



# Combined Meeting of Council

## Agenda Item: 8.2.2

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUL 26 2021  
ITEM: 8.2.2 C2021-0929  
Distributions  
CITY CLERK'S DEPARTMENT

**C2021-0929**

**Referral of Policy and Land Use Amendment, LOC2020-0048**

**July 26, 2021**

Errors in Cover Report, page 3 of 4:

Table 2: Applicant Proposal, CA Community Contribution Position and Third-Party Appraisal

File Number	Description	FAR Increase	Total Contribution Amount	Per Square Metre Contribution Amount
	Applicant Proposal	3.5 FAR to 5.0 FAR	\$125,000.00	\$68.56/sqm
LOC2020-0048 CPC2021-0468 Bylaw 127D2021	CBMCA Community Contribution Position	3.5 FAR to 4.5 FAR	\$728,000.00 to \$1,014,000.00	\$598.91/sqm to \$834.20/sqm
	Cushman & Wakefield Appraisal (Two Scenarios)	3.5 FAR to 4.5 FAR	<del>\$650,975,000.00</del>	<del>\$534.74807.29/sqm</del>
		3.5 FAR to 5.0 FAR	<del>\$975,014,625.00</del>	<del>\$534.74807.29/sqm</del>

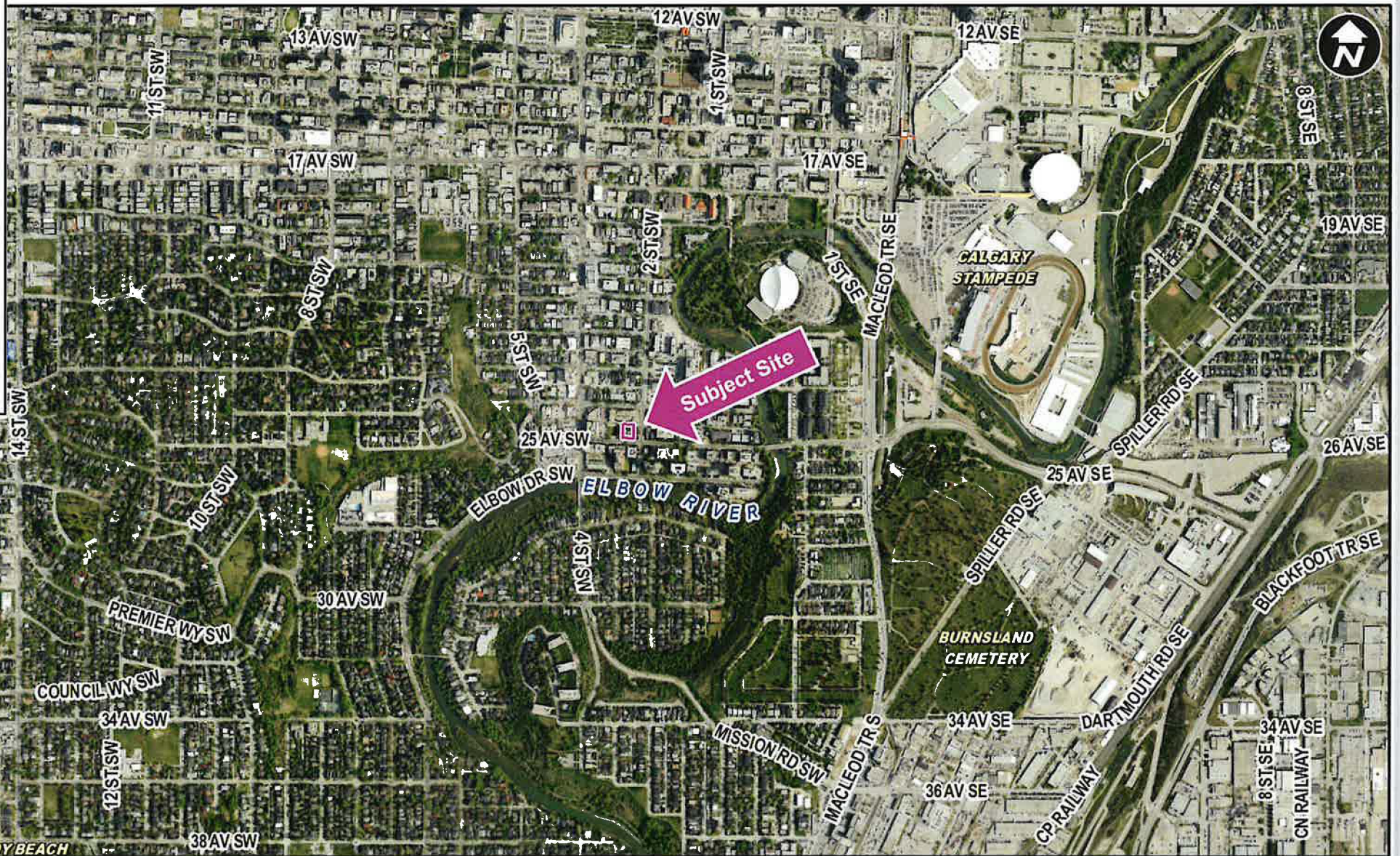
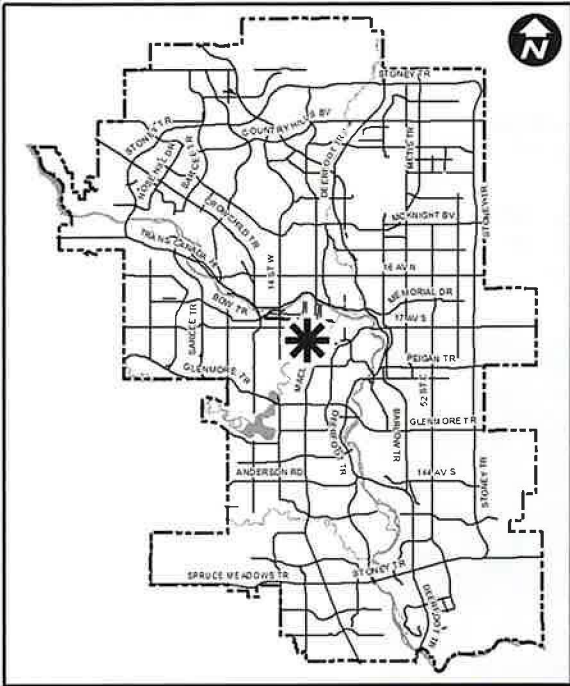
Errors in Attachment 7, page 1 of 1:

Option 3 – Third Party Appraisal

Additional Floor Area Ratio

8 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 the amount of ~~\$487,500,731,250.00~~, 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**.

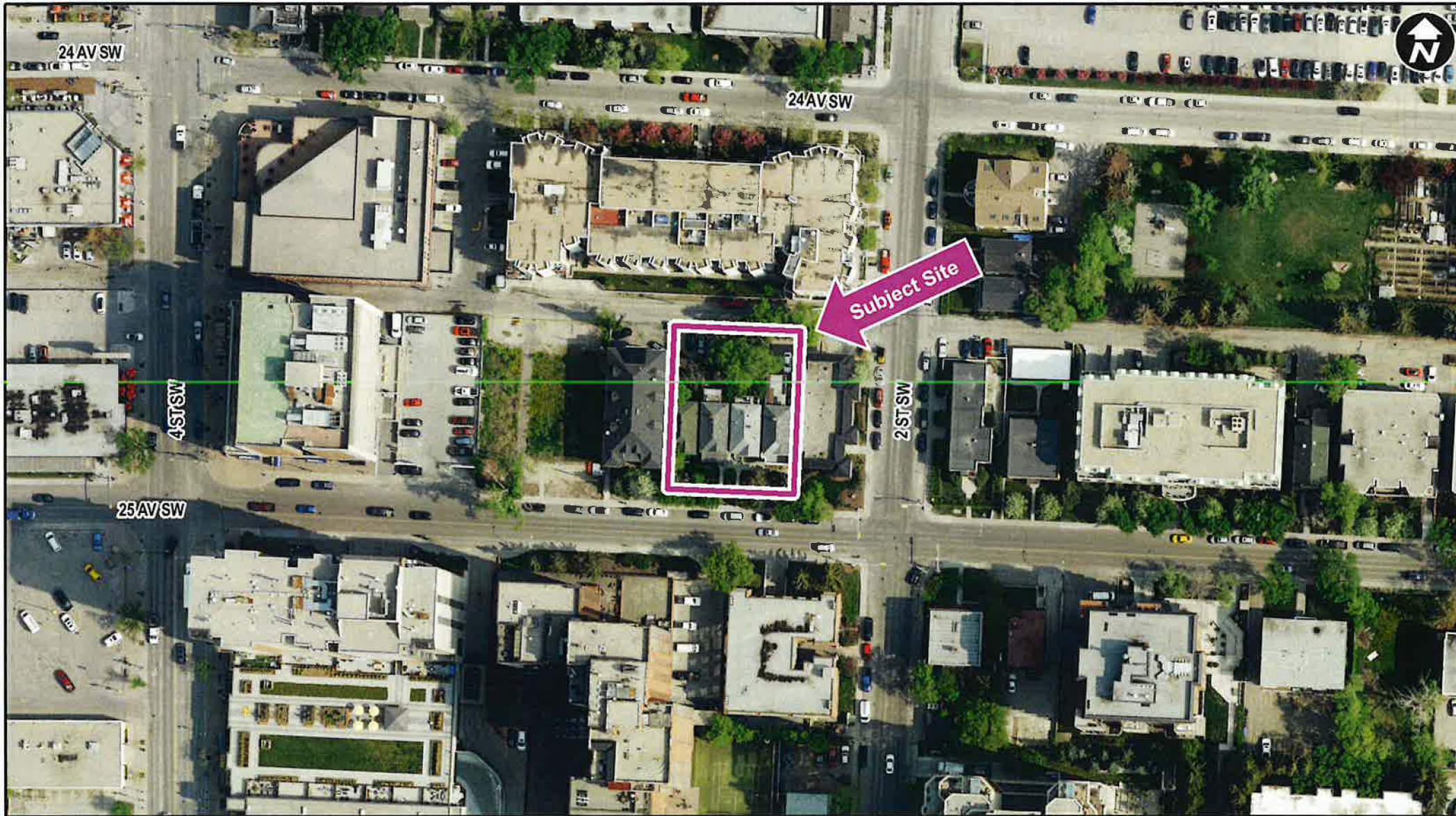




**LEGEND**

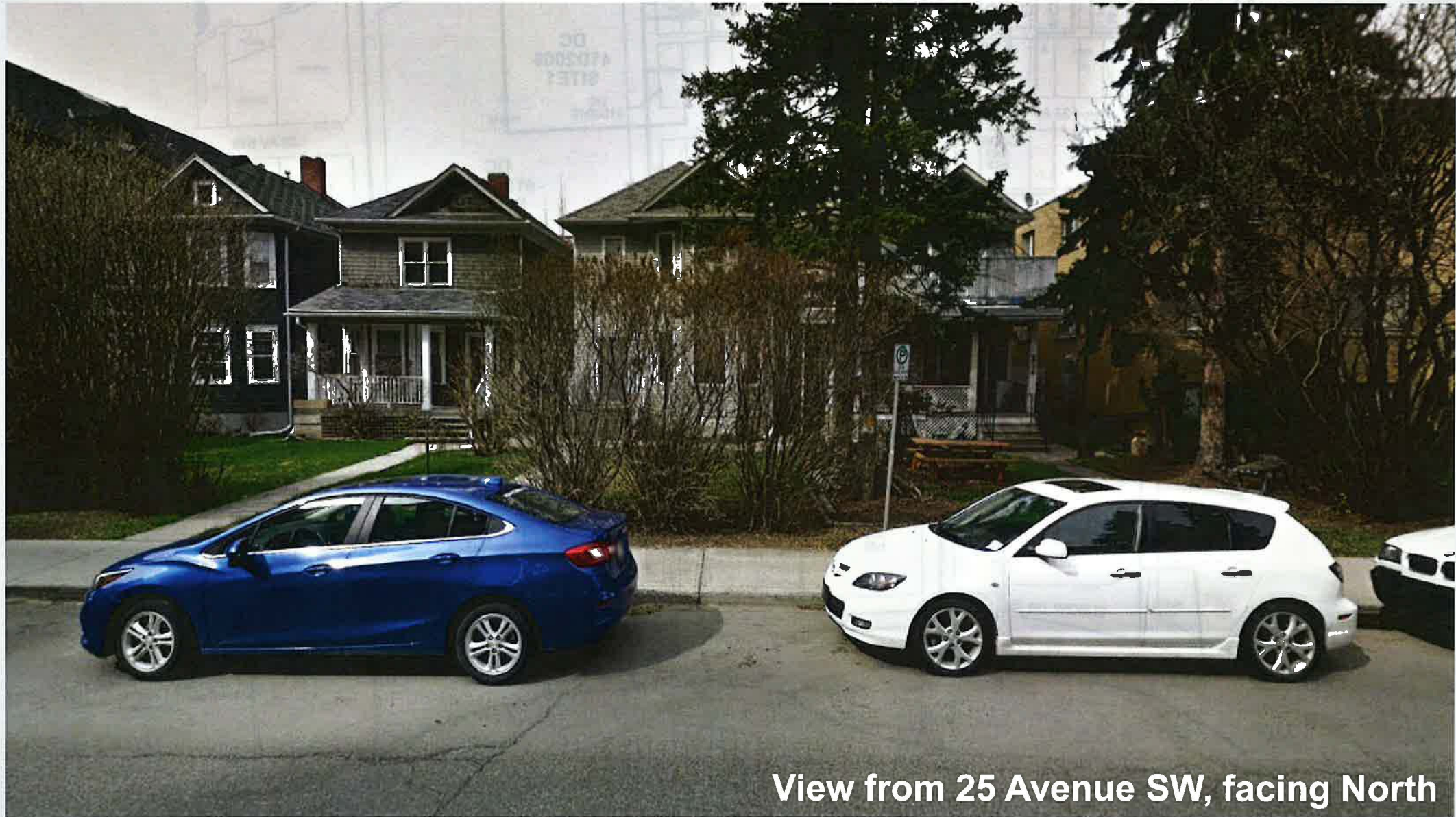
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow





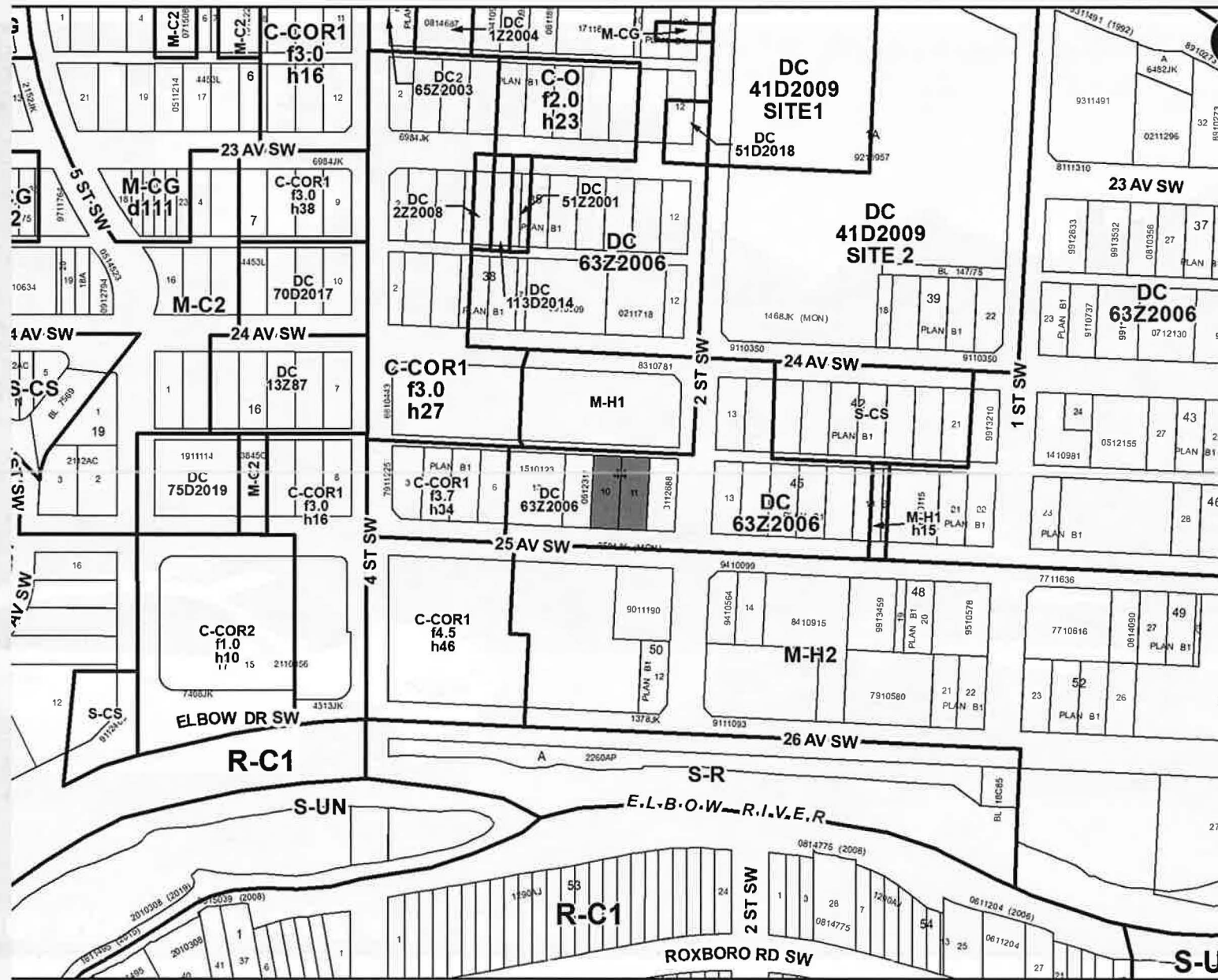
Parcel Size:  
0.12 ha





View from 25 Avenue SW, facing North







## Proposed Amendment to the Mission Area Redevelopment Plan (Bylaw 21P2021):

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.”



**Previous Council Direction:**

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.



## Proposed Direct Control District (Bylaw 127D2021):

### Floor Area Ratio

- 7 (1) Unless otherwise specified in subsection (2), the maximum **floor area ratio** is 3.5.
- (2) The maximum **floor area ratio** set out in subsection (1) may be increased to 5.0 in accordance with Section 8 of this Direct Control District Bylaw.

### Additional Floor Area Ratio

- 8 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**.

- ✓ Maximum Building Height remains unchanged from Bylaw 70D2021 – **at 28.0 metres.**
- ✓ Maximum Floor Area Ratio remains unchanged from Bylaw 70D2021 – **at 5.0 FAR.**
- ✓ The Permitted and Discretionary Uses and Standard Rules of the Multi-Residential – High Density Medium Rise (M-H2) District still apply.



### Contribution Amount Comparison:

File Numbers	Description	FAR Increase	Total Contribution Amount	Per Square Metre Contribution Amount
LOC2018-0188 CPC2019-0379 Bylaw 102D2019	"Buon Giorno" Site	3.0 FAR to 5.0 FAR	\$228,000.00	\$81.82/sqm
LOC2018-0143 CPC2019-0379 Bylaw 102D2019	Riverwalk Senior Living	3.0 FAR to 7.46 FAR	\$500,000.00	\$58.82/sqm

File Number	Description	FAR Increase	Total Contribution Amount	Per Square Metre Contribution Amount
LOC2020-0048 CPC2021-0468 Bylaw 127D2021	Applicant Proposal	3.5 FAR to 5.0 FAR	\$125,000.00	\$68.56/sqm
	CBMCA Community Contribution Position	3.5 FAR to 4.5 FAR	\$728,000.00	\$598.91/sqm
			\$1,014,000.00	\$834.20/sqm
	Cushman & Wakefield Appraisal (Two Scenarios)	3.5 FAR to 4.5 FAR	<del>\$650,000.00</del>	<del>\$534.74/sqm</del>
<del>\$975,000.00</del>			<del>\$807.29/sqm</del>	
		3.5 FAR to 5.0 FAR	<del>\$975,000.00</del>	<del>\$534.74/sqm</del>
			\$1,462,500.00	\$807.29/sqm



## Contribution Amount Options (Attachment 7):

### Option 1 – Applicant Proposal – Recommended Option

#### Additional Floor Area Ratio

- 8 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 the amount of \$125,000.00, 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**.

OR

### Option 2 – Cliff Bungalow-Mission Community Association Position

#### Additional Floor Area Ratio

- 8 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 the amount of \$546,000.00, 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**.

OR

### Option 3 – Third Party Appraisal

#### Additional Floor Area Ratio

- 8 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 the amount of ~~\$487,500.00~~ \$731,250.00, 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**.



## RECOMMENDATION(S):

That Council:

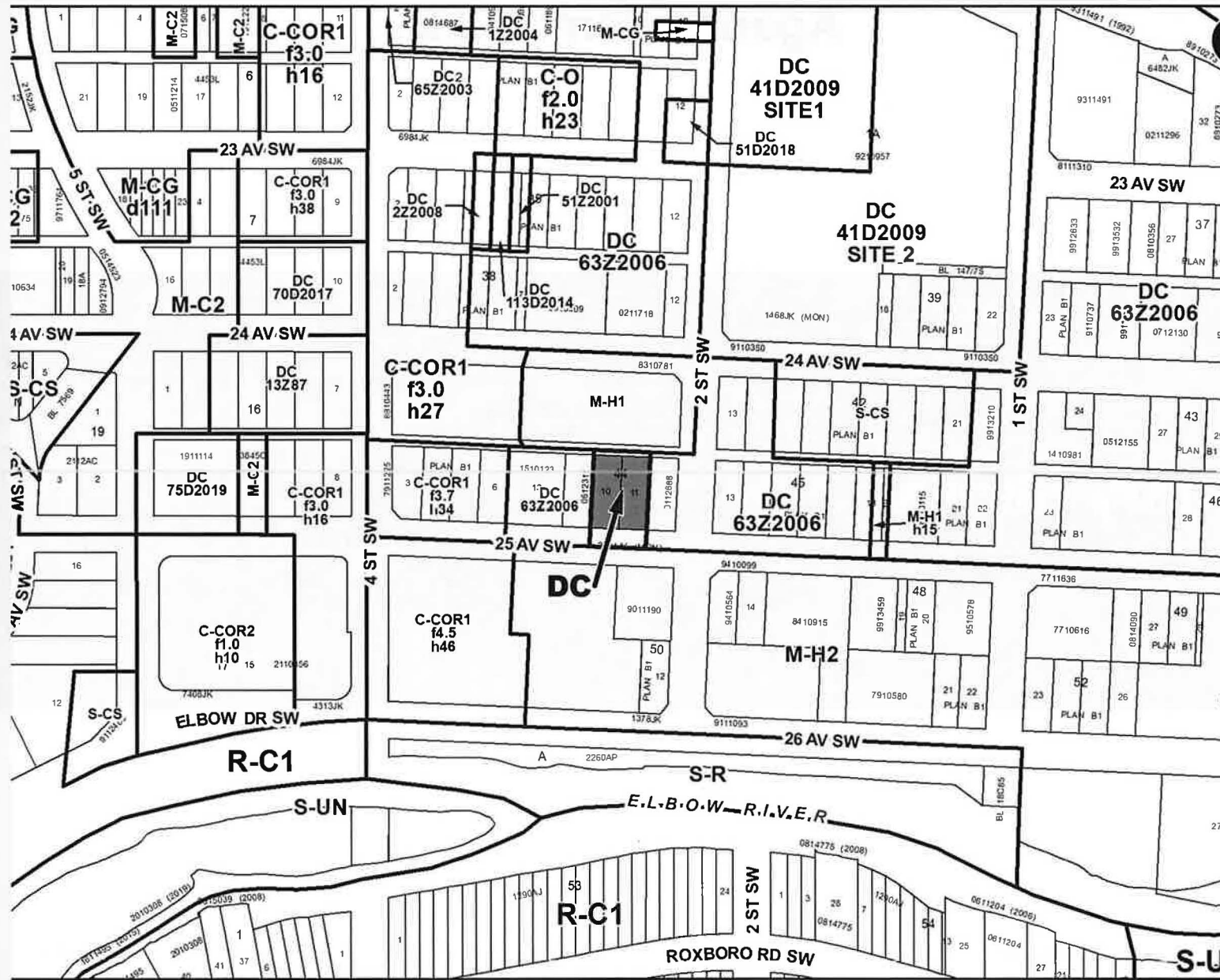
1. Give three readings to **Proposed Bylaw 21P2021** for the amendment to the *Mission Area Redevelopment Plan* (Attachment 2);
2. Hold a Public Hearing; and
  - a. Give first reading to **Proposed Bylaw 127D2021** for the redesignation of 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 306, 308, 310, and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to Direct Control District (Attachment 3);
  - b. AMEND Section 8 of **Proposed Bylaw 127D2021** to specify the contribution amount required to earn additional floor area ratio (Attachment 7);
  - c. Give second and third readings to **Proposed Bylaw 127D2021**, as amended; and
3. File and abandon **Proposed Bylaw 70D2021**.



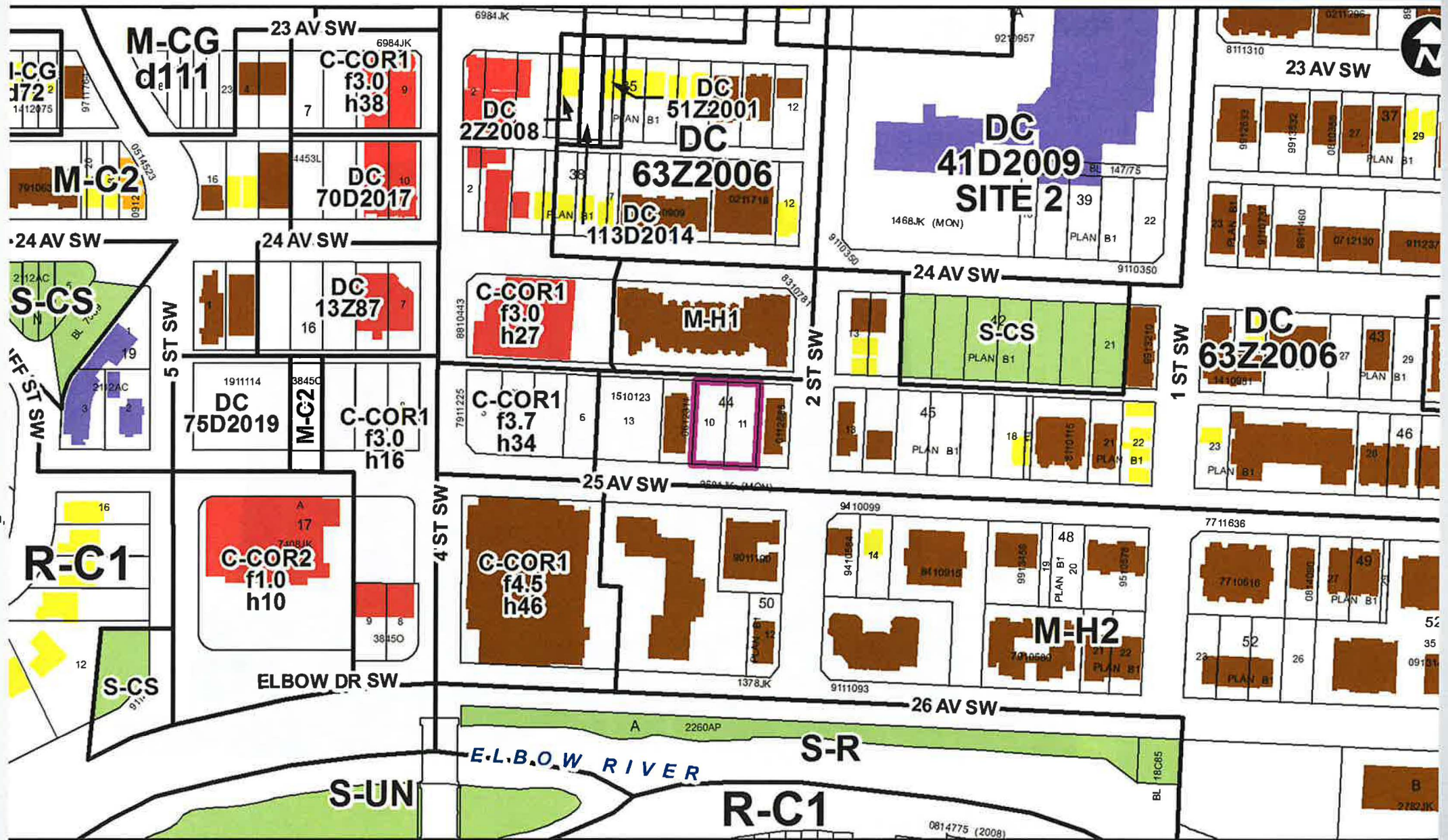


### Supplementary Slides





- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





Renderings

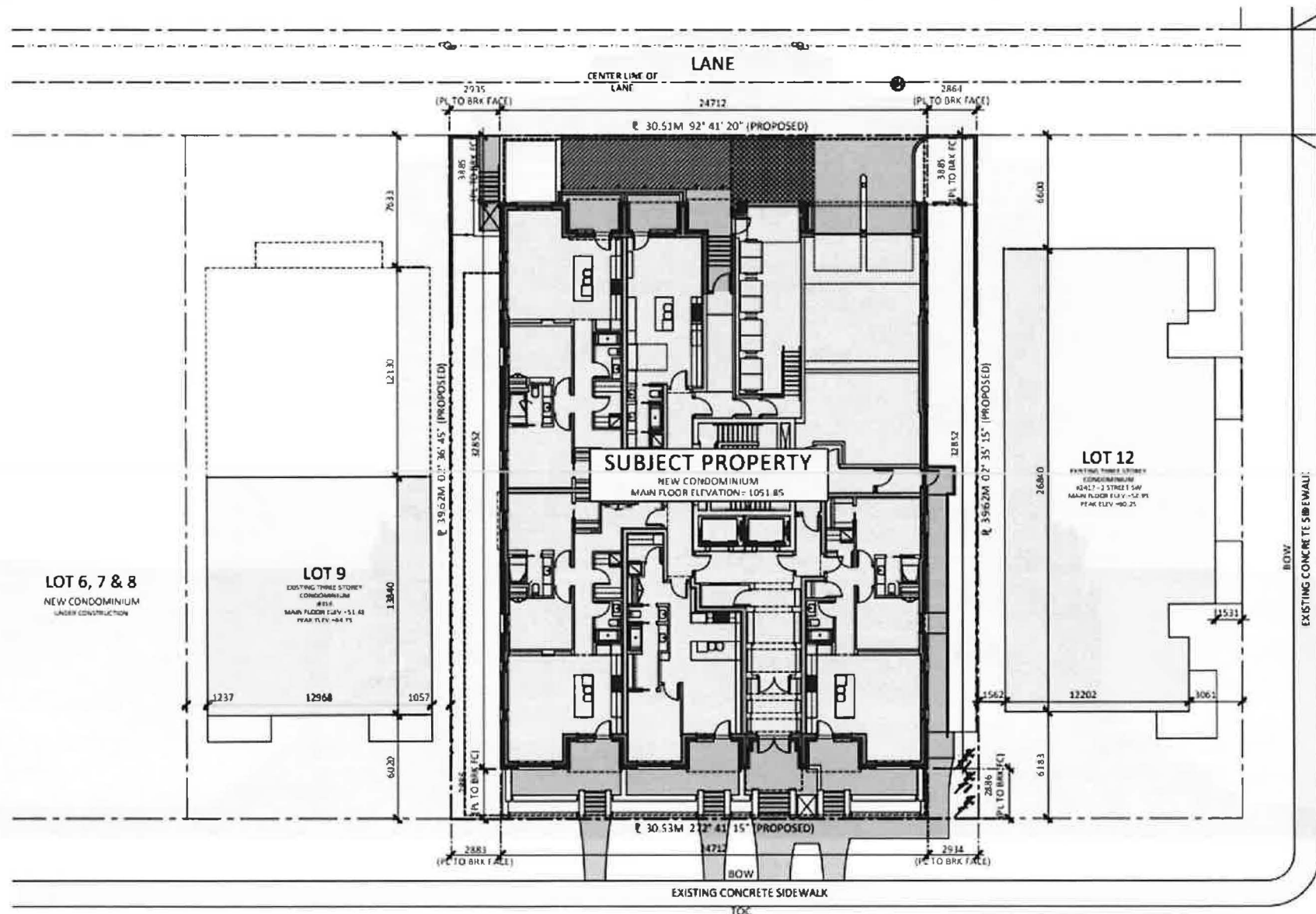


Front elevation.

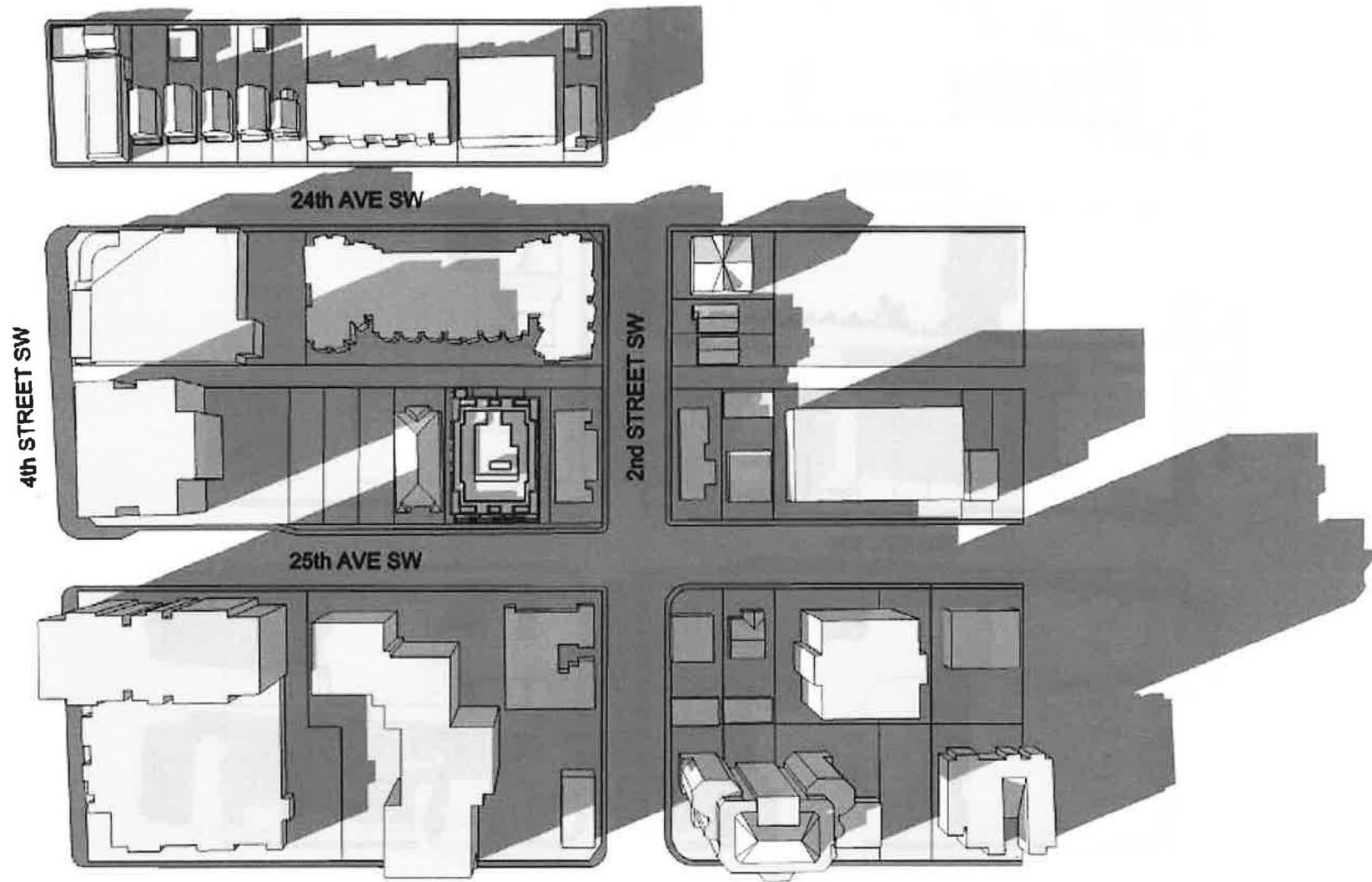


Rear elevation.





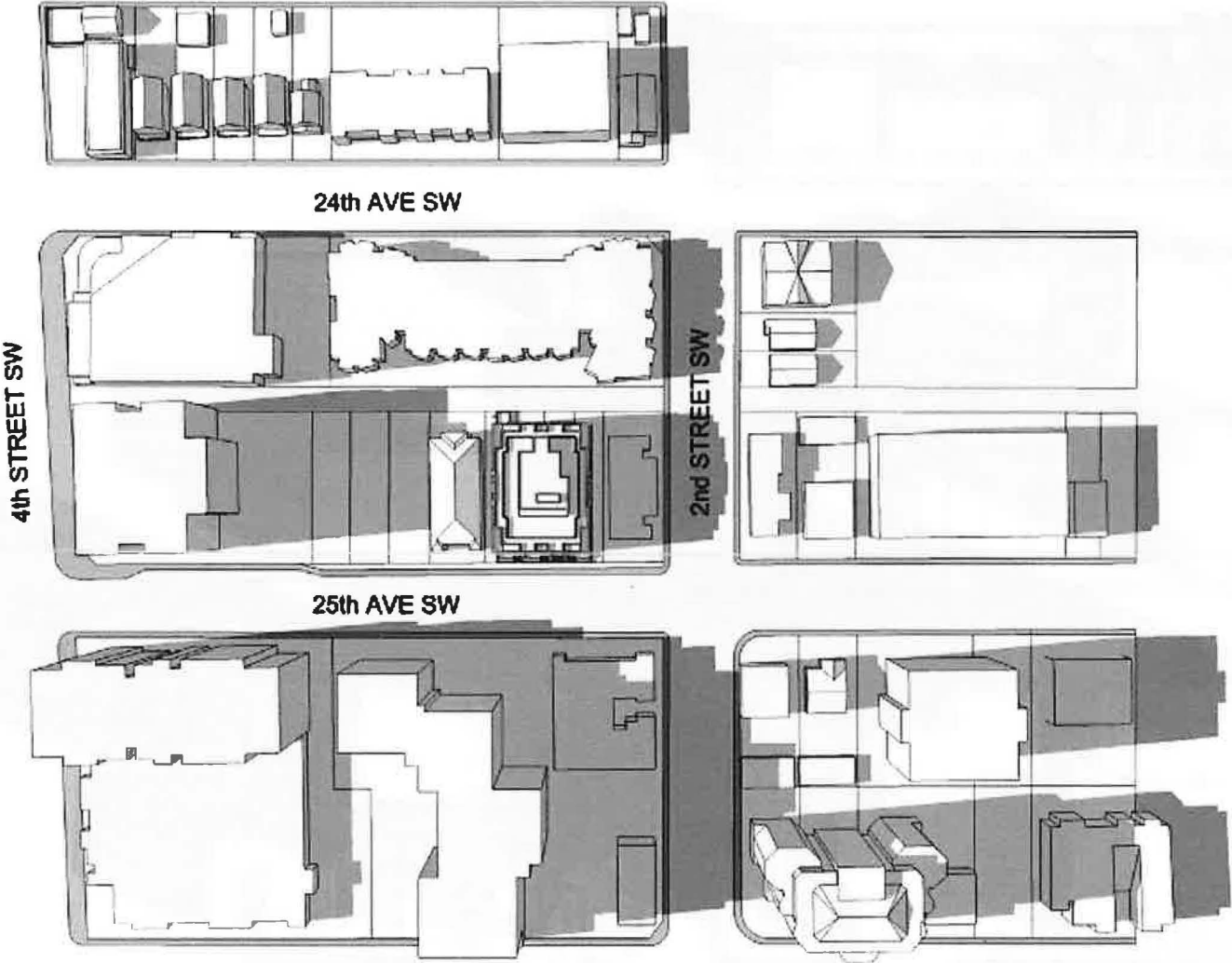
**C** BLOCK PLAN - PROPOSED  
DPI.1 SCALE: 1:200



1.1.3 PLAN: MARCH 21st 4 pm  
EXISTING HOUSES

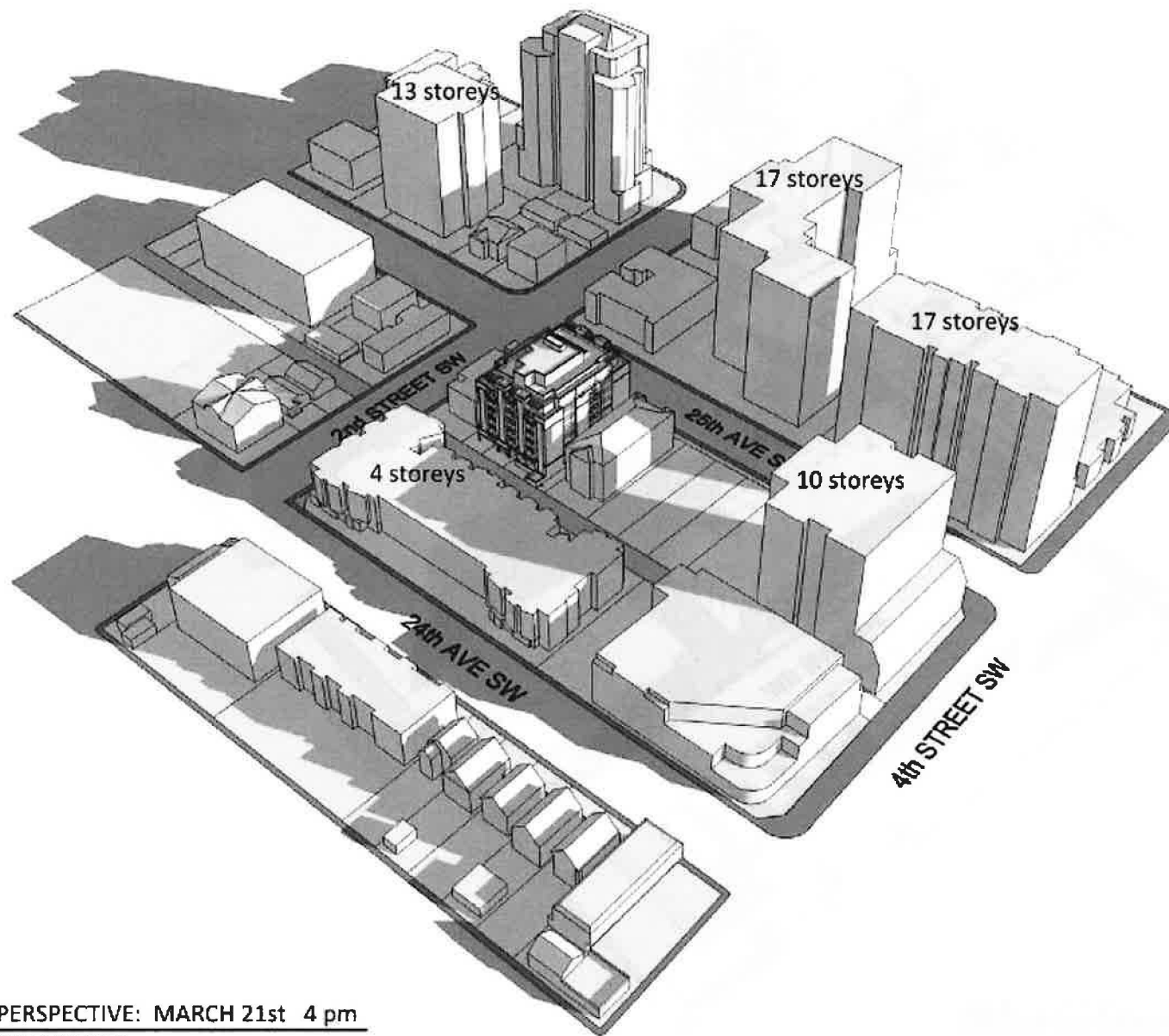






1.1.6 PLAN: JUNE 21st 4 pm  
EXISTING HOUSES

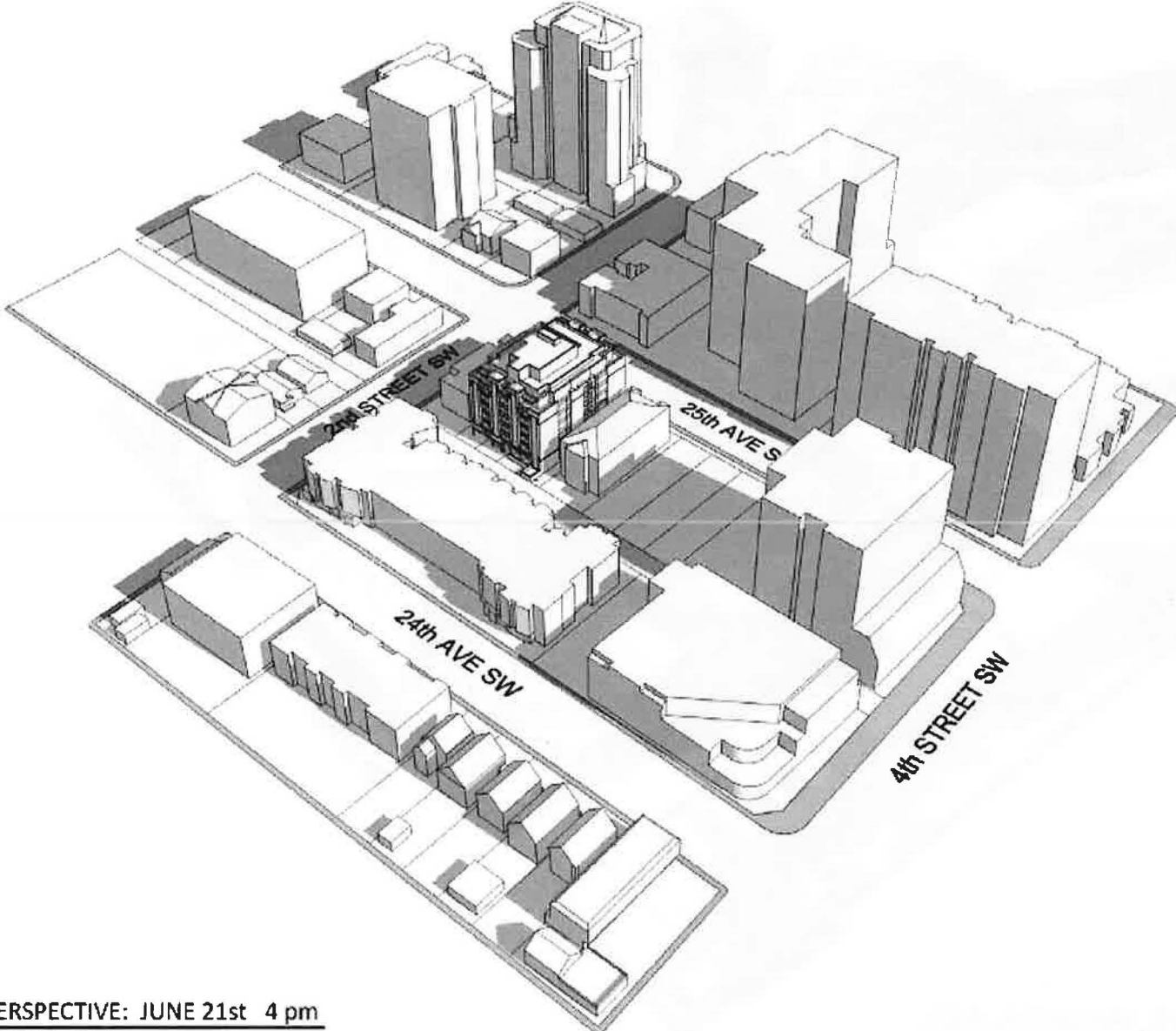




1.2.3 N.W. PERSPECTIVE: MARCH 21st 4 pm  
EXISTING HOUSES







1.2.6 N.W. PERSPECTIVE: JUNE 21st 4 pm  
EXISTING HOUSES

