

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the community of Mission on 25 Avenue SW and within the plan area boundary of the *Mission ARP*. The site has an area of approximately 0.08 hectares (0.20 acres) and is approximately 20 metres wide by 40 metres deep. The site is currently vacant and has been for many years. There is no lane adjacent to this parcel so future access will need to come from 25 Avenue SW.

The surrounding area is primarily characterized by multi-residential development with building heights on the adjacent parcels of approximately three to four storeys. Approximately 25 metres west of the site is a 13-storey apartment building and 50 metres to the east is a nine-storey apartment building. The commercial area of 4 Street SW, which is a Council designated Neighbourhood Main Street, is located two blocks to the west, and the Erlton Stampede LRT Station is 700 metres (a 10-minute walk) to the east.

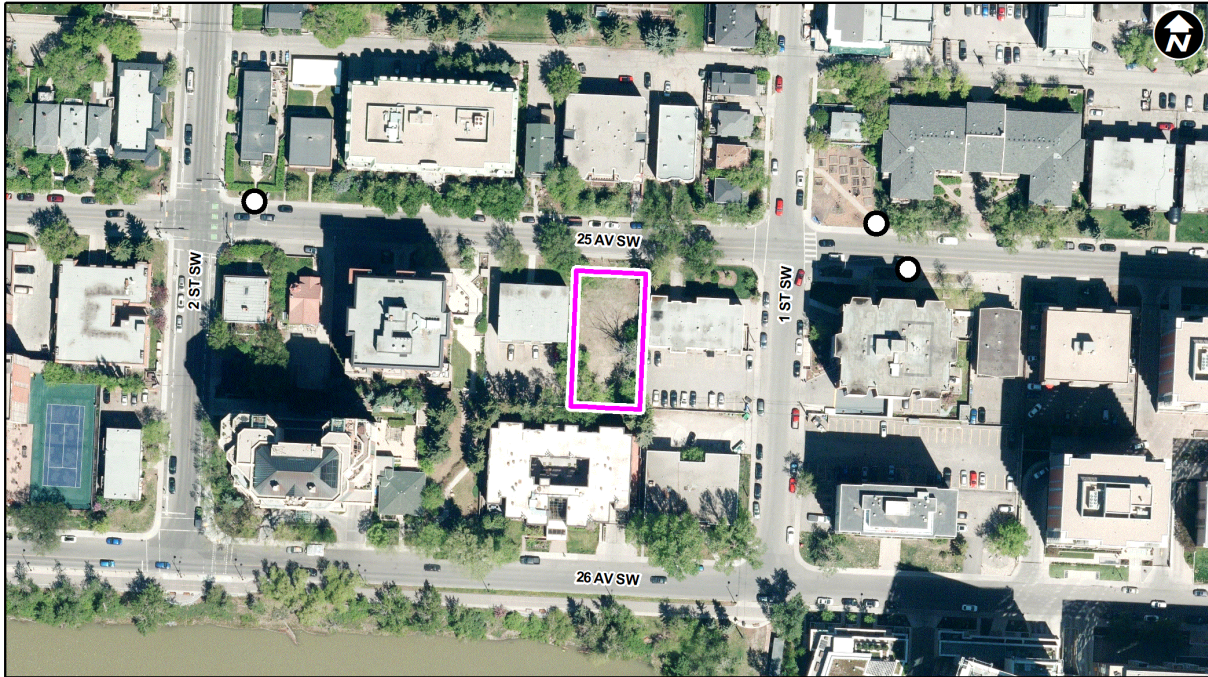
Community Peak Population Table

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)	- 1.60%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-H2 District is intended to provide for taller multi-residential development with intense development, higher density and higher numbers of dwelling units and traffic generation. The M-H2 District measures density by floor area ratio to provide flexibility in building form and dwelling unit size and number. The M-H2 District has a maximum floor area ratio of 5.0 FAR and maximum height of 50 metres, however there is no maximum density for the number of units, only a minimum density. As such, a land use amendment is not required, with only a policy amendment to the *Mission ARP* required to allow for an increase in the maximum number of units.

Development and Site Design

If this application is approved by Council, the rules of the M-H2 District and the applicable policies of the *Mission ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- an engaging built interface along 25 Avenue SW; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties.

Transportation

As the site is laneless, future vehicular access will be from 25 Avenue SW. There is no on-street parking in front of the parcel, as a travel lane exists on the south side of 25 Avenue SW, along the site. Restricted two-hour parking is available on the north side of 25 Avenue SW. Pedestrian access to the site is available from existing sidewalks along 25 Avenue SW.

The site is well served by Calgary Transit with an eastbound transit stop serving Route 17 (Renfrew/Ramsay) located approximately 80 metres to the east along 25 Avenue SW. Calgary transit stops serving Routes 3 (Sandstone/Elbow DR) and Route 449 (Eau Claire/Parkhill) are located on 4 Street SW, approximately 300 metres to the west. The Erlton Stampede LRT Station is approximately 700 metres, or a 10-minute walk, to the east of the site along Macleod Trail SE.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water main and sanitary sewer connections are available to service the subject site. Storm sewers are not available for connection. A storm main extension is required for servicing. Further site servicing details will be reviewed at the development permit stage.

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 policy amendment builds on the principles of the IGP by means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed ARP policy amendment is in alignment with the existing land use district, M-H2, and provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Mission Area Redevelopment Plan (Statutory – 2004)

The subject site is located within the High Density Residential land use policy area of the [Mission Area Redevelopment Plan](#) (ARP), as identified in Map 4: Land Use Policy Plan. The High Density Residential policy area has a maximum density of 395 units per hectare. The proposed policy amendment would increase the density allowed under the ARP from 395 to 485 units per hectare, which represents an increase of 23%. The proposed amendment is supported as it is a modest increase in density and is an alignment with the existing land use district, M-H2, which does not have a maximum density regarding the number of units.