

Planning & Development Report to
Calgary Planning Commission
2021 April 8

ISC: UNRESTRICTED
CPC2021-0468
Page 1 of 4

Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 306, 308, 310, and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to Multi-Residential – High Density Medium Rise (M-H2h28) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 APRIL 8:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 21P2021** for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 70D2021** for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 306, 308, 310, and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to Multi-Residential – High Density Medium Rise (M-H2h28) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for an intended 44-unit multi-residential development with a maximum height of 28 metres (7 to 8 storeys).
- The proposal allows for an increase in density and height to inner-city parcels, allows for infill redevelopment compatible with the existing neighbourhood character, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More choices in the types of housing available in the inner-city area with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land and existing infrastructure.
- An amendment to the *Mission ARP* is required to accommodate the proposed land use.
- A development permit for a 44-unit multi-residential development has been submitted and is currently under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This 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 (Attachment 3).

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0468
Page 2 of 4**

Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048

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 M-H2 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 (Attachment 2).

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. A summary of the proposed development can be found in Attachment 4.

More details about this application and surrounding site context is provided Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant attended virtual meetings with the Cliff Bungalow-Mission Community Association in March 2021 and launched a project website where comments could be submitted to the applicant team in April 2020. The website has been maintained until present. See Attachment 5 for the Applicant Outreach Summary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Approximately 50 residents submitted letters of objection 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.

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0468
Page 3 of 4**

Policy Amendment and Land Use Amendment in Mission (Ward 11) at 306, 308, 310, and 312 - 25 Avenue SW, LOC2020-0048

As well, a number of residents expressed concern that the application does not meet the policies and vision of the *Mission ARP*.

The Cliff Bungalow-Mission Community Association provided a letter of non-support (Attachment 6) on 2020 May 21 for the proposed land use. The community association's opposition focuses on existing policies within the *Mission ARP*, the increase in height relative to the existing land use, and lack of a community benefit package for the community taking the increased density. The community association has not changed their position since they submitted their initial letter.

The applicant submitted a response to the community association's letter of non-support as part of their Detailed Team Response dated 2020 July 08 (Attachment 7).

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Building design, parking, and compatibility of discretionary uses, and the community input is being reviewed with the submitted development permit.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of redevelopment within the Mission area while also providing for greater housing choice. The development of these lands will enable a more efficient use of land and infrastructure while also supporting surrounding commercial uses and amenities.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). The applicant has not explored further environmental strategies in the Development Permit submission.

Economic

The ability to develop a mid-rise multi-residential development will enhance the viability of the 4 Street SW Main Street commercial area. It will allow for a more efficient use of land and existing services, and leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

Item #

Planning & Development Report to
Calgary Planning Commission
2021 April 8

ISC: UNRESTRICTED
CPC2021-0468
Page 4 of 4

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ATTACHMENT(S)

1. Background and Planning Evaluation
- 2. Proposed Bylaw 21P2021**
3. Applicant Submission
4. Development Permit (DP2020-3757) Summary
5. Applicant Outreach Summary
6. Community Association Response
7. Applicant Response to Community Association
- 8. Proposed Bylaw 70D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject area consists of four contiguous parcels located on the north side of 25 Avenue SW between 4 Street SW and 2 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 dwellings to multi-residential buildings.

Each of the four subject parcels contain a single detached dwelling and are all designated DC District ([Bylaw 63Z2006](#)).

The surrounding lands are also designated DC District (Bylaw 63Z2006) based on the RM-6 District of land Use Bylaw 2P80. Surrounding development is characterized by a mix of medium density apartment residential developments and a number of older character homes. 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 are two multi-residential buildings designated as Multi-Residential – High Density Medium Rise (M-H2) District.

Community Peak Population Table

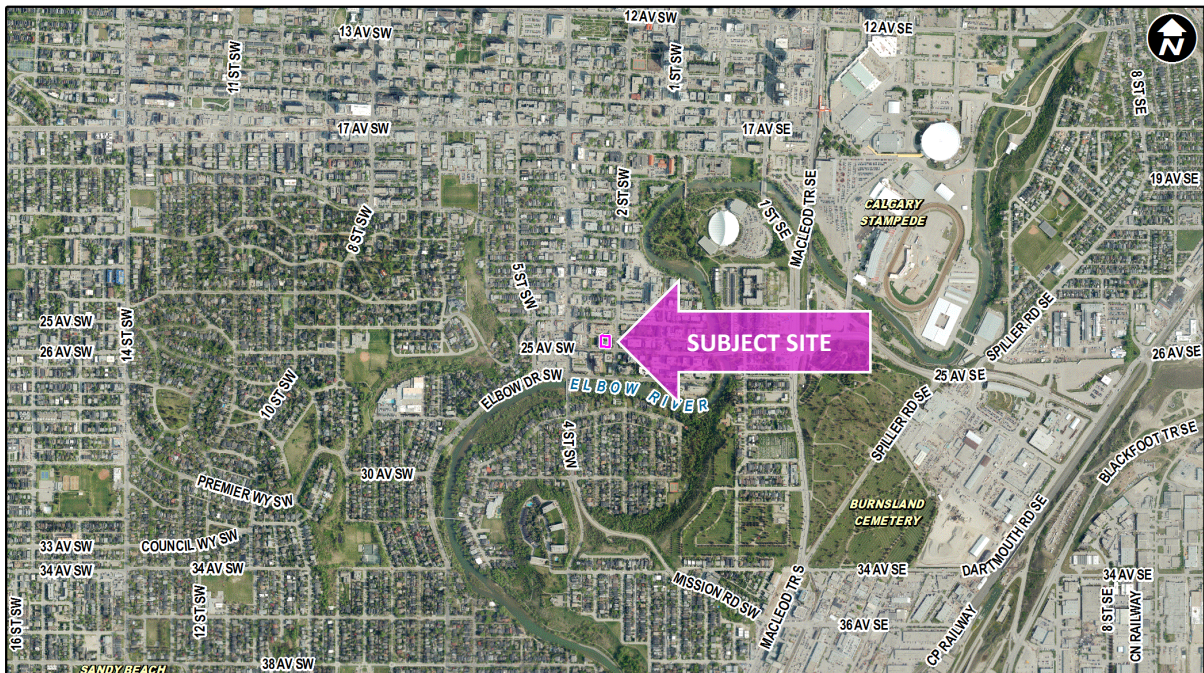
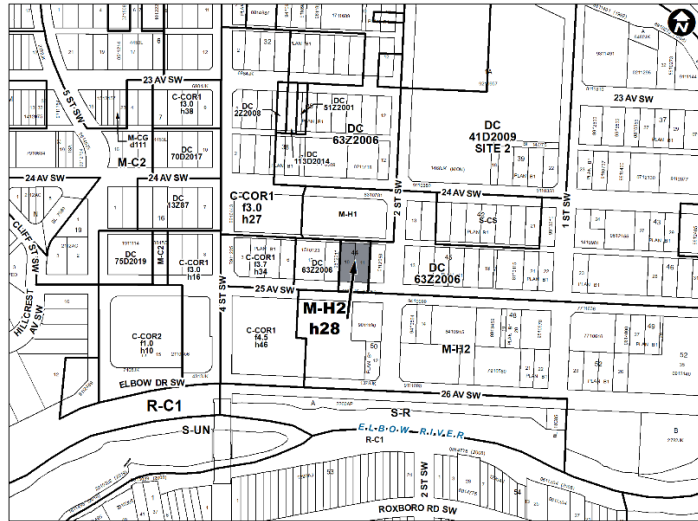
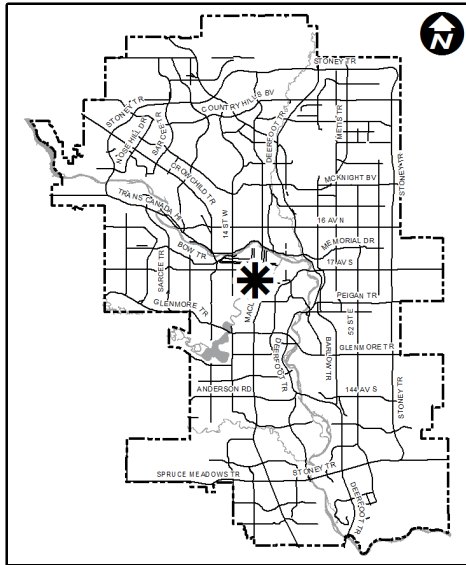
As identified below, the community of Mission reached its peak population in 2018.

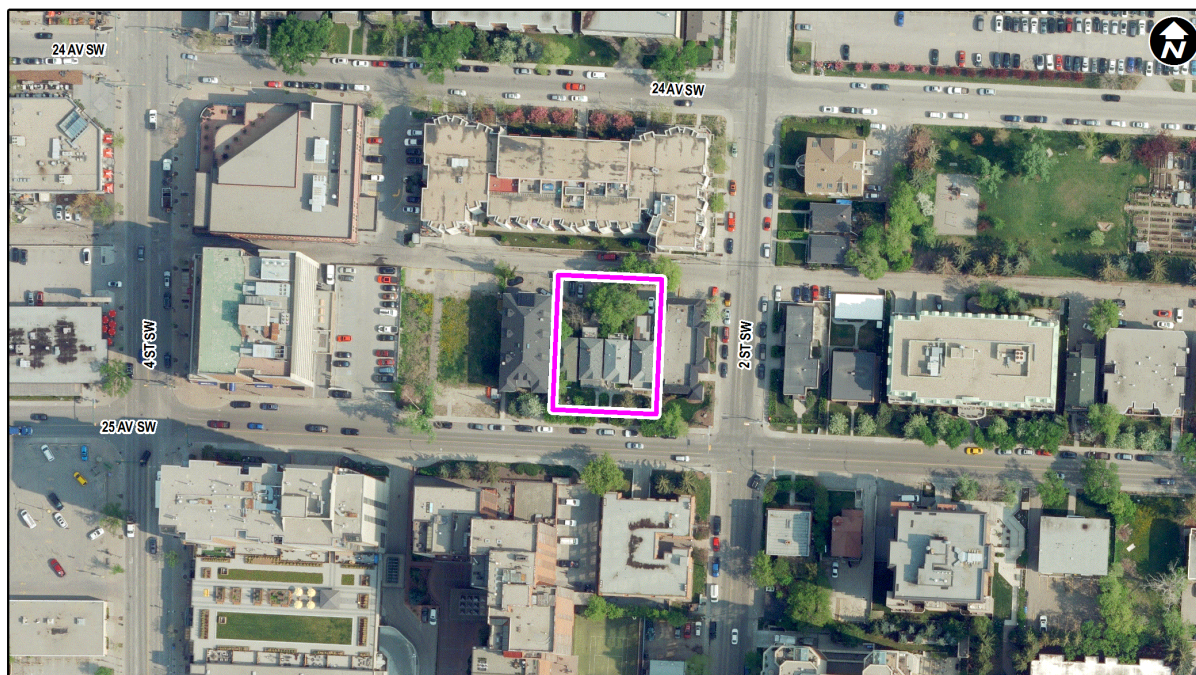
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Mission Community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw 63Z2006) is based on the RM-6 District of Land Use Bylaw 2P80, and provides for high density, medium profile apartment development. The existing DC District accommodates multi-residential development with a maximum floor area ratio (FAR) of 3.5 and a maximum height of 15 metres.

The proposed M-H2 District is intended to accommodate multi-residential buildings with a maximum height of 28 metres. The purpose of the M-H2h28 District is to provide for flexibility in building design, and in dwelling unit size and number. The M-H2 District also allows for a limited range of support commercial uses, restricted in size and location within the building. However, the proposed *Mission Area Redevelopment Plan (ARP)* amendment would prohibit such uses in order to maintain the intent of residential policies of the *Mission ARP*. Through the engagement process it was established that additional commercial uses were not supported at this location.

Development and Site Design

If this application is approved by Council, the rules of the proposed M-H2 District and policies of the *Mission ARP*, would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. The design focusses on creating a vibrant public realm on 25 Avenue SW.

Transportation

A Traffic Impact Assessment and parking study were not required as part of this land use amendment. Vehicular access is available from the rear lane along the north side of the site. These parcels are located on 25 Avenue SW which serves as an important connection between Macleod Trail (including the Erlton/Stampede LRT Station) and 4 Street SW. Bus Route 17 stops across the street, connecting the site to downtown (15 minutes) and the LRT (10 minutes).

Environmental Site Considerations

There are no known environmental concerns. An Environmental Site Assessment was not required.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Development site servicing requirements are being reviewed with the submitted Development Permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject property is located within the Residential – Developed – 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. Main Streets). 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.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

Mission Area Redevelopment Plan (Statutory – 2006)

The subject parcels fall within the [Mission Area Redevelopment Plan](#) (ARP). The plan identifies two residential land use areas within Mission: (1) a high density residential sector, and (2) 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 occur in 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 established high density character.

The subject parcels are located within medium density residential sector which is bounded by 18 Avenue SW, 25 Avenue SW, 2 Street SW and 4 Street SW. The intent of the *Mission ARP* policies is to support apartment redevelopment that is sensitive to the existing community character and compatible with the existing residential streetscape. The subject parcels are located within the medium density land use area and are subject to a maximum density of 3.5 FAR with a maximum height of five storeys.

The proposed land use is not in keeping with the existing policies of the *Mission ARP*. As such, an amendment is necessary to accommodate the land use redesignation (Attachment 2).

PROPOSED

CPC2021-0468
ATTACHMENT 2

BYLAW NUMBER 21P2021

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MISSION AREA REDEVELOPMENT PLAN BYLAW 12P2004 (LOC2020-0048/CPC2021-0468)

WHEREAS it is desirable to amend the Mission Area Redevelopment Plan Bylaw 12P2004, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Mission Area Redevelopment Plan attached to and forming part of Bylaw 12P2004, as amended, is hereby further amended as follows:
 - (a) In Section 6.0 Residential Land Use Policies, subsection 6.1.3, Policy, delete policy 2 and replace with 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 5.0 FAR and a maximum height of 28 metres is allowed.
 - the Holy Cross site which is addressed in Section 7.0; and
 - the Cathedral District which is addressed in Section 8.0.”

PROPOSED

BYLAW NUMBER 21P2021

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

April 15, 2020

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

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

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

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

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

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

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

Development Permit (DP2020-3757) Summary

DP2020-3757 proposes a 28 metre new build located at 306,308, 310, and 312 - 25 Avenue SW. The structure is a seven-storey building 44 unit structure. The site layout, including parking, is under review. The development permit contains ground floor units with direct access to the street.

Renderings

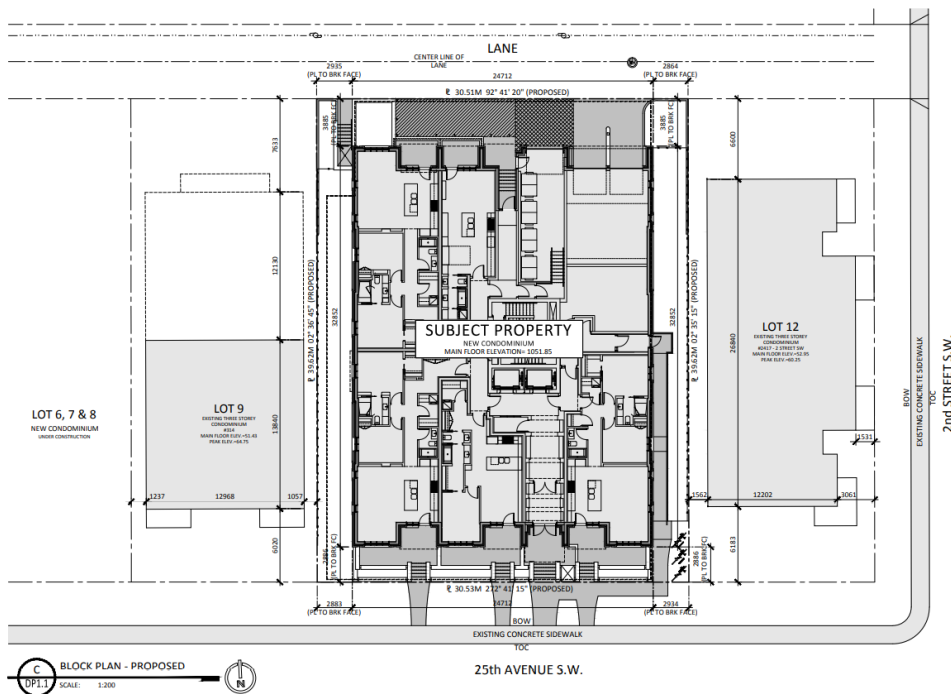


Front elevation.



Rear elevation.

Site Plan



Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2020-0048 - 25 Avenue

Did you conduct community outreach on your application? ☒ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

Yes

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

A project website was created to provide the community with opportunities to learn about the proposal and provide feedback. The website has remained active during the duration of the application.

An initial virtual meeting in May 2020 was held with the Cliff Bungalow - Mission Community Association, the website link was distributed by the CA through their channels. A second discussion was also held with the CA.

A concurrent Development Permit was submitted to provide the community with detail about the proposed development.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Cliff Bungalow - Mission Community Association

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

-Spot zoning is not good planning, and the Mission ARP accommodates considerable growth and densification while retaining the essential character and liveability of the community through medium density and a 5 storey limit in this area.

-The proposed development will create additional congestion in the community with additional parking and traffic safety issues.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

The product type (high quality condo with larger units) requires an increase in height and density to be economically viable. The proposal requests a modest increase in height and density beyond the provisions of the ARP. As the ARP is 14 years old and the context in inner-city Calgary has changed significantly since then, this proposal is in line with all of the higher order policies developed more recently than the ARP, including the MDP, CTP, and Land Use Bylaw. The requested increase in building height and density is to enable larger units, not more units. The traffic impact associated with the proposed development will be no greater than what is possible under the existing land use.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

The website was updated with current information and timelines.
The Cliff Bungalow - Mission Community Association was provided with an update of the final proposed ARP Amendment and proposed DC Bylaw.

calgary.ca/planningoutreach

Community Association Response

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 21, 2020

The City of Calgary

Re: LOC2020-0048

Address: 306 25 Avenue SW

Decision: Opposed¹

INTRODUCTION

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed the LOC2020-0048 application and is opposed to its approval for the reasons detailed below.

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

COMMENTS ON THE APPLICATION

It 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 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;
- 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.

It 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 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.

- 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.

It is not sensitive to its context and will not complement adjacent properties

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.

The XOLO building, across the alley to the north of the application site, perfectly conforms in spirit and built form to the present DC and would be very negatively affected, thrown into shadow and overlooked by an oversized and incompatible new development.

Land use zoning by definition means there are boundaries where the City and stakeholders have defined the uses, forms and allowables that protect and enhance neighbourhood character. One of those boundaries is 25th Avenue.

It will destroy heritage homes and further diminish the community's stock of affordable housing

This project would result in the loss of four of the few remaining Edwardian-era heritage houses in Mission. It would also cause the loss of affordable multi-family dwellings and the diminishing of housing diversity – and the diversity of people – in the community.

These houses are identified as “heritage assets” in the ‘windshield survey’ of the City of Calgary’s *Heritage Conservation: Policy Tools & Financial Incentives Report* (April 2020). They constitute “a concentrated group of historic buildings... (that) possess architectural significance and integrity” and “reflect a pattern of historic development in the area.” As such, these four heritage houses should warrant special consideration.

Heritage is considered one of Mission's most important community amenities. We question why Density Bonusing compensation is not being considered for the destruction of these heritage assets, the loss of an important amenity, and the upzoning of the parcel.

It 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.

In summary, the CBMCA believes that this proposal for piecemeal zoning is antithetical to sound planning practices, detrimental to neighbouring properties and the community as a whole, and contrary to the objectives and intent of various City of Calgary planning policy documents. A great many developers have built successful projects under Mission's existing DC land use – soon to be joined by the developers of a 5-storey rental project to the west of this site – and we see no reason that this applicant cannot develop a successful project within that same framework.

Robert Jobst

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Applicant Response to Community Association

CBMA Comment #1	It is in direct conflict with the objectives, intent and policy of the Mission Area Redevelopment Plan (ARP).	
Response	<p>The Mission ARP was adopted in 2006 whereas all of the higher order policy documents governing the area were developed more recently. These include the Municipal Development Plan (2009) the Calgary Transportation Plan (2009), the Land Use Bylaw (2008), and the Guidebook for Great Communities (proposed – 2020). The proposed development is well aligned with each of these newer documents. Importantly, the proposed MU-1 land use, designed to enable modest increases in density in lower density areas, did not exist when the Mission ARP was prepared.</p>	
	<p>ARP S.3.2 Goals of the ARP - The CMBCA letter references the goals of the ARP, specifically goal #2 and goal #5. Below is a description of how the application responds to these goals.</p>	
	<p>Goal #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 character of the community.</p>	<p>Applicant Response: The Mission ARP is 14 years old, originally adopted by Council in July 2006. As a result it is guided by the old Municipal Development Plan (The Calgary Plan), which was replaced by Calgary's current MDP in September 2009. As outlined in comment #2 below, this application is well aligned with the goals of Calgary's current MDP.</p>
	<p>Goal #5: To encourage new residential and commercial development to be compatible with the special character of Mission.</p>	<p>Applicant Response: It is our opinion that the proposed development will make a great contribution to Mission's character. A concurrent development permit has been submitted to ensure that the land use amendment is grounded in a development vision that fits the surrounding context and makes a positive contribution to the area. The architectural design supports an improved streetscape along 25 Avenue SW with active ground-floor units and an articulated brick façade that balances Mission's historical character with a contemporary development.</p>

	ARP S.3.3 Guiding Principles for Smart Growth – The CMBCA letter references subsection 3.3 of the ARP, which states that growth in existing communities should prioritize development that fits in with the older neighbourhood. The proposed development achieves this by applying the MU-1 land district and enabling a sensible transition in building height, mass, and scale.	
	ARP S.6.1.2 Objectives – The CBMCA letter references the following Objectives:	
	<i>Encourage the preservation of the special character homes, apartments and streetscapes of Mission.</i>	The landowner is looking to redevelop this site. While this will result in the loss of some character homes, the existing land use could do the same. Additionally, the proposed development will enhance the streetscape of 25 Avenue SW, adding vibrancy to one of Mission's most important corridors.
	<i>Support apartment redevelopment that is sensitive to the existing community character and the older architecture.</i>	The proposed development achieves this by enabling an appropriate transition in scale and utilizing materials, particularly brick, that reflect the community character.
	<i>Facilitate the provision of affordable housing.</i>	While not contributing official affordable housing, the proposed development does include larger family friendly units for people who want to live in the inner-city but may not be able to afford a larger house.
	<i>Provide the opportunity for a broad mix of dwelling types.</i>	The proposed development achieves this by building larger, family-friendly condo units, a product type that is sorely missing in Calgary's inner-city.
CBMA Comment #2	It does not support the goals of City of Calgary policy documents	
Response	The CMBCA letter refers to the MDP (Section 2.3.2) and the Guidebook for Great Communities (Section 3.3.a and b)	
	MDP Section 2.3.2 establishes the objective to respect and enhance neighbourhood character and vitality and states that the "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape,	Applicant Response: The proposed development strives to integrate into the existing character of the community. To this end, a concurrent development permit has been submitted to provide the community, administration, and

	visual qualities and people. Together the interaction of these factors defines the distinctive identity and local character of a neighbourhood.	<p>Council with a clear sense of the design intent for the site.</p> <p>Section 2.3.2 of the MDP also states that new development should ensure an appropriate transition of development intensity. The proposed building height creates an appropriate transition in scale between the large residential towers to the south and lower multi-residential buildings to the north. It also allows the site to increase housing options in the inner-city, providing the opportunity for more residents to live in a vibrant, walkable part of the City with great access to transit, services, and amenities.</p>
	Guidebook Section 3.3 suggests that new development should transition building height, scale and mass by employing a range of architectural techniques including stepbacks, stepping down heights, reducing street wall height.	<p>Applicant Response: In addition to the scale transition policies referenced in the CBMCA letter, the Guidebook also suggests that designing buildings to have complementary massing on both sides of the street may be used as an effective tool for transitioning in scale (3.3.b.vi). In this case, there is a 17-storey tower directly across the street from the subject site. Using the Guidebook's building scale modifiers, the building across the street would be classified as <i>High</i>. The proposed development, at 7-storeys, falls at the low end of the <i>Mid</i>-scale modifier. Existing development to the north falls within the Guidebook's <i>Low</i>-scale classification. A 7-storey development on the north side of 25 Avenue SW will function as an appropriate transition in scale between the <i>High</i> development to the south and the <i>Low</i> development to the north.</p>
CBMA Comment #3	It is not sensitive to its context and will not complement adjacent properties	
Response	When establishing a development vision for this site, the applicant team analyzed the surrounding context extensively. Existing buildings on 25 Avenue SW range from 17 storeys (directly across the street) to 2 storeys. The proposed 7-storey building	

	<p>height lies right in the middle, creating an appropriate transition in line with the regulations of the MDP and GGC.</p> <p>The CBMCA letter references the XOLO building to the north and potential shadow impacts to this site. As illustrated in the shadow analysis, the shadows cast from the proposed development lie largely within the shadow extents of the 17-storey building to the south and the 10-storey building at the NE corner of 25 Ave and 4 St SW.</p> <p>Finally, the MU-1 District being sought with this application is intended to be applied adjacent to lower density residential uses and applies setback, step-back, and building height rules designed to respond to adjacent buildings.</p>
CBMA Comment #4	It will destroy heritage homes and further diminish the community's stock of affordable housing
Response	<p>The existing buildings are not designated heritage resources. They are privately owned, and the owner is seeking redevelopment. The proposed development will be a very high-quality building and will not include affordable units in the traditional sense. It will however feature larger 2- and potentially 3-bedroom units that will provide an alternative for families seeking to live in the inner-city but not being able to afford a house. Additionally, it will allow existing residents of Cliff Bungalow – Mission with an opportunity to downsize into a high-quality condo, while remaining in the neighbourhood.</p> <p>Also of note, the existing DC does not protect the existing homes, nor does it require an affordable housing component. This development could proceed without rezoning if it were not for the required increase in building height and density. The proposed land use amendment simply allows the development to make a more substantial contribution to Cliff Bungalow – Mission's housing stock than would otherwise be possible.</p>
CBMA Comment #5	It does not represent a sound approach to community building
Response	<p>The Mission ARP was prepared in 2006, more than 14 years ago. Sound community building practices suggest that planning documents and policies should be revisited and/or updated every 5- to 10-years. This is because context changes, both within specific areas and at the City-wide scale. Planning policies therefore need to remain nimble to respond to changing circumstances. The proposed development is very much in line with modern policy documents, including the MDP, GGC, Calgary Transportation Plan, and Land Use Bylaw 1P2007, all of which were prepared after the Mission ARP.</p>

PROPOSED

CPC2021-0468
ATTACHMENT 8

BYLAW NUMBER 70D2021

BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0048/CPC2021-0468)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

- 1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule “B” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “B”.
- 2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____
READ A SECOND TIME ON _____
READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2020-0048/CPC2021-0468
BYLAW NUMBER 70D2021

SCHEDULE A

