

# 25 Avenue SW

Land Use Amendment Application (LOC2020-0048)

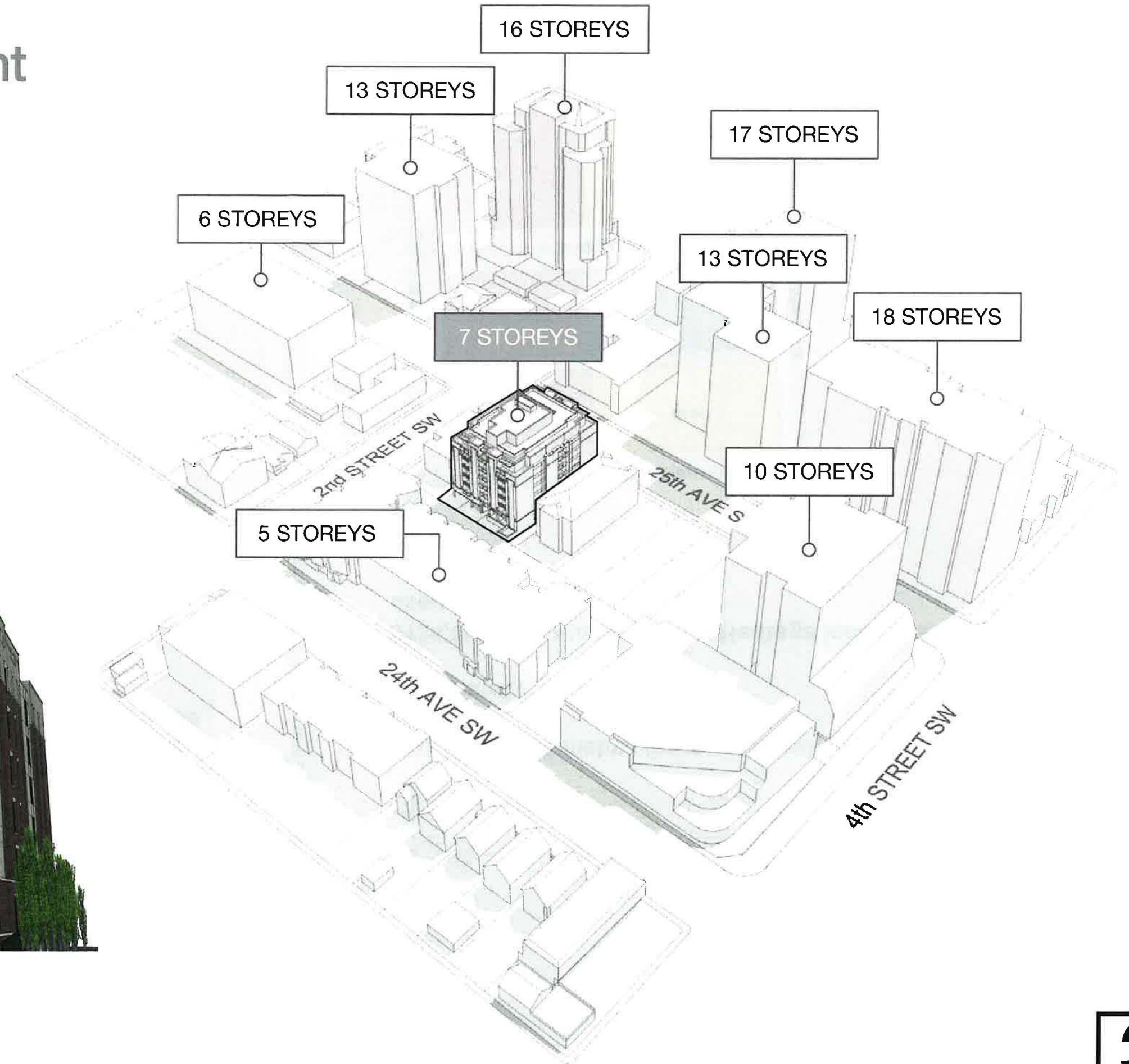
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 26 2021  
ITEM: S-2-2 C2021-0929  
Distribution  
CITY CLERK'S DEPARTMENT

# Location



# Proposed Development

- Concurrent Development Permit for a high quality 7 storey building
- Contributes to the improvement of the public realm of 25th avenue
- Fits within the existing context as a transition from the high rise to the south and low rise to the north



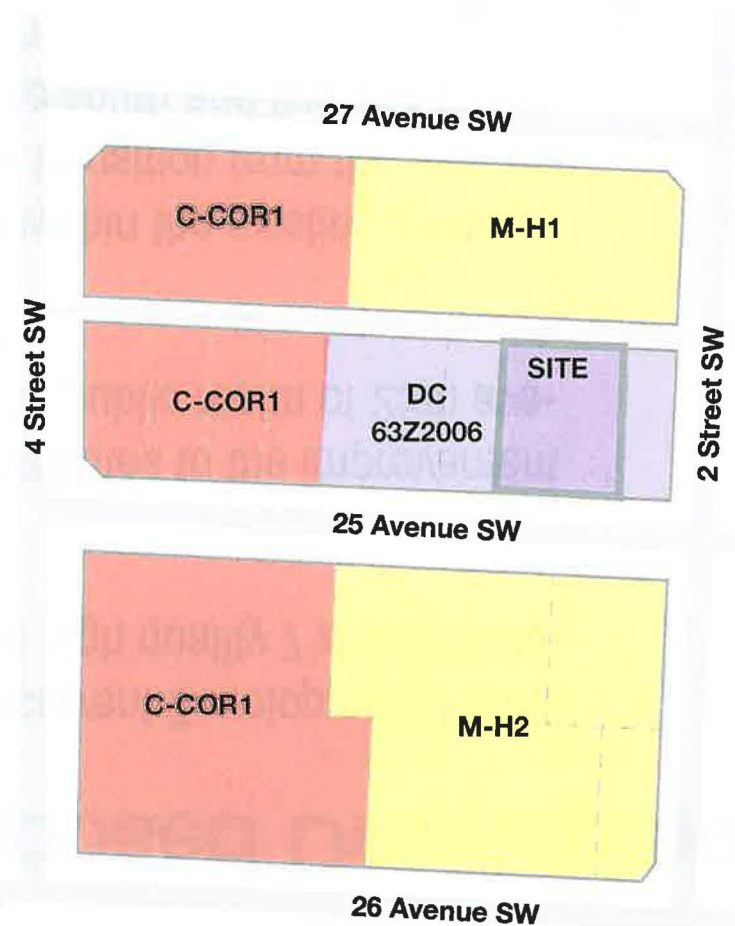
# Existing & Proposed Land Use

## 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

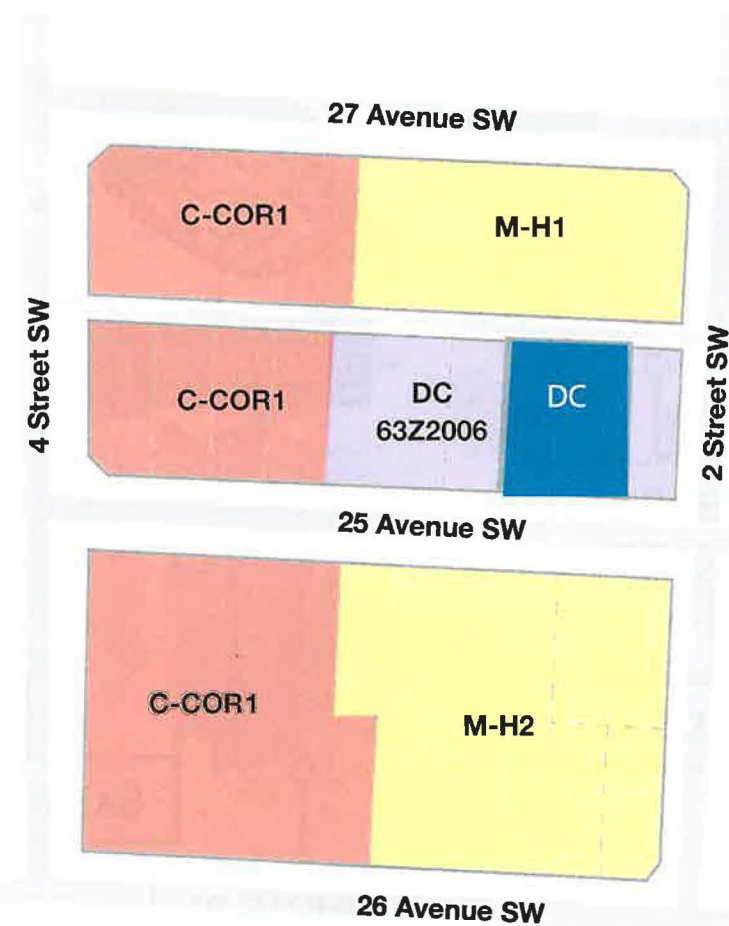


## DC Based on Multi-Residential–High Density Medium Rise

Max Height: 28 metres (seven-storeys)

Max Density: 5 FAR

**\$125,000 Contribution to the Heritage Incentive Fund to be used in Mission**



## **Applicant Proposal Following Discussions with Administration**

**A Voluntary Contribution of \$125,000 to the Heritage Incentive Reserve Fund to be used in the community of Mission.**

**This amount equals \$68.56/sq m of extra density between 3.5 FAR to 5 FAR.**

**The City makes a matching contribution of \$125,000 to equal a total benefit of \$250,000.**

# Relevant Recent Council Approved Projects

## 1. Riverwalk

Total Contribution: \$500,000

Density increase: 4.46 FAR, 8,500 sq m

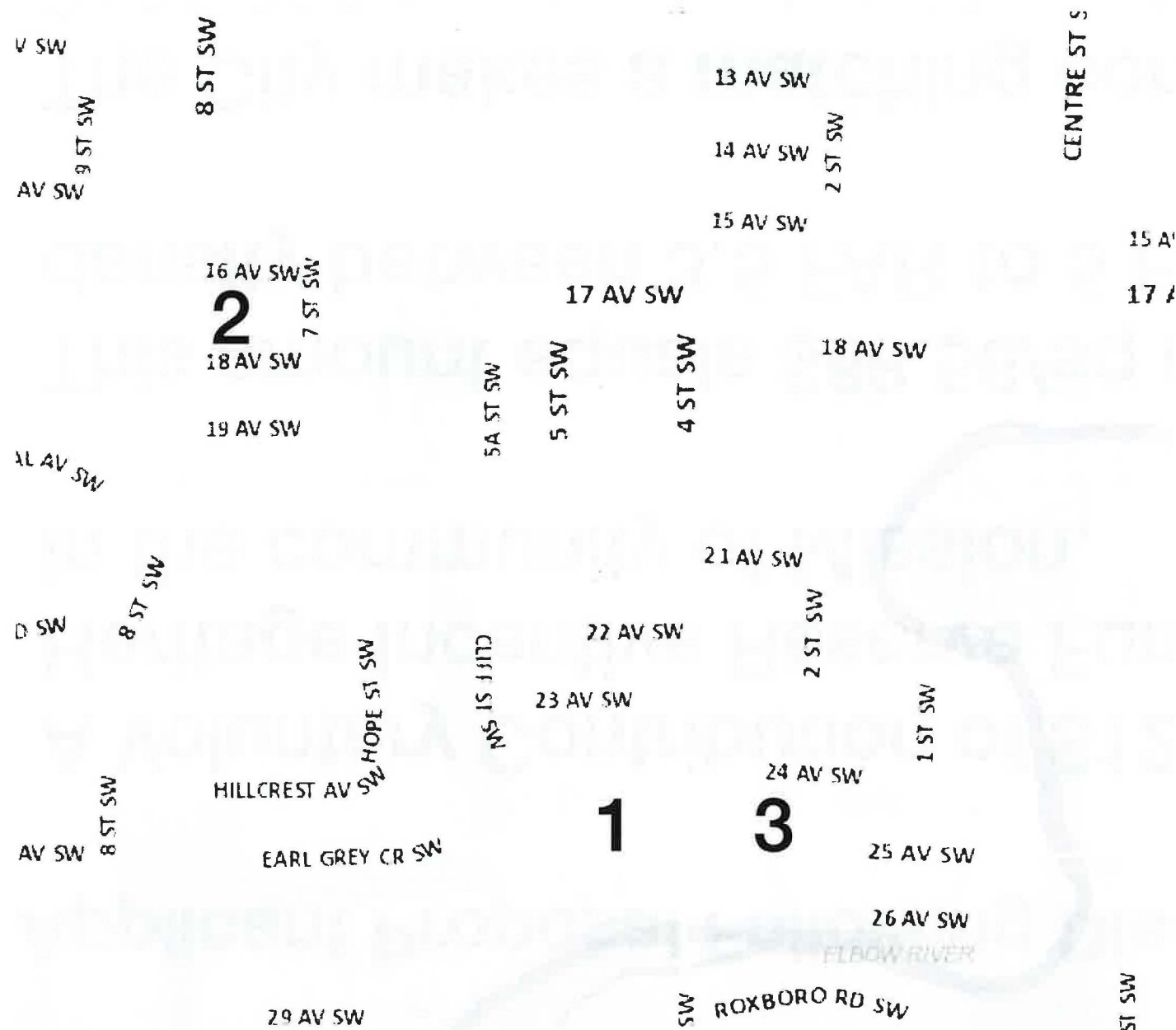
Contribution per square meter: \$58.82

## 2. Buon Giorno

Total Contribution: \$228,000

Density increase: 1.5 FAR, 2,786 sq m

Contribution per square meter: \$81.82



## 3. Applicant Proposed and Administration Recommended Contribution



Total Contribution: \$125,000

Density increase: 1.5 FAR, 1,823sq m

Contribution per square meter: \$68.56

Average contribution per square meter of the two relevant projects

## Reasons For Approving Proposed Applicant Amount

- **Follows Council Direction to assess nearby Council approved projects**
- **Greater contribution amount than the most recent relevant Council Approved application**
- **City matching grant doubles the contribution to the Heritage Preservation fund to \$250,000**
- **Allows the development to be built - is financially feasible**
- **Average land value contributions are not used where policy does not exist**
- **Recommended by administration**