

Applicant Submission

April 26, 2022

Background to our application for minor policy amendment to Mission Area Redevelopment Plan

This minor amendment is necessitated in order to address a minor **(technical)** inconsistency between the **A.R.P** and the **(M-H2)** Land Use District in Calgary Bylaw 1P2007. The Land Use District **(M-H2)** establishes the proposed density based on the F.A.R (5.0) whereas the **Area Redevelopment Plan (A.R.P)** limits the maximum density based on the “number” of units **(395 units/hectares)** regardless of the size of the unit and the F.A.R (5.0). We had submitted our development permit application **DP 2021-1945** for **thirty-nine (39) units** in compliance with **M-H2** Land Use District and within the allowable F.A.R (5.0) and the building height (30.5 m).

As part of the approval process and as required, we went through the **Urban Design Review Panel** and **CBM** Community Association (Cliff Bungalow and Mission) and **no concerns with the proposed density (39 units)** were expressed and/or brought to our attention. As a matter of fact both the community association and Urban Design Review Panel were very supporting and the **UDRP** made some excellent suggestions with respect to street presence and landscaping etc., which were all accepted and incorporated in our Development Permit application (**DP 2021-1945**).

Planning and development (administration) though during the Development Permit approval process insisted on us reducing the total number of units from 39 units to **31 units** in accordance with the **A.R.P**. We did, not having any other choice, and without any major changes to the massing of the building and the F.A.R (5.0) revised our Development Permit application drawings for 31 units which **was then finally approved**.

Now, with the proposed minor amendment to the **ARP (Policy)**, we wish to be able to, again without any major change to the massing of the building and the F.A.R (**DP 2021-1945**) achieve a total density of **39 units** as per the existing **(M-H2)** Land Use Bylaw. The proposed minor amendment to the policy is shown below.

The proposed amendment is limited to the subject site only and NOT for the area bounded by 25 Avenue SW in the north, the elbow river in the east, and in the South and 4 Street SW commercial area in the West.

The proposed amendment not only allows us to develop 39 units but is also considered appropriate and an excellent opportunity for the area which enables the site to achieve the density as envisioned by the Land Use District and city's goal for intensification of the area, but also, as the intended use and the form conforms to the **M-H2** Land Use District and the **Mission ARP**.

The proposal does not affect the overall vision for the development, and it remains loyal to both the original intent of the **Land Use District (M-H2)** and the **Mission ARP** in terms of height and massing of the development and also very satisfactorily provides diversity of housing choice and includes 1-bedroom units, 2- and 3-bedroom units as encouraged by ARP policy.

We again for the subject amendment contacted the Cliff Bungalow/Mission Community Association (Mr. Zak Tanzah) and were invited to their meeting (via zoom) on February 9th, 2022 and we were advised that the CBM community **did not see my issue and were supportive of our application and were pleased to see UDRP comments being incorporated in our revised/updated design for 39 units**.

In conclusion we request the administration, Calgary Planning Commission (CPC) and City Council's support and approval for the proposed Policy Amendment.