

# Background and Previous Council Direction

## Context

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The original policy and land use amendment application was submitted by O2 Planning and Design on behalf of the landowners, Radoslav Prodanovic and William A Macdonald, on 2020 April 15.

The 0.12 hectare (0.3 acre) mid-block site in Mission is located on the north side of 25 Avenue SW between 2 Street SW and 4 Street SW. The site is approximately 200 metres (three-minute walk) east of the 4 Street SW Main Street. The site is currently developed with four single detached dwellings and has rear lane access. The previously proposed Multi-Residential – High Density Medium Rise (M-H2h28) District allows for a range of multi-residential forms up to 50 metres in height; however, the subject proposal includes a maximum height modifier of 28 metres. An amendment to the Mission Area Redevelopment Plan (ARP) is also required and no additional policy amendments are proposed to Bylaw 21P2021 as part of this referral report back to Council.

On 2021 April 8, Calgary Planning Commission recommended that Council adopt, by bylaw, the proposed land use amendment and associated policy amendment to the Mission Area Redevelopment Plan.

On 2021 May 31, Council voted to refuse the adoption of the proposed resignation, which was defeated. At the same meeting, Council then voted to direct Administration to discuss density bonusing with the applicant and return to Council.

The proposed Direct Control District, based on M-H2, retains all of the standard uses and rules and simply allows for additional floor area ratio where contributions are made to the Heritage Incentive Reserve Fund. To earn the increased floor area ratio set out in subsection 7(2) of this Direct Control District Bylaw, a monetary contribution to the Heritage Incentive Reserve Fund, in an amount to be determined by Council, to be applied in the community of Mission, must be provided as part of the development permit for the development earning the additional floor area ratio.

A development permit (DP2020-3757) for a seven-storey, 44-unit multi-residential development was submitted by the applicant, DeJong Design Associates, on 2020 June 23, and is currently under review, pending the Council decision on this item. A summary of the proposed development can be found in Attachment 5.

## Previous Council Direction

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At the 2021 May 31 Combined Meeting of Council, Councillor Carra moved and Councillor Woolley seconded: “That with respect to Report CPC2021-0468, the following be adopted:

That Council:

Refer this Item to Administration for discussion with the applicant related to density bonusing, returning to Council no later than 2021 July 26.”

The Motion passed 11-3.