

25 Avenue SW

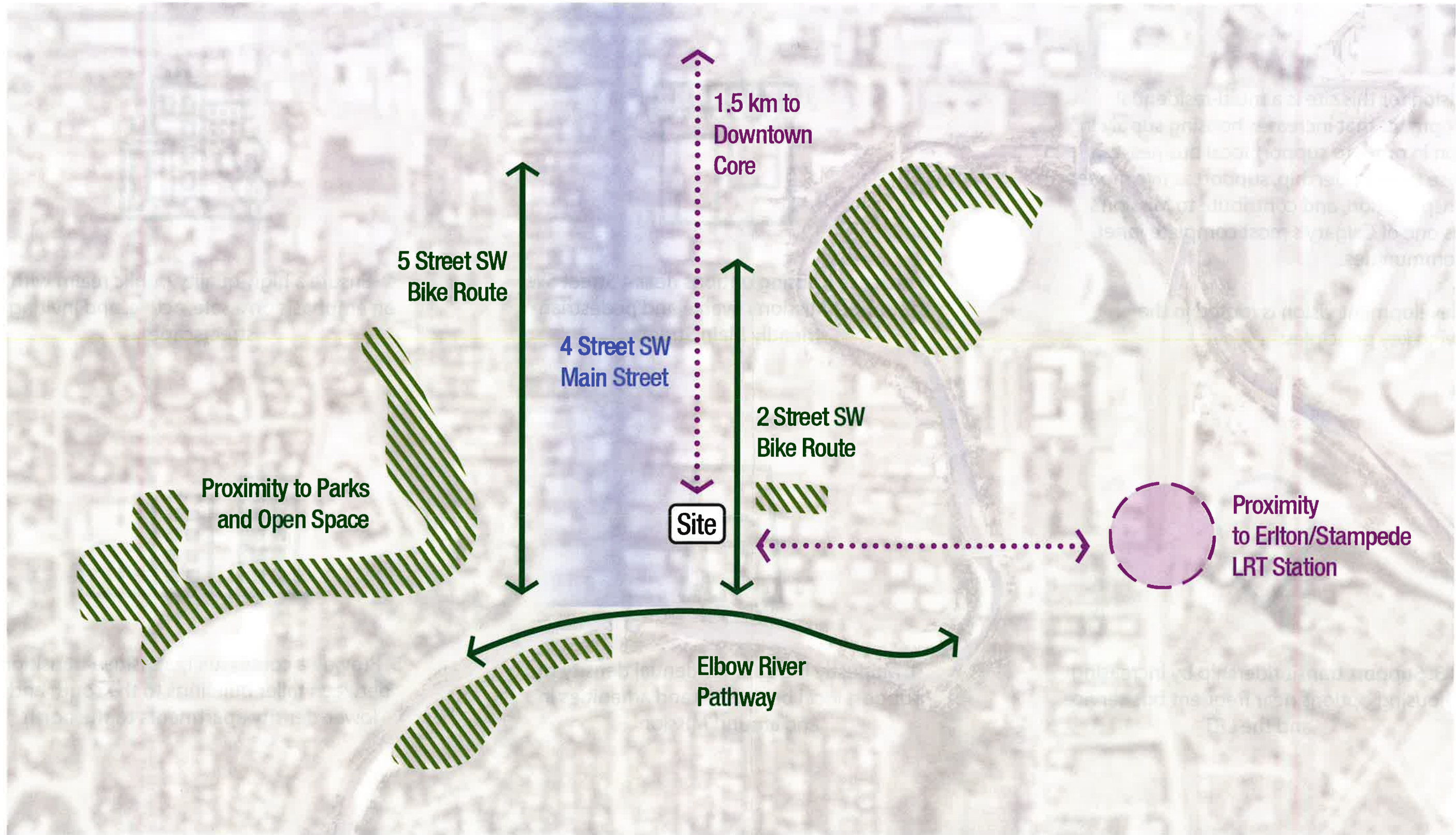
Land Use Amendment Application (LOC2020-0048)

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 31 2021
ITEM #8.1.11 CPC2021-0468
Pudro
CITY CLERK'S DEPARTMENT

Location



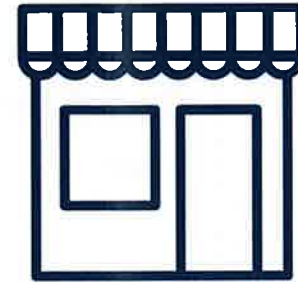
Site Context



Project Principles

The vision for this site is a multi-residential development that increases housing supply in Mission in order to support local businesses, increase transit ridership, support active modes of transportation, and contribute to Mission's role as one of Calgary's most complete inner-city communities.

The development vision is rooted in the following key principles:



1. Increase housing options near 4 Street SW to support Mission's livable and pedestrian-friendly Main Street



2. Ensure a high-quality public realm with an emphasis on a safe, active, and inviting streetscape



3. Support transit ridership by increasing housing options near frequent bus service and the LRT



4. Modestly increase residential density to support local businesses and amenities in and around Mission



5. Provide a contextually sensitive transition between taller buildings to the south and lower-density apartments to the north

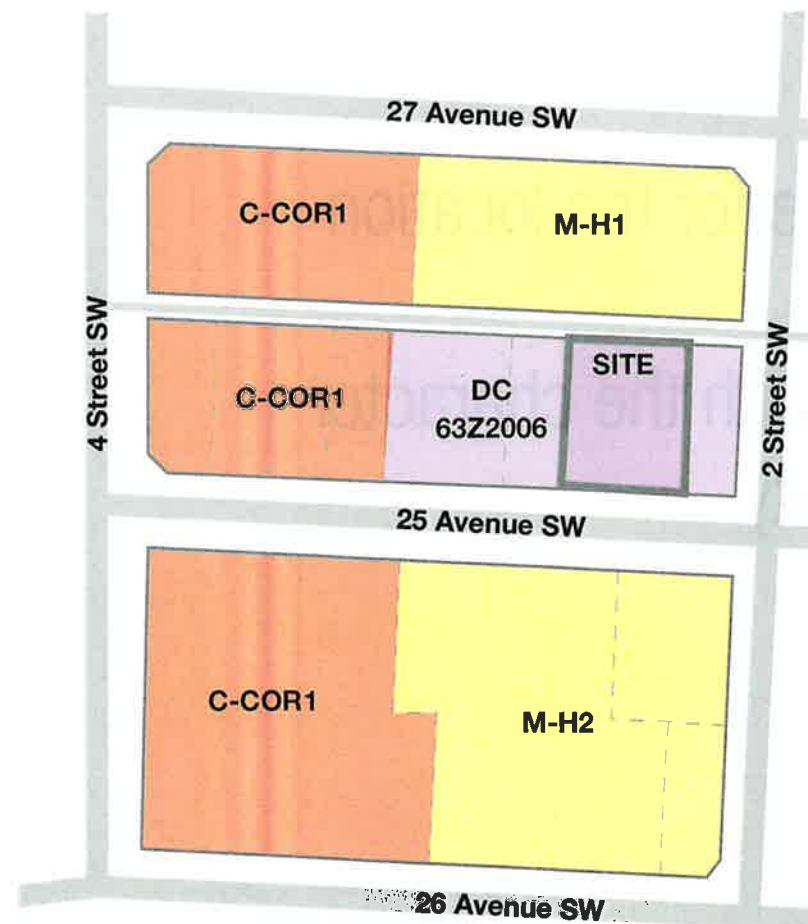
Existing & Proposed Land Use

Direct Control (DC 63Z2006)

The current DC is based on the former RM-6 district from Calgary's previous land use bylaw (2p80). As the context of the area has changed since the DC was adopted in 2006, a land use change is required.

Max Height: 16 metres (approximately five-storeys)

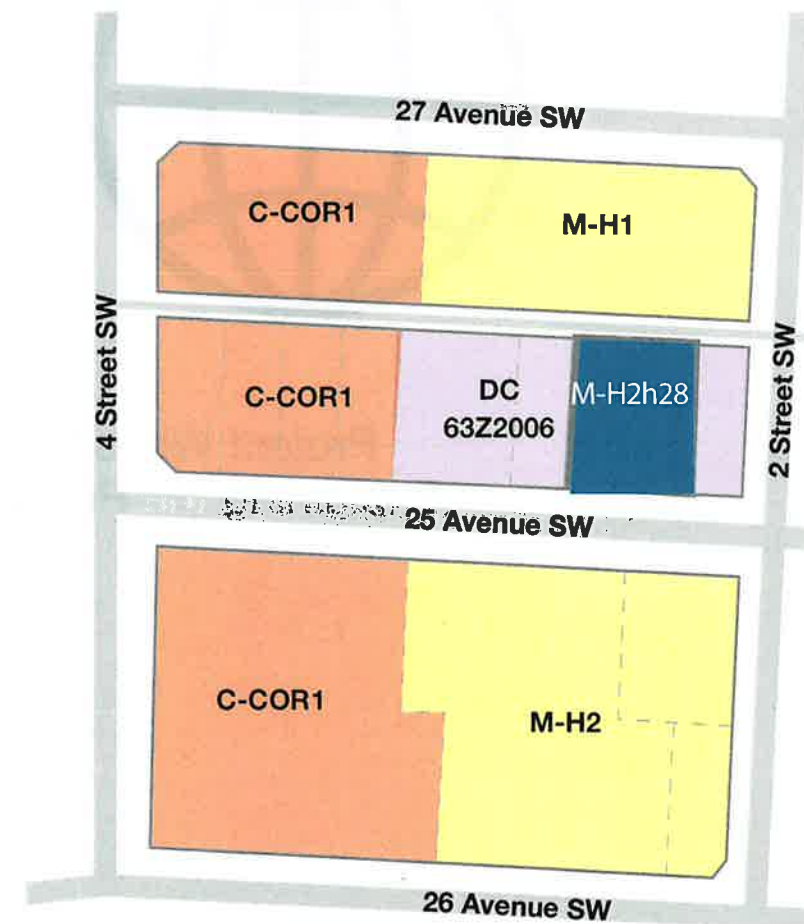
Max Density: 2.5 FAR



Multi-Residential–High Density Medium Rise (M-H2h28)

Max Height: 28 metres (seven-storeys)

Max Density: 5 FAR



Community Engagement

Engagement Activities



Virtual Open Houses



Project Website
Explaining the Project

Community Concerns Heard

1. Requires an amendment to the ARP
2. Is out of scale for the location
2. Does not fit with the character of the community

Mission ARP

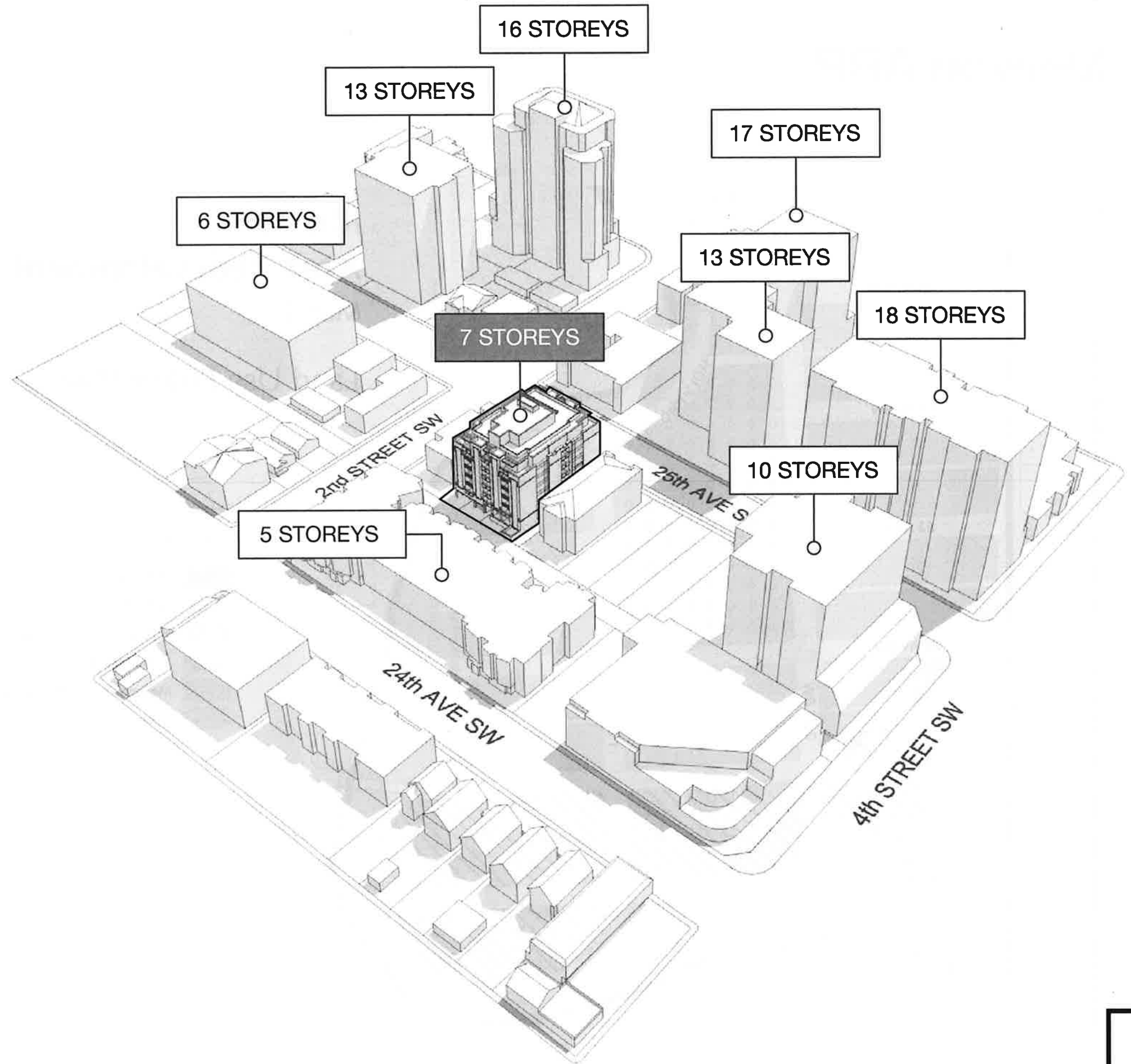
Mission Area Redevelopment Plan

Map 4

Land Use Policy Plan



Community Scale



Development Vision & Character

