community members (the documents submitted to council specify that "50 residents submitted letters of objection," and mention zero letters of support), and is clearly and adamantly opposed by the Community Association. It would be a tremendous, harmful error to approve this proposal and I sincerely hope that council rejects it on these very solid grounds.

Thanks

Sonia Jensen *Sonia Jensen*

#5 314-25 Ave SW



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First name (required) Cathleen

Last name (required) Foster

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Redesignation - Mission - Bylaw 70D2021

Date of meeting May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to voice my concerns and objections about the proposal to redesignate the land located at 306, 308, 310 and 312 25 Ave SW from Direct Control District to Multi-Residential - High Density Medium Rise (M-H2h28) District. There are a number of reasons including: 1. The complete lack of parking. In 2020 the City significantly reduced the amount of street parking on 2nd Street SW in order to put in bike lanes. 2. The alley way is also a high traffic area. Not only is it paved, but a lot of large trucks use it to access the Shoppers Drug Mart loading dock at the end of the alley. In addition, when the high density building that is currently under construction on the same block opens, that will add even more traffic. 3. Currently, there is construction of a medium rise high density structure on the same street. With the high vacancy rate in the area, and the number of current buildings under construction, this project is not necessary. 4. This structure would have a direct impact on my quality of life in my unit as it would restrict the amount of daylight that goes into my condo unit. 5. This development would eliminate the last few standing houses on the block and takes away from the feel of the neighbourhood. More people means more noise. 6. There have been hearings about this particular plot of land several times and each time it is declined. The building is not suitable for the area. The approach of contacting residents in the neighbouring building and offering to buy their structure is also concerning. In addition, a friend of the owner ran for Councillor in the Ward during the last election and I am concerned that if this happens again that there would be a conflict of interest. In Summary, the project does not fit into the area and would be a serious liability to

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May 24, 2021

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Mission as a community.



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First name (required) scott

Last name (required) wallace

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Mission bylaw 70D2021

Date of meeting May 31, 2021

I live across the alley from this project, and have done so for a dozen years. This is the 3rd time in 9 years this application has come before council. It got rejected the first two times. Why has this gotten even this far this time? It should have been rejected out of hand.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The basic reason I am against this is it is against the area ADP. I'm well aware that council just uses this document to beat up developers into providing money for various area projects in exchange for variances to the ADP. This must end. The ADP was developed by the city with input from the various neighbourhood communities and says "this is what we want Mission to look like." The council needs to abide by the ADP and reject this proposal.

Personally, I don't like the height of these buildings. Also having followed various proposals for the area, I know that every feeder or main street in the area is at or in excess of capacity. Add more people to this area will only worsen existing problems.



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Christina

Last name (required) MacDonald

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Mission Bylaw 70D2021

Date of meeting May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please vote NO to granting this application, Mission70D2021, to change from low rise to medium rise. Please see attached letter.

Office of the City Clerk
The City of Calgary
700 McLeod Trail SE
Calgary, Alberta
T2P 2M5

MacFuture Holdings Corp
PO Box 2093
Invermere, BC
VOA 1K0

May 24, 2021

Re: Mission Bylaw 70D2021

Dear Mayor and Members of Council,

MacFuture Holdings Corp is **against** the application for land use redesignation of Mission Bylaw 70D202.

Changing the height restriction from low rise to medium rise will negatively affect my property and that of my neighbours.

I bought my condo because of how open and bright it was.

The new development will cast my condo into the shadows all day long.

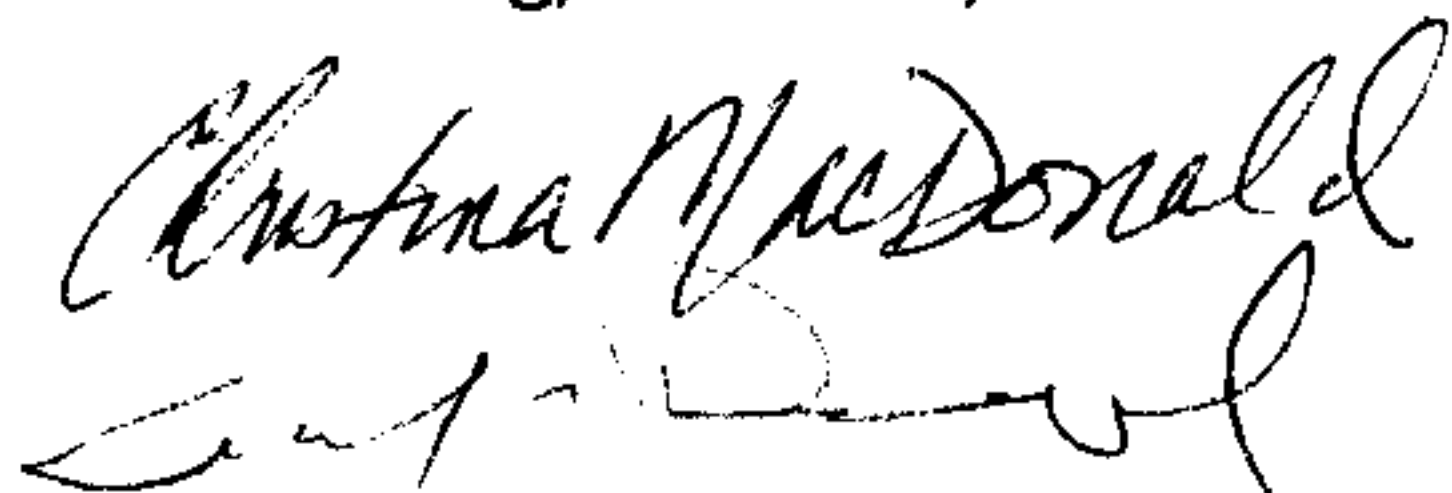
Please keep the vision of the Mission District alive.

Keep it LOW rise.

I urge you to deny this request once more.

Keep it low!

Alexander and Christina MacDonald MacFuture Holdings Corp
Xolo Building, Unit 121, 315 24th Ave SW, Calgary, AB T2S 3E7

Handwritten signature of Christina MacDonald in black ink.



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First name (required)	Joseph
Last name (required)	vanEllenberg
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land use redesignation of 306, 308, 310, 312 25th Ave SW
Date of meeting	May 31, 2021

Hello,
As owners of unit 418 in the neighbouring building of Xolo, my wife and I are opposed to the application for land use resignation of 306, 308, 310, and 312 25th Ave SW. This is the third time that I know of that this site has applied to increase permissible height and density, despite continued opposition by the community association and surrounding properties.

Our condo has a rooftop patio overlooking the proposed development; when I purchased the unit I researched what could be built behind me, as mere meters away from this proposed development is a large vacant lot (currently being developed without land use amendment) and I wanted to know what could be built.

The Mission Area Redevelopment Plan (ARP) Section 6.1.3(2) states:

"A medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys is recommended for the area..."

And the Municipal Redevelopment Plan (MRP) states in Section 3.1.2(A):

Comments - please refrain from	"A Neighbourhood – Mid-Rise area would typically be located between existing low-
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providing personal information in this field (maximum 2500 characters)

rise residential, and more intense residential or mixed-use areas, such as Community – Centre, to act as a transition, or could be used to increase density in an area that can accommodate mid-rise buildings. Multi-residential buildings should be four to six storeys in height and provide a sensitive interface between higher intensity and lower intensity areas.”

Neither the ARP nor the MRP support this application.

Mission is also already one of the densest neighbourhoods in Calgary; there is no reason not to respect the ARP or MRP, as there is not only no benefit to the community, there is harm to it if approved. As we have a rooftop patio (as do many others in our building) directly facing this proposed development, any increase in height would directly overlook our patio, block our view, cast shadow, reduce privacy and therefore reduce property value. Allowing this to happen negatively impacts our and other owner's enjoyment of the property, knowingly hurting those that researched and invested in their property. I know that these concerns are probably not relevant to the application; however, we believe they support the fact that the development amendment over what's outlined in the ARP is against the public good.

We oppose this application, and given this is the third time, request that the applicant respect the Mission Area Redevelopment Plan so that it is the final time.

Sincerely,
Joseph and Jennifer van Eil



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First name (required)	Colin
Last name (required)	Jones
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land Use Amendment in Mission LOC2020-0048
Date of meeting	Apr 8, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my opposition to the application to alter the land use designation at 306-312 25th Ave SW.

The application makes much of the taller buildings on the south side of 25th Ave, and ignores the fact that the north side of 25th Ave is filled with building that adhere to the current guidelines, including one currently being built at 320 25th Ave. To the North, East and West of this proposed development are buildings that adhere to the current code, and would be negatively impacted by this development.

This is not the first time this application has been made. Previous applications drew substantial opposition from local residents and the local community association. The application says that "Feedback gathered will be summarized in a What We Heard Report and incorporated into the application whenever possible". In fact, despite significant feedback in the previous applications, the plans have remained unchanged. The height restrictions and FAR limitations were intentionally added to the area redevelopment plan. Regardless how much time has passed since then, they remain the guidelines. Economic gain for an individual developer is a poor reason to arbitrarily ignore the existing guidelines for this parcel of land.

Please reject this application, and encourage the developer to return with an application that adheres to the guidelines.

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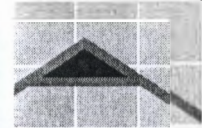
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First name (required)	James
Last name (required)	Best
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Policy Amendment and Land Use Amendment in Mission (Ward 11), LOC2020-0048
Date of meeting	May 31, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a letter of opposition from the Xolo Condominium Corporation to this proposal, along with supporting documentation.

CHRISTOPHER DAVIS LAW

Defining Development for Albertans



CHRISTOPHER S. DAVIS, B.COMM., LL.B.
Barrister & Solicitor
Phone 403.457.2100
Cell 403.701.2775
Email chris@chrisdavislaw.ca
File No. 2298.001
Your File No. LOC2012-0025



September 9, 2014

His Worship Mayor Nenshi and Calgary City Council
City of Calgary
4th Floor, 800 Macleod Trail SE
Calgary, AB T2P 2M5

Attention: Mayor Nenshi and City Council

Dear Mayor Nenshi and Members of Council:

**Re: LOC2012-0025 (Cliff Bungalow Mission)
306, 308, 310 & 312 - 25 Avenue SW
Item 8.1 – Amendments to the Mission ARP
and Land Use Redesignation (Mission) Bylaws 15P2014 and 44D2013,
CPC2013-051, C2014-0667**

Further to our letter of August 12, 2014 to Mr. Thom Mahler, our client wishes to amend his proposal on "potential public (community) benefits arising from the increase of 1.0 FAR density." To facilitate the 2nd and 3rd readings of the land use amendment and the amendments to the Mission ARP, our client is prepared to make a contribution of Five Hundred Thousand (\$500,000) Dollars to the City of Calgary, with the intention that it will be used for funding "public (community) benefits" within the Cliff Bungalow – Mission community.

While the Mission-Cliff Bungalow Community Association has not specified any particular projects that would immediately benefit from this fund, we expect that examples might include:

- improvements at grade intended to enable pedestrian movement within the community
- community gardens
- public open space improvements
- public art
- Historic Resource Retention (City Administration had mentioned a contribution to the preservation of the McHugh House and "Humpty Hollow Park")
- innovative public amenities (something that is a benefit to the public)

The contribution would be a prior to release requirement for any site development permit which required either the additional 1.0 FAR or 24 metres maximum height (i.e. exceeds the current maximums under the Mission "DC" bylaw).

As the current application is not a "DC" land use, the City's law department will need to be consulted about language of an agreement to confirm the proposed community benefit. An agreement may be required to facilitate this commitment.

Thankyou again for your assistance in this matter.

Sincerely,

CHRISTOPHER DAVIS LAW

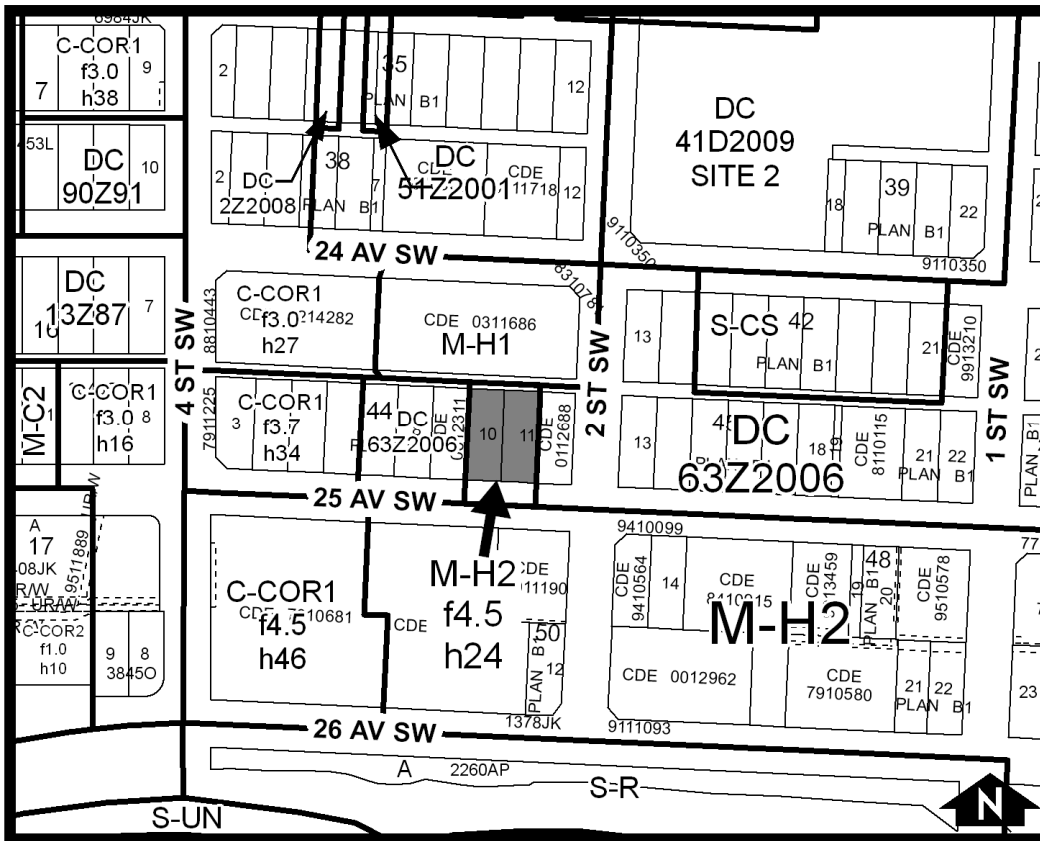

Per: Christopher S. Davis
Barrister & Solicitor

ENC.

Copied to:
Client

POLICY AMENDMENT AND LAND USE AMENDMENT	ITEM NO: 03	
	FILE NO:	LOC2012-0025
	CPC DATE:	2013 March 28
	COUNCIL DATE:	2013 June 10
	BYLAW NO:	15P2013
	BYLAW NO:	44D2013

MISSION
(Ward 8 - Alderman Mar)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ABANDON** the proposed bylaw to amend the Mission Area Redevelopment Plan, in accordance with the Corporate Planning Applications Group recommendation; and
2. **ABANDON** the proposed bylaw to redesignate 0.121 hectares \pm (0.299 acres \pm) located at 306, 308, 310 and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from DC Direct Control District to Multi-Residential—High Density Medium Rise (M-H2f4.5h24) District, in accordance with the Corporate Planning Applications Group recommendation.

Moved by: D. Farrell

Carried: 6 – 1

Opposed: G. Lowe

Reasons for Opposition from Alderman Lowe:

This is a case where the ARP, even though only 5 years old is so prescriptive and without any opportunity to even consider modification on either a site by site versus precinct by precinct basis that we lose opportunities to consider development which would meet or enhance the goals of the MDP.

Reasons for Approval from Mrs. Gondek:

This application raises some interesting points. It is an easy decision if we follow the ARP and there is clear provision for what is and is not acceptable. However, if we look at the spirit of the MDP that was approved after the ARP, this application is speaking to current economic realities.

Prior Commission items that have been challenged to increase densities have been equally troubling. With those discussions in increasing densities in an ASP by ASP manner, I have consistently stated that policy must be revisited rather than individual exceptions. I echo the same sentiment here.

To respect the time and commitment of the community, I must support Administrations recommendations.

PROPOSAL:
 Amendments to the Mission Area Redevelopment Plan.

To redesignate 0.121 ha ± (0.299 ac ±) located at 306, 308, 310 and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from DC Direct Control District to Multi-Residential—High Density Medium Rise (M-H2f4.5h24) District.

(Map 10C)

APPLICANT: Davis Jensen Law	OWNER: Radoslav Prodanovic William A MacDonald
CURRENT DEVELOPMENT: Four single detached dwellings	

ADJACENT DEVELOPMENT:

NORTH: Lane, and four/five storey multi-residential development (M-H1)

SOUTH: 25 Avenue SW, three storey multi-residential development (M-H2) and sixteen storey multi-residential development (M-H2)

EAST: Three storey multi-residential development (Bylaw 63Z2006)

WEST: Three storey multi-residential development (Bylaw 63Z2006)

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	Not applicable.
COMMUNITY ASSOCIATION Cliff Bungalow-Mission Community Association	The Community Association does not support the application as it conflicts with the objectives, policy, and intent of the comprehensive plan for the area (see APPENDIX II).

PLANNING EVALUATION

Introduction

This land use application seeks a redesignation to a Multi-Residential—High Density Medium Rise (M-H2 f4.5 h24) District to increase the maximum allowable height from 15 metres to 24 metres, and a Floor Area Ratio (FAR) from 3.5 to 4.5 to accommodate a multi-residential use.

Site Context

The four subject parcels are located north of 26 Avenue SW, and east of 4 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 to multi-residential buildings.

A single detached building sits on each of the subject four parcels. Each is situated within the multi-residential Bylaw 63Z2006 land use district. This district is also applied to the adjacent multi residential developments east and west of the subject sites. 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, two multi-residential buildings are designated Multi-Residential—High Density Medium Rise (M-H2) District.

Proposed Land Use District

The existing Direct Control District accommodates multi-residential development, with a maximum floor area ratio (FAR) of 3.5, and height of 15 metres.

The proposed Multi-Residential—High Density Medium Rise (M-H2 f4.5 h24) District is to accommodate a multi-residential building, with a maximum FAR of 4.5, and maximum height of 24 metres. The purpose of the M-H2 district is to provide for flexibility in building form and dwelling unit size and number, in the form of a multi-residential development. The M-H2 district also allows for a limited range of support commercial multi-residential uses, restricted in size and location within the building. However, the proposed Area Redevelopment Plan (ARP) amendment would prohibit such uses to maintain the intent of residential policies of the Mission ARP.

History

The Mission area has undergone significant and rigorous planning that culminated in the recent Area Redevelopment Plan and the current land use on the subject parcels through a mediated solution. A background section describing this history is included in APPENDIX III of this report.

Legislation & Policy

Municipal Development Plan (MDP)

The subject property is located within the *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. neighbourhood corridors). 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. Identification of compatible development, and appropriate transitions of development intensity, is to be defined with the community through the preparation of a Local Area Plan (Part 2, Section 2.3.2).

Area Redevelopment Plans in existence prior to the approval of the Municipal Development Plan are recognised by the MDP as policies providing specific direction relative to the local context (Part 1, Section 1.4.4).

Mission Area Redevelopment Plan (ARP)

The subject parcels fall within the Mission ARP. The plan identifies two residential land use areas within Mission: a high density residential sector and 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 take place within 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 already established high density character.

The subject parcels are located within medium density residential sector which is bounded by 18 Avenue SW, 25 Avenue SW, and 2 and 4 Street SW. The intent of the Mission ARP policies is to support apartment redevelopment that is sensitive to the existing community character by requiring new developments to be more compatible with the existing residential streetscape, and to implement a floor area ratio density system (as opposed to a units per hectare approach) to allow for greater flexibility of unit sizes. The subject parcels are located within the medium density land use and are subject to a maximum density of 3.5 FAR with a maximum height of five storeys (6.1.3(2)).

Area Redevelopment Plan Minor Amendment

The proposed land use is not in keeping with the existing policies of the Mission ARP. As such, a minor amendment is necessary to accommodate the land use redesignation. This amendment is contained within APPENDIX IV of this report. The minor amendment will limit the proposed intensity to the subject parcels and removes the supportive commercial uses allowed in a M-H2 district. Administration is not in support of an ARP amendment for the reasons outlined below.

Analysis

The land use redesignation application is to increase the FAR to 4.5 and to increase the maximum allowable height to 24 metres allowing for the possibility of an eight storey building. Section 6.1.3 (2) of the Mission ARP does not support this scale and intensity of use at this location. Development in Mission has yet to meet its full development potential under the existing land use. Opportunities for intensification also exist within the Mission ARP area along neighbourhood corridors such as 17 Avenue SW and 4 Street SW and in the high density residential area south of 25 Avenue SW as well as the Holy Cross site and Cathedral district. The development of the Mission ARP policies underwent significant scrutiny and analysis as part of a full public consultation process. While the specific local impacts of this application may be modest, administration is not supportive of redesignating parcels within this area on a site by site basis. Should Council see merit in reviewing the Mission ARP policies, Administration feels it would be more appropriate that Council direct Administration to undertake such work as part of a broader stakeholder consultation process. Such a project is not on the current council approved work program.

Site Access & Traffic

If the application were to be approved by Council, a Transportation Impact Assessment (TIA) would be required if the proposed density results in more than 100 vehicle trips/hour (approximately 160-200 residential units).

Subject to approval of a land use redesignation, future access to the site shall be designed and located to the satisfaction of Transportation Planning.

Parking

A parking evaluation was not required.

Site Servicing for Utilities

Site servicing is available for the proposed land use.

Environmental Site Assessment

An Environmental Site Assessment was not required for this land use application.

Community Association Comments

The Cliff Bungalow-Mission Community Association (CBMCA) provided a letter (APPENDIX II) in opposition to the proposal. A number of issues were identified by the Community Association including but not limited to the following:

- the application does not meet the intent and policies of the ARP;
- an extensive amount of volunteer hours were dedicated to researching, consulting, and developing the ARP;
- the ARP is a relatively new document (2006);
- the application is a form of spot zoning; and
- developers have been successful building in Mission under Bylaw 63Z2006.

Adjacent Neighbour Comments

A number of residents submitted letters of objection in addition to three petitions, 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. It was expressed that if the application were approved, it would undermine the entire content of the plan, as well as the extensive research, work and time dedicated to writing the Area Redevelopment Plan.

CONCLUSION

Administration recommends refusal of this application as it does not comply with section 6.1.3(2) of the Mission ARP, and does not represent complementary infill development as identified in the approved existing Direct Control district and ARP. Should Council see merit in reviewing the Mission ARP policies, a broader stakeholder consultation process should take place.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: REFUSAL

A. Recommend that Council **ABANDON** the proposed bylaw to amend the Mission Area Redevelopment Plan as follows:

(a) In Section 6.1.3, entitled "Policy", delete policy 2 and insert the following:

"2. A medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys is recommended for the area bounded by 18 Avenue SW in the north, the Elbow River in the east, 25 Avenue SW in the south and 4 Street SW in the west, excluding:

- the parcels located at 306, 308, 310 and 312 25 Avenue SW where a maximum density of 4.5 FAR and a maximum height of 24 metres is allowed. Commercial uses are prohibited on these parcels;
- the Holy Cross site which is addressed in Section 7.0; and
- the Cathedral District which is addressed in Section 8.0."

The reasons for Refusal are:

1. The proposed amendment does not represent complementary infill development as identified in the approved existing Direct Control district, and Area Redevelopment Plan;
2. There still exist many redevelopment opportunities within the area.

B. Recommend that Council **ABANDON**, the proposed bylaw to redesignate 0.121 hectares \pm (0.299 acres \pm) located at 306, 308, 310 and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from DC Direct Control District to Multi-Residential—High Density Medium Rise (M-H2f4.5h24) District, for the following reasons:

1. Intensification beyond the existing land use district, Bylaw 63Z2006, does not meet the intent of the Mission ARP.
2. The proposed land use does not implement the policies of the Mission Area Redevelopment Plan.
3. The land use redesignation application does not represent complementary infill development as identified in the approved existing Direct Control district, and Area Redevelopment Plan;
4. The application submitted does not comply with Section 6.1.3(2) of the Mission Area Redevelopment Plan (ARP), approved by Council in 2006.

Amber Osadan-Ullman
March, 2013

Applicant's / Owner's Submission (LOC2012-0025)

Land Use Amendment Application
306, 308, 310 & 312 - 25 Avenue SW, Calgary, Alberta

1. PURPOSE OF THE APPLICATION

This application is to accommodate a proposed 38 unit apartment type condominium building. The proposed building cannot be accommodated within the existing "DC" land use district.

2. BACKGROUND

The existing "DC" land use (DC 63Z2006) was created in 2006 as an outcome of the Mission Area Redevelopment Plan Bylaw (2P2004). This district was applied to most of the subject ARP area, incorporating the then RM-6 Residential High Density Multi-Dwelling District guidelines, but limiting the maximum height to 5 storeys not exceeding 15 metres at any eaveline - versus the 6 storeys and 16 metres at any eaveline in the conventional district.

The DC district also provided for relaxations from the conventional requirements where "heritage development" might be preserved or where "comprehensively developed dwelling units" were proposed in the rear yard of an existing residential building.

3. THE NEED FOR THE PROPOSED CHANGES

The existing "DC" district was prepared for general application to the non-DC sites remaining within the Mission ARP district. The proposed redesignation site sits sandwiched between an MH-1 district on the north is a higher density/ form MH-2 district to the south and two modest condominium subdivided buildings on both the east and west, within the existing DC land use district.

The applicant believes that the existing 4 single detached homes on the site have reached a critical junction in their economic life and proposes a more dense built form that will attractively fit within the Mission community and respond to the objectives of the *Calgary Municipal Development Plan* (Bylaw 24P2009), in particular:

- moderate intensification in a form and nature that respects the scale and character of the neighbourhood (Policy 3.5.1.a)
- appropriate transitions between adjacent area (Policy 3.5.1.b)
- redevelopment should support the revitalization of local communities by adding population (and a mix of other uses) (Policy 3.5.1.c)
- sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density ... (Policy 3.5.2.a)
- buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity (Policy 3.5.2.d)
- City must take an active role in supporting the strategic intensification of Developed Areas ... implementation of a wide array of planning and urban design initiatives in order to support intensification (Policy 5.2.4)

This amendment, if approved, will require some minor consequential changes to the *Mission Area Redevelopment Plan* Bylaw 12P2004.

4. OBJECTIVE / PLANNING RATIONALE

The proposed land use amendment will provide the applicant with a more economic opportunity for redevelopment of the site. The amendment is a more appropriate transition from the existing M-H2 district to the south and the modest M-H1 development to the north. The subject site is sandwiched between two existing condominium buildings that are unlikely to redevelop in the near or intermediate future.

Cliff Bungalow-Mission Community Association

Mailing Address:
#462, 1811 – 4TH STREET SW
CALGARY AB T2S 1W2
Phone: (403) 245-6001

Location of Community Hall:
2201 CLIFF STREET SW,
(West of 5th Street on 22nd Avenue SW)

August 24, 2012

Development Committee Director: Rick Williams
Phone: 403-246-3878 Email: rkwilliams@shaw.ca

Application #: LOC2012-0025

Application Description: Land Use Amendment

Site Address: 306 25 Avenue SW B1;44;11

Community: Mission LUD: DC 63Z2006

File Manager: Giyan Brenkman

Dear Mr Brenkman;

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed application LOC 2012-0025. Thank you for extending the time for our comments to allow completion of our review process.

The CBMCA is adamantly opposed to this application on a number of levels, but is most concerned that the application is in direct conflict with the objectives, policy and intent of the Mission Area Redevelopment Plan, most specifically in sections 1.0.2, 6.1.1, 6.1.2, and 6.1.3 (see below). This application for spot upzoning under the guise of ‘transitioning’ in fact does not constitute best practise in planning. It is an arbitrary and unreasonable application to change land use in a very small restricted area at variance with an overall comprehensive plan.

The Cliff Bungalow Community Association, residents of the Mission community and City of Calgary employees utilized a process over a seven year period, spending hundreds of man hours of work and thousands of hours of volunteer capital to draft the Mission Area Redevelopment Plan (2006). There was extensive analysis done by both the City (with the assistance of an external consultant) and the Community (with the assistance of Bev Sandalack of University of Calgary Faculty of Environmental Design) in this process to achieve a land use designation that would ensure the continued vitality of the community through inevitable growth and change and still retain our ‘sense of place’ and cultural context. The community of Cliff Bungalow-Mission is a walkable, liveable, complete community whose special character and contribution to the inner city urban fabric is outlined in numerous sections of the ARP. The ARP was adopted by Council relatively recently, in July of 2006, and has been incorporated into LUB 1P2007. One of its major platforms was a medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys not exceeding 15 metres. Innovative policies

such as backyard residential development, live-work, walk-out basement suites and corner development were brought forward and areas of the community were evaluated for best use. This consensus was reached to help ensure the contextual quality of the neighbourhood that would attract new residents and businesses to our community and accommodate growth going forward while retaining the essential character and liveability. Density at build out under current ARP and zoning would make Mission one of the highest density neighbourhoods in the city.

The DC zoning that was established in 2006 for the majority of Mission, after many years of negotiation and cooperation with the City and other stakeholders, was designed to protect, encourage and perpetuate the unique history and character of the neighbourhood. City Council, in setting a maximum height of five floors in that DC zone, acknowledged that considerable density could be achieved in Mission while respecting and conforming to the existing scale and traditions in the community. (Rob Jobst, who was CBMCA Planning Director in 2006)

Mission Area Redevelopment Plan relevant sections:

3.2 Goals of the ARP

The goals of the Mission Area Redevelopment Plan are:

1. To ensure that existing and new development contributes to the enhancement of Mission as a unique, safe, vibrant and livable inner-city community;
2. To establish a policy framework for sensitively managing growth and change within the context provided by the Municipal Development Plan (*The Calgary Plan*) while maintaining and protecting the special historical character of the community
5. To encourage new residential and commercial development to be compatible with the special character of Mission;

3.3 Guiding Principles of Smart Growth

7. Encourage growth in existing communities by finding ways for new development to fit in with the older neighbourhood

6.1.1 Context

*There are two residential land use areas within Mission: a high density residential sector and a medium high density residential sector . The high density sector is located south of 25 Avenue SW between 4 Street SW and the Elbow River. No change is recommended for this area. The medium high density residential sector between 2 and 4 Streets SW and 18 and 25 Avenues SW contains a substantial number of older, distinctive homes and apartments. **This sector is subject to a number of policy changes addressing the special character of the community, affordability, mobility and quality of life.***

6.1.2 Objectives

- *Encourage the preservation of the special character homes, apartments and streetscapes of Mission;*
- *Support apartment redevelopment that is sensitive to the existing community character and the older architecture;*
- *Facilitate the provision of affordable housing;*
- *Encourage the preservation of buildings included on the Inventory of Potential Heritage Sites; and*
- *Provide the opportunity for a broad mix of dwelling types.*

6.1.3 Policy

1. *The high density residential policy allowing a maximum density of 395 units per hectare (160 units per acre) and a maximum height of 17 storeys is maintained for the area bounded by 25 Avenue SW in the north, the Elbow River in the east and in the south and the 4 Street SW commercial area in the west.*

2. *A medium high density residential policy allowing a maximum density of 3.5 FAR with a Maximum height of five storeys is recommended for the area bounded by 18 Avenue SW in the north, the Elbow River in the east, 25 Avenue SW in the south and 4 Street SW in the west, excluding the Cathedral District and the Holy Cross site.*

9.0 URBAN DESIGN GUIDELINES**9.2 Implementation**

2. *The design of new buildings should complement adjacent development in terms of massing, scale, proportion and façade articulation.*

The community visioning and ARP process led to continuing engagement and awareness of the impact of planning and development on inner city communities. A large number of our residents and CA members participated in Imagine Calgary, the Planit Calgary process and the Municipal Development Plan engagement series. We consider our neighbourhood to be the one of the best models in the City of a rich, vibrant, inner city mixed use culture. The Community Association has contributed to and participated in a number of progressive planning policies, including densification in an established community through our designated areas of mid- to- high and high density zoning, application of mixed residential/commercial use on our High Streets, and the initiation of a concept plan for high density development on the 20 hectare Holy Cross sight.

These are very recent initiatives and developments that are closely aligned with the Municipal Development Plan (Bylaw 24P2009 effective 2010 APRIL 1). The site under application is not located in a Major Activity Centre, Community Activity Centre or Urban Corridor, it is mid-block residential currently occupied by Edwardian era houses supporting multi-family rental accommodation.

The Municipal Development Plan states in section **2.3.2 Respecting and enhancing neighbourhood Character:**

Objective: Respect and enhance neighbourhood character and vitality. The “sense of place” inherent in Calgary’s neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.

And in **Policy c:**

Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

Urban Design Elements:

Under the thirteen Urban Design Elements: Context and Appropriateness

Other relevant sections occur under **2.4.2 Built form**, for example:

c. Encourage the development of low and midrise buildings to achieve the desired intensity of development.

The context of the application site on the north side of 25th Avenue consists of three story buildings immediately to the east and west, and three and four story buildings for the entire length of 25th Avenue,

from 4th Street to the Scollen Bridge. This avenue, initiated at its eastern boundary by the historic Scollen Bridge, is considered a character streetscape and gateway into the community.

The block across the street on the south side of 25th Avenue is predominantly low rise, consisting of Howyth Court, a three story condo complex, and the garden patio area at the rear area of the Riverstone complex.

The building across the alley to the north, the Xolo condominium, is referenced by the applicant as a reason for a transition zoning. It is, in fact, a newly built three story condominium complex which conforms in spirit and built form with the present DC, and would be especially affected. It would be thrown into shadow and overlooked by an eight story structure along its rear elevation. It must be noted that a 7 to 8 story building on the south side of a 3 story would be marketed as having a spectacular city skyline view and may be a factor in this upzoning request. The applicant himself has stated in the application that the context of the immediate neighbours of the site, as well as the context of the street in all directions, is low rise 3 story apartment buildings and homes. With the exception of the 1910 era houses, which are themselves a heritage context that helps define Mission, all buildings are relatively new. A seven or eight story (23 metre) building in this context would appear massive and intrusive, and dwarf all other buildings in all directions.

It is the understanding of the CBMCA that there have been petitions or comments submitted by one hundred and sixteen residents of the buildings and homes surrounding the proposal. Every building on the block,; Roxboro House, Riverstone and Howsyth Court, has submitted a letter of objection. Objections have also been made by tenants of the historic homes on the site of the application, who exemplify the continuing loss of affordable multi-family dwellings and the loss of diversity of housing opportunities (and diversity of people) as a result of multiple land assemblies and property speculation in Mission and Cliff Bungalow. While every resident may have their own reasons to seek a more reasonable practise of adaptive re-use or redevelopment on this site, the Community Association is overwhelmingly in agreement that this proposal for piecemeal zoning is detrimental to the context of the street and surrounding community and is contrary to the objectives and intent of our policy guidelines. Moreover, it goes without saying that controversial traffic (25 Avenue is a minor collector), parking, and floodplain concerns would become very large issues in any Development Permit application made under this upzoning. Experienced developers have been very successful, both historically and during this period of economic recovery, in redeveloping areas of Mission under the existing DC land use and the principles of the Mission ARP. Land use zoning by definition means there are boundaries where the City and stakeholders define our mixed residential uses and neighbourhood character. One of those boundaries is 25 Avenue.

I would be very willing to facilitate further communication with our Board and the City of Calgary concerning this and all land use planning policy issues in our community. Please do not hesitate to contact me if you have any questions or comments.

Thank you for your consideration in this matter.

Sincerely;

Rick Williams

Director Development and Planning

Cliff Bungalow-Mission Community Association t: 403.246.3878

e: rwilliams@shaw.ca

Site History

The Mission ARP was adopted by Council 2006 July 18 after an extensive five year public consultation and review process resulting in a mediated solution. As a result, the subject parcels were down-zoned, decreasing the maximum developable intensity.

The first proposed Mission ARP (Bylaw 12P2004) was originally referred to the 2004 July Public Hearing of Council. Prior to conducting the public hearing on this matter, the item was referred back to Administration for a mediated review, with direction to return to Calgary Planning Commission and a Public Hearing of Council. The mediated review was intended to seek resolution on outstanding issues identified by stakeholders, including identifying a maximum allowable height for residential districts.

Upon completion of the mediated review, Council gave first reading to the Mission ARP at its 2005 April 18 Public Hearing. Council directed Administration to address a number of items, including testing building mass to determine if the proposed floor area ratio (3.5 FAR) was achievable with a maximum building height of 5 storeys, to be brought back to Council at second and third readings in a supplementary report.

The resulting land use DC 63Z2006 on the subject parcels was approved by Council (July 18th, 2006) to bring the Land Use Bylaw into conformance with the Mission ARP and to implement the extensive engagement, writing, and review process the ARP underwent. The intention of the Direct Control district was to support a built form of medium density profile development and to encourage a more pedestrian-oriented streetscape.

Prior to the DC 63Z2006 land use, the subject parcels were designated Residential High Density Multi-Dwelling District (RM-6) under Land Use Bylaw 2P80. The RM-6 District's maximum allowable height was six storeys not exceeding 16 metres at any eaveline, with a maximum density of 321 units per hectare (UPH). The current Council approved Direct Control district decreased the maximum developable intensity (from 16 metres not exceeding 6 storeys to 15 metres not exceeding 5 storeys) on the subject parcels effectively down-zoning residential land in the community.

History on Adjacent Land Use Districts

To the north is a 16 metre tall multi-residential building with a Multi-Residential—High Density Low Rise (M-H1) district. The land use applied to this parcel was a part of the 2008 June 1 transition of land use designations from Land Use Bylaw 2P80 to Land Use Bylaw 1P2007. When the building was constructed, the parcel was designated DC 66Z88, based on the former RM-6 District with the additional use of temporary surface parking. At the time, the maximum allowable height was six storeys not exceeding 16 metres. Today the "maximum" allowable building height of the current land use district is 26 metres. Regardless, this maximum height cannot be taken advantage of as the ARP requires development to not exceed 5 storeys. The building is also a condominium and is unlikely to undergo redevelopment for some time.

Two multi-residential buildings built in the 1970's reside south of the subject parcels, and are designated Multi-Residential—High Density Medium Rise (M-H2). Both were also redesignated by the City through the transition between land use bylaw 2P80 to 2P2007 and meet the intent of the Mission ARP.

The remaining residential lands in Mission are predominately designated DC 63Z2006, including the adjacent multi residential developments east and west of the subject sites.

Proposed Amendment to the Mission Area Redevelopment Plan

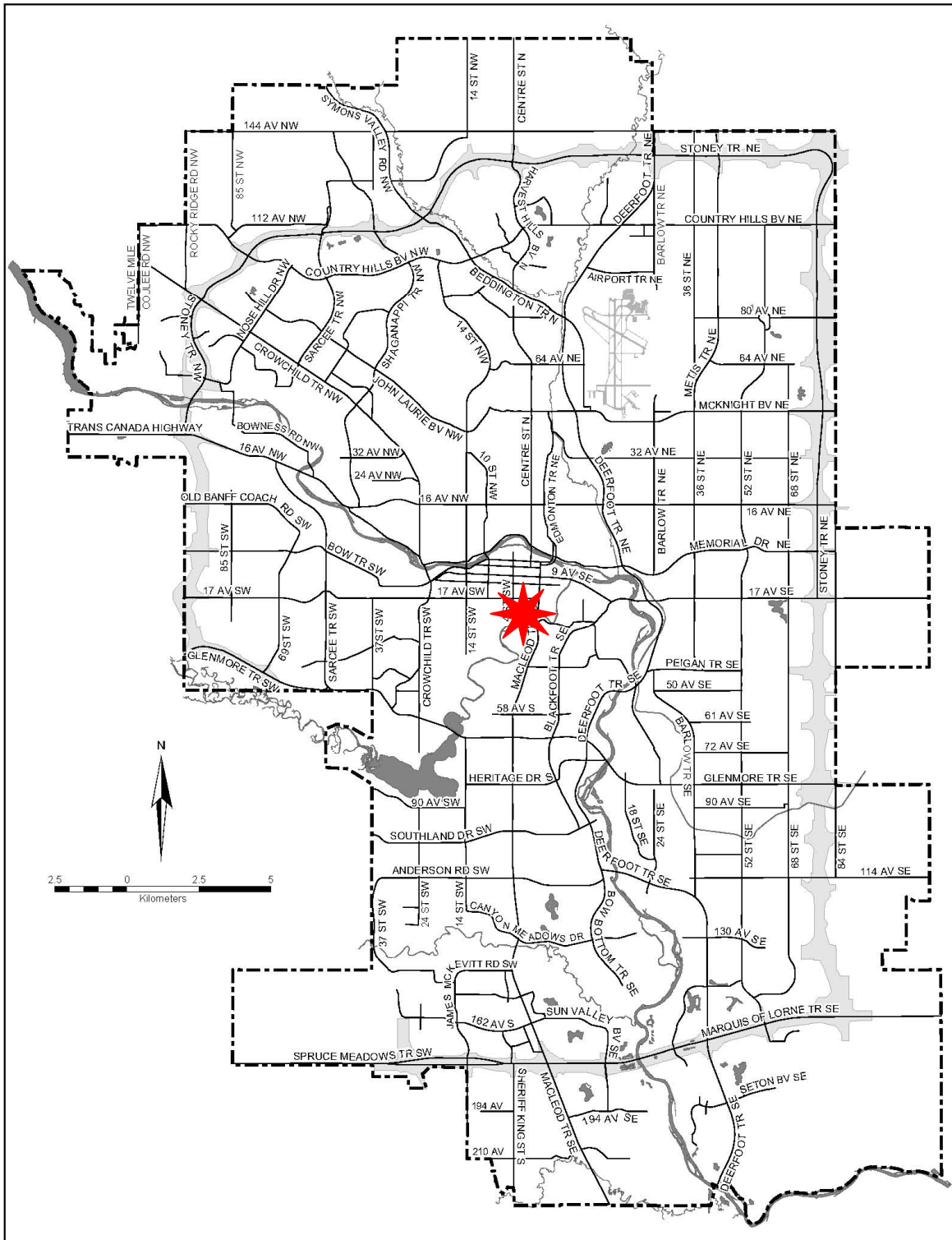
PART II, Section 6.1.3: “Residential Land Use Policies”

Delete subsection 6.1.3 (2) and replace with the following:

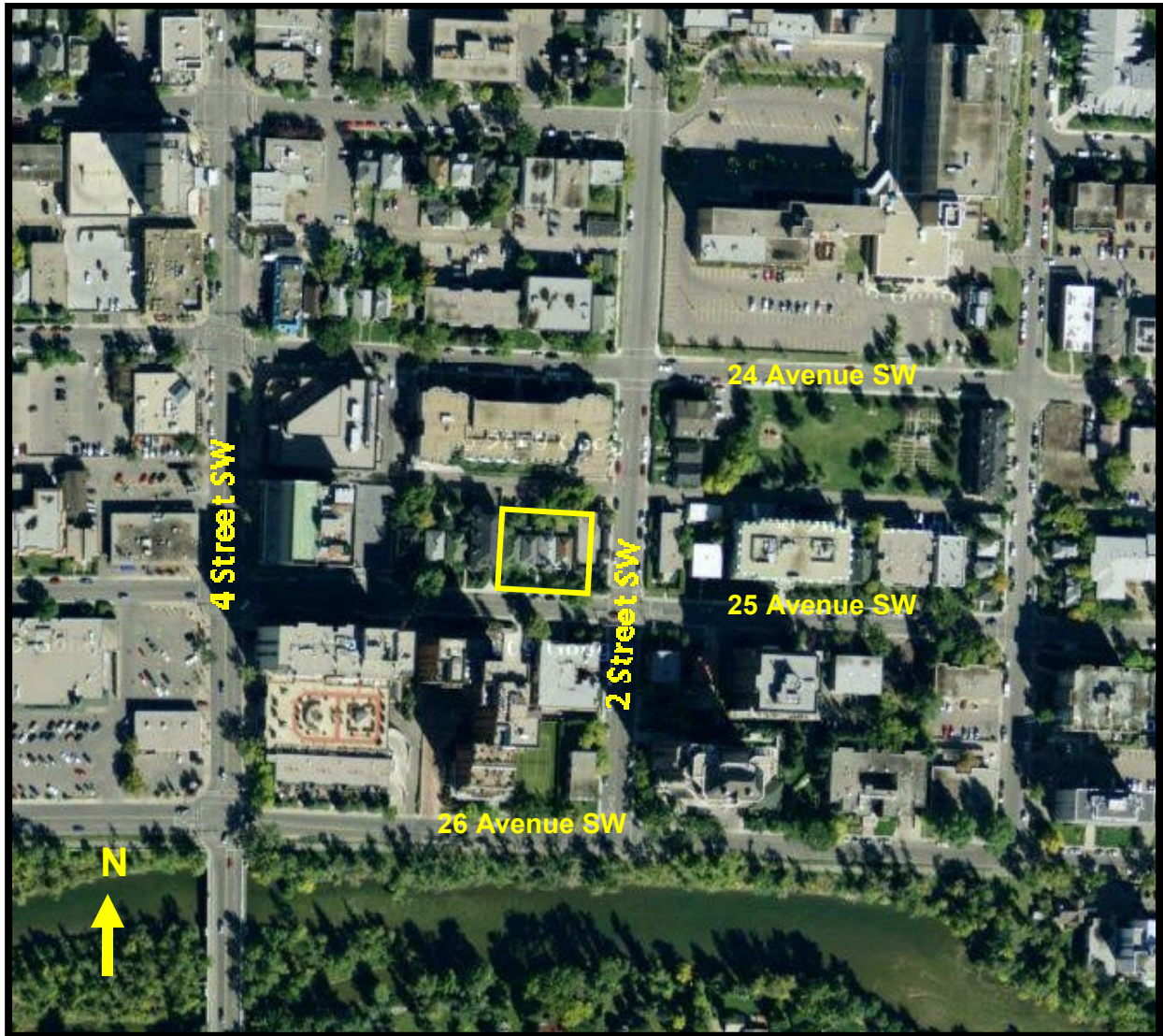
A medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys is recommended for the area bounded by 18 Avenue SW in the north, the Elbow River in the east, 25 Avenue SW in the south and 4 Street SW in the west, excluding:

- the parcels located at 306, 308, 310 and 312 25 Avenue SW where a maximum density of 4.5 FAR and a maximum height of 24 metres is allowed. Commercial uses are prohibited on these parcels;
- the Holy Cross site which is addressed in Section 7.0; and,
- the Cathedral District which is addressed in Section 8.0.

City Wide Map: Site Location



Ariel Photo: Site Location



Your Worship and Council,

As the appointed representative of the Xolo Condominium Corporation, situated immediately north of this project, I wish to note our objections to the development proposed at 306, 308, 310 and 312 25 Ave SW (LOC2020-0048). Having previously served on Xolo's board for 15 years, I am very familiar with the different incarnations of this project that have been presented to the community and to Council, each time opposing the project solely on the fact it does not abide by the Mission ARP with respect to height restrictions. Many aspects of this project would be a welcome addition to Mission (ie. larger units). But it is my feeling that the Applicant's preoccupation with maximizing height comes at the expense of the human scale of our community.

I was surprised when the Background and Planning Evaluation contained no mention of the decade of work the community and City have already devoted to ensuring this site would work for all parties. Between March 2012, when the first iteration of this project was filed (LOC2012-0025), and February 2016, this site came before council eight times. The delays were caused by a lack of community engagement, a proposal from the Applicant to "make a contribution of \$500,000 to the City of Calgary, with the intention that it will be used for funding 'public (community) benefits'" (C2014-0667, attachment included), and ultimately rescinded when third reading was not achieved within the two-year window (C2016-0094). I feel there is ample background there to consider.

There are significant differences between the CPC Report on the original project (CPC2013-051, attached) and the current one (CPC2021-0468). The original report rejected a 24-meter, 38-unit building, found there was still plenty of opportunity for intensification in Mission under the existing ARP, and recommended a Traffic Impact Assessment should the land use redesignation go through. The new report, with a 28 meter, 44-unit building, approves of the project, makes no mention of Mission's densification, and a Traffic Impact Study is no longer needed. This last item is particularly interesting with over 100 residential units coming online on this block. Accessing the back lane during rush hour from 2 St SW should prove interesting in the near future. It's also worth noting the new report did not mention the sink holes in the back lane we as a Xolo board have had to address.

The Applicant gives the impression in their submission the Mission ARP is a relic at 14 years of age and no longer reflects the fabric of the community. Yet it remains clear every time the community has been asked about how we want our community to develop, a limitation on height is top of mind. At a February 2015 workshop, which was triggered by the last incarnation of this development, 82% of residents stated that spot upzoning should not be allowed and planning decisions should respect our Area Redevelopment Plans (ARPs). During the Community Outreach for this version of the project, the Applicant readily admits

that “spot zoning is not good planning” and how favourably the Mission ARP is regarded were the top issues raised by participants. Perhaps our ancient documents still hold truth.

What remains a mystery is why the Applicant continues to fight for more height, while other developers are breaking ground on their projects. Immediately on the same block, a 5-story, 61-unit project at 320 25 Ave SW (DP2019-4606) started construction this winter. Another project at 216 25 Ave SW (DP2020-7922) was rezoned M-H1 and approved in April. Clearly the Mission ARP is not a hindrance to livable urban densification.

I ask you to reject Proposed Bylaw 21P2021 for the amendment to the Mission Area Redevelopment Plan and reject Proposed Bylaw 70D2021 to redesignate this site to M-H2.

I thank you for your time,
James A. Best, I.S.P., ITCP



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Natalie
Last name (required)	Sauner
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land Use Amendment in Mission LOC2020- 0048
Date of meeting	May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This proposal is not welcome. This is the 3rd time this has come to council. It is very apparent the community is not in favour of this. The community association, along with residents that live in the area have already expressed their concerns with allowing this to go forward.

I live in a ground level unit in the building beside this proposed development. I have zero issues with a building going up beside that meets the bylaws and fits in with the community. Our building has been working closely with the development going on the other side that is building to code, so you know this can be done.

There is no shortage of condo/strata units available for either sale or rent in this area. A quick look on MLS and rent faster proves this.

These 4 homes in question are also character homes built turn of the century. To abolish them and allow a unwanted, unneeded, oversized building that will tower over everything around it is insulting.

Natalie Sauner



Public Submission

City Clerk's Office

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Zaakir
Last name (required)	Karim
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	ITEM 11 - Policy Amendment and Land Use Amendment in Mission (Ward 11) at 3
Date of meeting	May 31, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Submission of behalf of Cliff Bungalow - Mission Community Association

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

462, 1811 4th Street SW
Calgary Alberta, T2S 1W2
Community Hall & Office Located at 2201 Cliff Street SW
www.cliffbungalowmission.com | cbmca.development@gmail.com



May 17, 2021

Re: LOC2020-0048 and DP2020-3757

Address: 306-312 25 Avenue SW

COMMUNITY ASSOCIATION POSITION ON THE APPLICATION

Much of Mission is zoned to allow a maximum height of 5 storeys for residential buildings. This is a result of the land-use district (DC63Z2006) created by the approval of the Mission Area Redevelopment Plan (ARP) by the City of Calgary in 2006.

In April 2020, O2 Planning + Design submitted a concurrent Land Use Amendment and Development Permit application for a parcel of land located on 25th Avenue SW near 2nd Street. The application seeks to redesignate (upzone) the parcels located at 306-312 25th Avenue SW in order to build a seven (7) storey building.

The Cliff Bungalow-Mission Community Association (CBMCA) opposes this application for the following five reasons.

1. **Application is effectively a request for an in-kind subsidy without commensurate public benefit.** The Applicant is requesting ~\$728,000 of in-kind subsidies in the form of additional density rights in order to build upscale housing. In return, the Applicant is providing nothing in the way of public benefits. As such – even if councillors believe the project has merit from a planning and development perspective, the Applicant should have to pay for the additional density rights.
2. **Insensitive to context.** The proposed development is not sensitive to its context and will not complement adjacent properties, all of which have complied with the FAR and height regulations outlined within the Mission ARP.
3. **Direct conflict with ARP.** The proposed development is in direct conflict with the objectives, intent and policy of the Mission ARP
4. **Does not further City's policy goals.** The proposed development does not support the goals of City of Calgary policy documents
5. **Is not a sound approach to community building.** The proposed development does not represent a sound approach to community building.

1 – The application is implicitly a request for the City to provide the Applicant with a large in-kind subsidy in the form of additional density rights. However, the applicant is not offering any incremental material public benefits to justify the subsidy.

Using comparable sales in the neighborhood to derive implied value of density rights,¹ we estimate the market value of the incremental density rights at \$728,000. The Applicant is not proposing any incremental public benefits that would rationalize this in-kind subsidy.

As such – even if City Councillors believe the project has merit from a planning and development perspective – there is no public policy rationale to provide the Applicant with the in-kind subsidy of additional density rights at no cost. To do so would be poor public policy. Instead, the Applicant should have to pay \$728,000 for the density.²

We realize the Applicant has outlined a few rationales of why upzoning is in the best interest of the City. We strongly disagree with these assertions and outline our rationale below.

A. Based on details within the DP application, the additional density will result in a larger building, but will not increase housing supply. This is best illustrated with a peer comparison between the proposed project and an approved project that is of the same parcel size, under-construction and located less than 30m away, along the same avenue. Compared to the peer project, **the Applicant’s proposal would provide the City with 28% less housing supply while concurrently requiring 28% more density.**

- **Proposed project.** Delivers 44 dwelling suites over seven-storeys.
- **Peer Project.** Delivers 61 suites over five-storeys.

	Applicant's project	Peer project
Application	LOC2020-0048 / DP2020-3757	DP2019-4606
Address	306-312 25 Avenue SW	320 25 Avenue SW
Status	Proposed	Under Construction
Parcel size	13,000 s.f.	13,000 s.f.
Storeys	7	5
FAR	4.5x	3.5x
Number of suites	44	61

Table 1. Comparison of proposed application with approved project under construction. The peer project, which stays within allowable density, provides the City and community with more housing supply.

¹ Based on comparable sales in the neighborhood, the value of density in Mission has sold at an average of \$56 per buildable square foot since 2015, the most recent sale being at \$78 per buildable square foot in August 2020. This parcel is 13,000 square feet and the applicant is asking for upzoning from 3.5 FAR to 4.5 FAR. The value of this request is \$728,000 (equal to \$56 x 13,000 sf x 1 FAR).

² These funds should be used to provide community amenities to the Mission-Cliff Bungalow neighborhood.

- B. Based on the proposed DP, the additional density increases “housing diversity” through the provision of luxury housing.** The proposed development calls for 44 large, upscale suites. Thus, the additional requested density would increase “housing diversity” through the creation of large, expensive suites marketed to affluent consumers. This is the opposite of an affordable housing project.

To be clear, the Community Association is not opposed to upscale housing developments; it is however, opposed to large in-kind subsidies for the provision of upscale housing. Subsidizing upscale housing is poor public policy for two reasons. First, it is regressive. Second, it biases development towards less affordable building forms.

2. The proposed application is not sensitive to its surrounding context and will not complement adjacent properties

Land use zoning by definition means there are boundaries where the City and stakeholders have defined the uses and allowable forms that protect and enhance neighbourhood character. One of those boundaries is 25th Avenue: buildings on the south side of the street have an allowable FAR of ~5, while buildings on the north side of the street have an allowable FAR of 3.5.

2A - Context of neighboring buildings

Below we provide a description of the height and massing of the neighboring buildings around the parcel. Given the context, we believe the proposed seven-storey building for this site is difficult to justify.

	Height (storeys)	Allowable FAR
Building to West	2.5	3.5
Building to East	3	3.5
Building to North	5	3.5
Building to South	3	5
Building to South	17	5

Table 1. Heights and allowable density of adjacent buildings

1. Adjacent property to the east. The applicant's parcel is bordered by a 2.5-storey building to the east. A photo of this building is shown below.



Photograph 1. The Medici (2417 2nd Street SW), a condominium project located directly adjacent to the east of the subject parcel. This building is a 2.5 storey walk-up, conforming to the allowable density (3.5 FAR).

2. Adjacent property to the west. The applicant's parcel is bordered by a 3-storey building to the west. A photo of this building is shown below.



Photograph 2. Mission Place (314 25 Avenue SW), a condominium project located directly adjacent to the west of the subject parcel. This building is a 3-storey walk-up, conforming to the allowable density (3.5 FAR).

- 3. Adjacent property to the north.** The applicant's parcel is bordered by a 5-storey building to the north. A photo of this building is shown below.



Photograph 3. XOLO (315 24 Avenue SW), a condominium project located directly adjacent to the north of the subject parcel. This building is a 5-storey walk-up, conforming to the allowable density (3.5 FAR).

- 4. Adjacent property to the south.** The applicant's parcel is bordered by two different buildings to the south. Roughly 75% of the applicant's parcel is bordered by a three-storey building. Roughly 25% of the applicant's parcel is bordered by a 17-storey building.

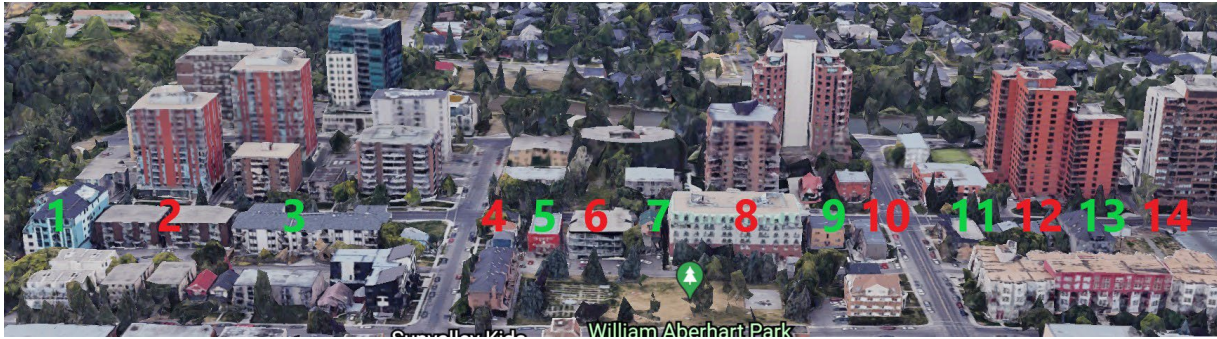


Photograph 4-6. Riverstone (318 26 Avenue SW), and Howsyth Court (305 25 Avenue SW) are the two condominium project located directly adjacent to the south of the subject parcel. One building is five storeys. The other building is seventeen storeys.

2B - Context of the North side of 25th Avenue SW

The context of the application site on the north side of 25th Avenue consists of two- to five-storey buildings – including Edwardian era houses – for almost the entire length of 25th Avenue in Mission. This avenue, initiated at its eastern end by the historic Scollen Bridge, is considered a character streetscape and gateway into the community.

Below, we have provided an outline of this entire streetscape along the north side of 25th Avenue, where this parcel is located.



Photograph 7. Outline of building forms on the north side of 25th Avenue SW within the neighborhood of Misison details most buildings are two-storeys to five-storeys in height.

As detailed, below – outside of the mixed-use building on the main-street (fourth street) – all of the buildings on the North side of 25th Avenue are 6 storeys or less.

Building Type	Height	Building Type	Height
1 Multi-family	Five-Storey	8 Retirement Residence	Six-Storey
2 Multi-family	Four-Storey	9 Multi-family	Three-Storey
3 Multi-family	Four-Storey	10 Multi-family	Two-Storey
4 Single Detached	Two-Storey	11 Multi-family	Three-Storey
5 Multi-family	Three-Storey	12 Multi-family (proposed)	Seven-Storey
6 Multi-family	Four-Storey	13 Multi-family	Four-Storey
7 Single Detached	Two-Storey	14 Multi-family (under construction)	Five-Storey

Table 2: List of heights and types of residential buildings along north side of 25th Avenue SW

In the chart below we have summarized the heights of the existing residential buildings by massing. As we can see, most of the buildings are between 2-5 storeys and none are above six-storeys in height.

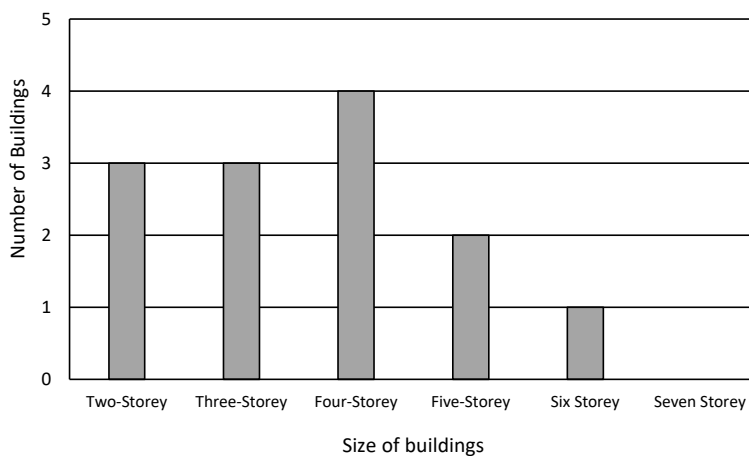


Chart 1: Histogram of existing residential building heights along north side of 25th Avenue SW in Mission neighborhood

Based on the representation above, it is clear that the proposed application is neither justified based on arguments of “context” nor on the arguments of a proposed or already existent “transition zone.”

3. The proposed Application is in direct conflict with the objectives, intent and policy of the Mission Area Redevelopment Plan (ARP)

This application for spot upzoning under the guise of ‘transitioning’ does not constitute good planning practices. **It is an arbitrary and damaging application to change land use for a relatively small parcel at variance with a comprehensive community-wide plan.**

A seven-year process involving the community association, area residents and City of Calgary employees, with the assistance of an external consultant and the University of Calgary Faculty of Environmental Design, resulted in a land use policy that would ensure the continued vitality of the community through inevitable growth and change and still retain a ‘sense of place’ and cultural context. One of its major platforms was a medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys. The Mission Area Redevelopment Plan (ARP) accommodates considerable growth and densification while retaining the essential character and liveability of the community.

The DC zoning that was established in 2006 for the majority of Mission was designed to protect, encourage and perpetuate the unique history and character of the neighbourhood. City Council, in setting a maximum height of five floors in that DC zone, acknowledged that considerable density could be achieved in Mission while respecting and conforming to the existing scale and traditions in the community.

Mission Area Redevelopment Plan relevant sections:

3.2 Goals of the ARP

The goals of the Mission Area Redevelopment Plan are:

2. To establish a policy framework for sensitively managing growth and change within the context provided by the Municipal Development Plan (The Calgary Plan) while maintaining and protecting the special historical character of the community;
5. To encourage new residential and commercial development to be compatible with the special character of Mission.

3.3 Guiding Principles of Smart Growth

- Encourage growth in existing communities by finding ways for new development to fit in with the older neighbourhood.

6.1.1 Context

- The medium high density residential sector between 2 and 4 Streets SW and 18 and 25 Avenues SW contains a substantial number of older, distinctive homes and apartments. This sector is subject to a number of policy changes addressing the *special character of the community, affordability, mobility and quality of life*.

6.1.2 Objectives

- Encourage the preservation of the special character homes, apartments and streetscapes of Mission;
- Support apartment redevelopment that is sensitive to the existing community character and the older architecture;
- Facilitate the provision of affordable housing and
- Provide the opportunity for a broad mix of dwelling types.

9.2 Implementation

- The design of new buildings should complement adjacent development in terms of massing, scale, proportion and façade articulation.

4. The proposed application does not support the goals of City of Calgary policy documents

We consider our neighbourhood to be the one of the best models in the city of a rich, vibrant, inner city mixed-use culture. The community association has contributed to, and participated in, a number of progressive planning policies, including densification in an established community through our designated areas of mid- and high-density zoning, application of mixed residential/commercial use on our High Streets, and the initiation of a concept plan for high density development on the 20-hectare Holy Cross sight.

We have contributed to the development of many of the City's policy documents and we believe in adhering to their rules and guidelines.

The Municipal Development Plan

The MDP states in section 2.3.2 *Respecting and Enhancing Neighbourhood Character*:

Objective: Respect and enhance neighbourhood character and vitality. The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.

The MDP also states the objective to “ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.”

The Guidebook for Great Communities

The Guidebook features the following policy for Scale Transitions:

When adjacent parcels have different scale modifiers, special transition considerations should apply to support and foster the creation of well-designed buildings that respect neighbourhood context. There are many architectural tools that can be used to support a sensitive transition between different building scales. Transition should consider the vision for the community, interface, scale, intensity, heritage and sense of place.

- a. New development should transition building height, scale and mass between higher and lower scale development in accordance with the identified scales in the local area plan.
- b. To transition building height, scale and mass, combinations of the following strategies may be used:
 - i. building step-backs and stepping down heights within individual buildings;
 - ii. angular planes to step building height between higher and lower building scales;
 - iii. reducing the street wall height to transition the visible mass of a taller building to match the cornice line for a shorter building;
 - iv. decrease scales incrementally through a block;
 - v. setbacks and landscaping to buffer higher intensity development from lower-intensity development.

5. The proposed application does not represent a sound approach to community building

Spot upzoning of this sort is a highly counterproductive practice that unnecessarily creates adversarial situations and winner/loser outcomes. With this sort of ad hoc height relaxation, the City – rather than providing a stable planning framework – introduces a level of unpredictability which is confusing to community residents, contradictory to good city planning, and could set a damaging precedent.

Submitted by: Zaakir Karim

**Planning & Development Director | Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com**



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Cameron
Last name (required)	MacGillivray
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Development Permit DP2020-3757
Date of meeting	May 25, 2021

Your Worship and Council,

I am a unit owner in the Xolo condominium building, directly to the north of the proposed development (LOC2020-0048). I am concerned about the easements requested by the developer, specifically the exceptions requested to the Mission Area Redevelopment Plan (ARP). The developer is asking to have the site rezoned to permit a building height of 8 stories or 28 meters when the current zoning allows for 15 meters. The requested rezoning would create a building out of proportion with the scale and traditional appearance of the neighbourhood.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

All of the buildings immediately surrounding the site are 3, 3, 3 and 4 stories respectively further evidence that the current scale is appropriate to the area. There are two projects recently approved or under construction within a block of this site, both at 15 meters of height.

I do not believe a project of 28 meters is warranted or welcome on this site. it would change the appearance of the neighbourhood and block much of the sunlight for the current residents. The 15 meters limitation has been demonstrated to provide the perfect mix of density and human scale that makes Mission such a desirable and successful neighbourhood.

Thank you,

ISC:

1/2

Unrestricted

May 25, 2021

2:09:37 PM



Public Submission

City Clerk's Office

Cameron MacGillivray
Unit 415 - 315 24 Ave SW
Calgary, AB
T2S 3E7



Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Zaakir
Last name (required)	Karim
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0048 and DP2020-3537 at PUD
Date of meeting	May 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Cliff Bungalow-Mission Community Association (CBMCA) opposes this application for the following five reasons.

1. Application is effectively a request for an in-kind subsidy without commensurate public benefit. The Applicant is requesting ~\$728,000 of in-kind subsidies in the form of additional density rights in order to build upscale housing. In return, the Applicant is providing nothing in the way of public benefits. As such – even if councilors believe the project has merit from a planning and development perspective, the Applicant should have to pay for the additional density rights.
2. Insensitive to context. The proposed development is not sensitive to its context and will not complement adjacent properties, all of which have complied with the FAR and height regulations outlined within the Mission ARP.
3. Direct conflict with ARP. The proposed development is in direct conflict with the objectives, intent and policy of the Mission Area Redevelopment Plan (ARP)
4. Does not further City's policy goals. The proposed development does not support the goals of City of Calgary policy documents
5. Is not a sound approach to community building. The proposed development does not represent a sound approach to community building.

ISC:

1/1

Unrestricted

Apr 28, 2021

11:58:12 AM

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

462, 1811 4th Street SW
Calgary Alberta, T2S 1W2
Community Hall & Office Located at 2201 Cliff Street SW
www.cliffbungalowmission.com | cbmca.development@gmail.com



April 28, 2021

Re: LOC2020-0048 and DP2020-3757

Address: 306-312 25 Avenue SW

COMMUNITY ASSOCIATION POSITION ON THE APPLICATION

Much of Mission is zoned to allow a maximum height of 5 storeys for residential buildings. This is a result of the land-use district (DC63Z2006) created by the approval of the Mission Area Redevelopment Plan (ARP) by the City of Calgary in 2006.

In April 2020, O2 Planning + Design submitted a concurrent Land Use Amendment and Development Permit application for a parcel of land located on 25th Avenue SW near 2nd Street. The application seeks to redesignate (upzone) the parcels located at 306-312 25th Avenue SW in order to build a seven (7) storey building.

The Cliff Bungalow-Mission Community Association (CBMCA) opposes this application for the following five reasons.

1. **Application is effectively a request for an in-kind subsidy without commensurate public benefit.** The Applicant is requesting ~\$728,000 of in-kind subsidies in the form of additional density rights in order to build upscale housing. In return, the Applicant is providing nothing in the way of public benefits. As such – even if councillors believe the project has merit from a planning and development perspective, the Applicant should have to pay for the additional density rights.
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5. **Is not a sound approach to community building.** The proposed development does not represent a sound approach to community building.

1 – The application is implicitly a request for the City provide to provide the Applicant with a large in-kind subsidy (in the form of additional density); however, the applicant offers no incremental material public benefits to justify this subsidy.

We estimate the market value of the additional proposed density at \$728,000 using comparable sales in the neighborhood.¹ The Applicant is not proposing any incremental public benefits that would rationalize this in-kind subsidy.

As such – even if City Councillors believe the project has merit from a planning and development perspective – there is no public policy rationale to provide the Applicant with the in-kind subsidy of increased density at no cost. To do so would be poor public policy. Instead, the Applicant should have to pay \$728,000 for the density.²

We realize the Applicant has outlined a few rationales of why upzoning is in the best interest of the City. We vehemently disagree with the Applications assertions and outline our rationale below.

A. Based on details within the DP application, the additional density will result in a larger building, but will not increase housing supply. This is best illustrated with a peer comparison between the proposed project and an approved project that is of the same parcel size, under-construction and located less than 30m away, along the same avenue. Compared to the peer project, **the Applicant’s proposal would provide the City with 28% LESS HOUSING SUPPLY while concurrently requiring 28% MORE DENSITY**

- **Proposed project.** Delivers 44 dwelling suites over seven-storeys.
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	Applicant's project	Peer project
Application	LOC2020-0048 / DP2020-3757	DP2019-4606
Address	306-312 25 Avenue SW	320 25 Avenue SW
Status	Proposed	Under Construction
Parcel size	13,000 s.f.	13,000 s.f.
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² These funds should be used to provide community amenities to the Mission-Cliff Bungalow neighborhood.

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Below we provide a description of the height and massing of the neighboring buildings around the parcel. Given the context, we believe the proposed seven-storey building for this site is difficult to justify.

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- **Adjacent property to the north.** The applicant's parcel is bordered by a 5 storey building to the north. A photo of this building is shown below.



- **Adjacent property to the south.** The applicant's parcel is bordered by two different buildings to the south. Roughly 75% of the applicant's parcel is bordered by a three-storey building. Roughly 25% of the applicant's parcel is bordered by a 13-storey building.



2B - Context of the North side of 25th Avenue SW

The context of the application site on the north side of 25th Avenue consists of two- to five-storey buildings – including Edwardian era houses – for almost the entire length of 25th Avenue in Mission. This avenue, initiated at its eastern end by the historic Scollen Bridge, is considered a character streetscape and gateway into the community.

Below, we have provided an outline of this entire streetscape along the north side of 25th Avenue, where this parcel is located.



As detailed, below – outside of the mixed-use building on the main-street (fourth street) – all of the buildings on the North side of 25th Avenue are 6 storeys or less.

Building Type	Height	Building Type	Height
1 Multi-family	Five-Storey	8 Retirement Residence	Six-Storey
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Table 2: List of heights and types of residential buildings along south side of 25th Avenue SW

In the chart below we have summarized the heights of the existing residential buildings by massing. As we can see, most of the buildings are between 2-5 storeys and none are above six-storeys in height.

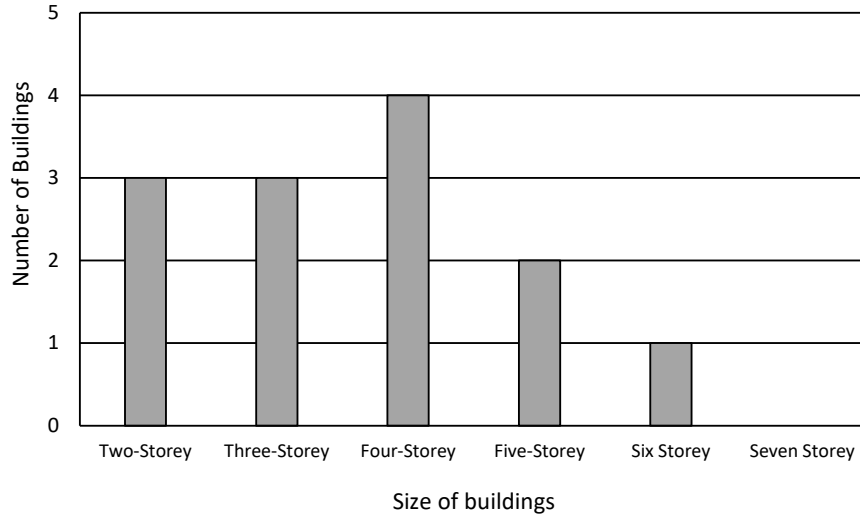


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The DC zoning that was established in 2006 for the majority of Mission was designed to protect, encourage and perpetuate the unique history and character of the neighbourhood. City Council, in setting a maximum height of five floors in that DC zone, acknowledged that considerable density could be achieved in Mission while respecting and conforming to the existing scale and traditions in the community.

Mission Area Redevelopment Plan relevant sections:

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- The medium high density residential sector between 2 and 4 Streets SW and 18 and 25 Avenues SW contains a substantial number of older, distinctive homes and apartments. This sector is subject to a number of policy changes addressing the *special character of the community, affordability, mobility and quality of life*.

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- Encourage the preservation of the special character homes, apartments and streetscapes of Mission;
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- The design of new buildings should complement adjacent development in terms of massing, scale, proportion and façade articulation.

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residential/commercial use on our High Streets, and the initiation of a concept plan for high density development on the 20-hectare Holy Cross sight.

We have contributed to the development of many of the City's policy documents and we believe in adhering to their rules and guidelines.

The Municipal Development Plan

The MDP states in section 2.3.2 *Respecting and Enhancing Neighbourhood Character*:

Objective: Respect and enhance neighbourhood character and vitality. The “sense of place” inherent in Calgary’s neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.

The MDP also states the objective to “ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.”

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The Guidebook features the following policy for Scale Transitions:

When adjacent parcels have different scale modifiers, special transition considerations should apply to support and foster the creation of well-designed buildings that respect their neighbourhood context. There are many architectural tools that can be used to support a sensitive transition between different building scales. Transition should consider the vision for the community, interface, scale, intensity, heritage and sense of place.

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 - iv. decrease scales incrementally through a block;
 - v. setbacks and landscaping to buffer higher intensity development from lower-intensity development.

5. The proposed application does not represent a sound approach to community building

Spot upzoning of this sort is a highly counterproductive practice that unnecessarily creates adversarial situations and winner/loser outcomes. It shatters a citizen's faith that rules apply to all and infers that a developer has greater influence with the City than the very residents whose lives and community will be most impacted.

With this sort of ad hoc height relaxation, the City – rather than providing a stable planning framework – introduces a level of unpredictability which is confusing to community residents, contradictory to good city planning, and could set a damaging precedent, moving us even further away from a planned approach to sensible densification.

Submitted by: Zaakir Karim

Planning & Development Director | Cliff Bungalow-Mission Community Association

cbmca.development@gmail.com



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Derritt
Last name (required)	Mason
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Ward 11 Land Use Amendment, LOC2020-0048
Date of meeting	May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am the Board President of the property immediately adjacent to the proposed development (314 25 Ave SW), and on behalf of the board, I would like to express my strong opposition to this policy and land use amendment. Approving these amendments would have an undeniably negative impact on our building, street, and neighbourhood. I would like to echo the comments that have already been clearly articulated by the Cliff Bungalow-Mission Community Association (CBMCA) in their letter of opposition. Specifically, and most importantly for our building, the proposed development "is not sensitive to its context and will not complement our adjacent properties." We are a low-rise, four-storey building that will live in the shadow of this inappropriately sized and incompatible development. As the CBMCA document highlights, the XOLO building to the north of the proposed development "perfectly conforms in spirit and build form to the present DC and would be very negatively affected." Moreover, to the west of our building on 25 Ave, Wexford Developments is in the process of building a rental complex (Elva) that is in perfect alignment with the Mission Area Redevelopment Plan, demonstrating that it is completely reasonable and financially feasible to build a structure that adheres to community goals and aesthetics. A development that so flagrantly defies the norms of its surroundings will do substantial harm to our community and set a terrible precedent for future developments. As the CBMCA letter states, we cannot allow the will of developers to trump the needs and desires of community members, those of us who care deeply about our neighbourhood. This proposal has received nothing but opposition from community members (the documents submitted to council

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Unrestricted

May 18, 2021

6:58:31 PM



Public Submission

City Clerk's Office

specify that "50 residents submitted letters of objection," and mention zero letters of support), and is clearly and adamantly opposed by the Community Association. It would be a tremendous, harmful error to approve this proposal and I sincerely hope that council rejects it on these very solid grounds. Thank you for your time and consideration -- we are grateful.