

Background and Planning Evaluation

Background and Site Context

The parcel is located in the community of Mission, on the north side of 25 Avenue SW. The site is currently developed with a single detached dwelling built in 1912, with rear lane access. The parcel is a total area of 0.04 hectares with approximate dimensions of 9 metres by 39 metres.

The surrounding lands are designated DC District (Bylaw 63Z2006) which is based on the Residential High Density Multi-Dwelling (RM-6) District in Bylaw 2P80. Surrounding development in the neighborhood of Mission is characterized by a mix of apartment buildings, and a number of older character homes.

Community Peak Population Table

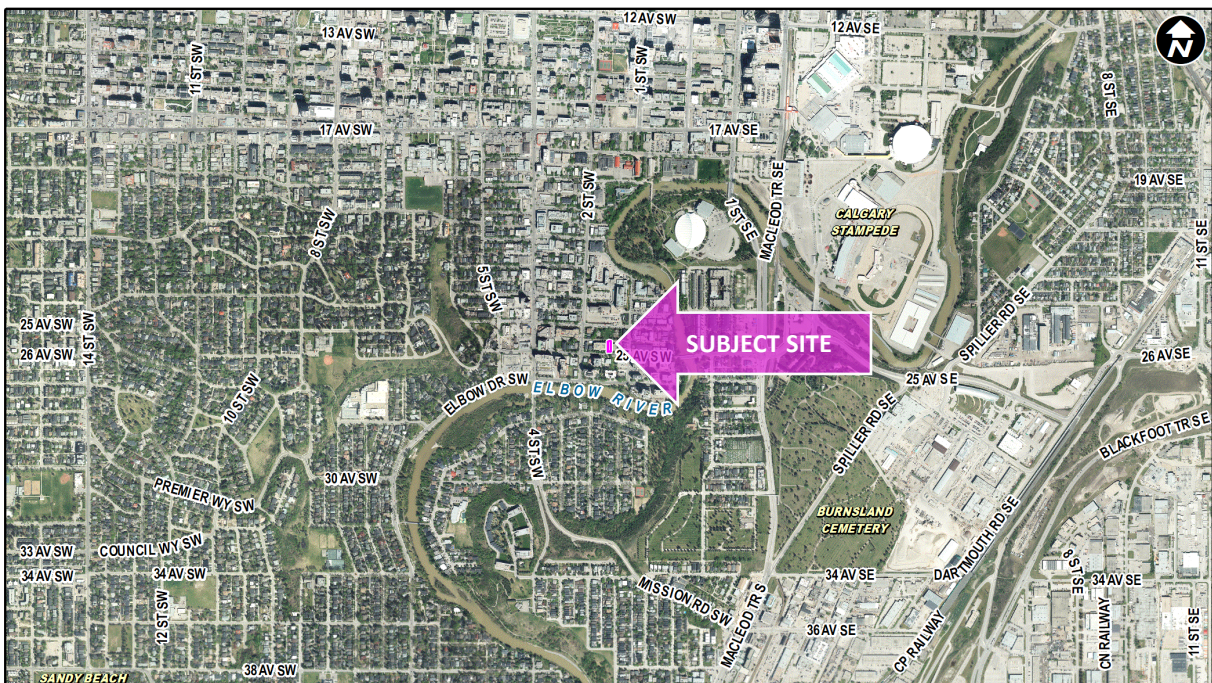
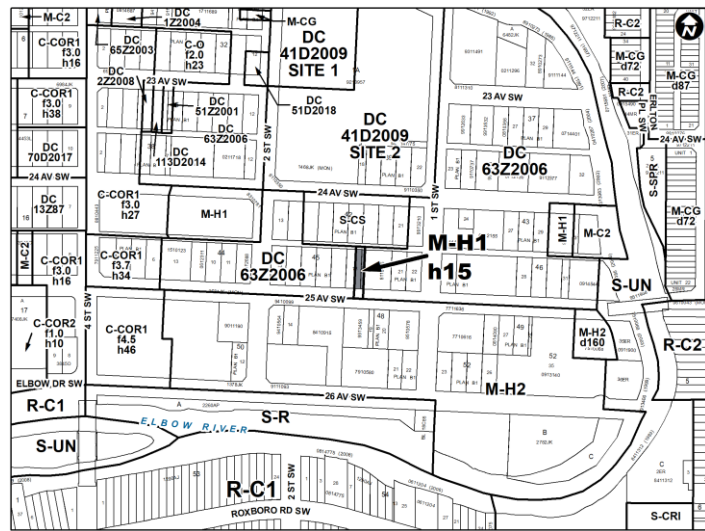
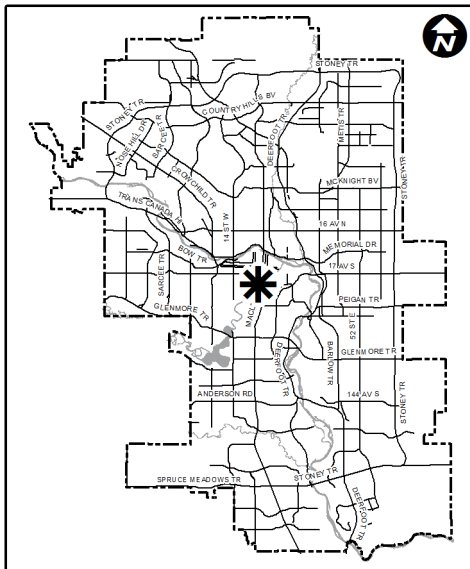
As identified below, the community of Mission reached its peak population in 2018, and the population has decreased slightly.

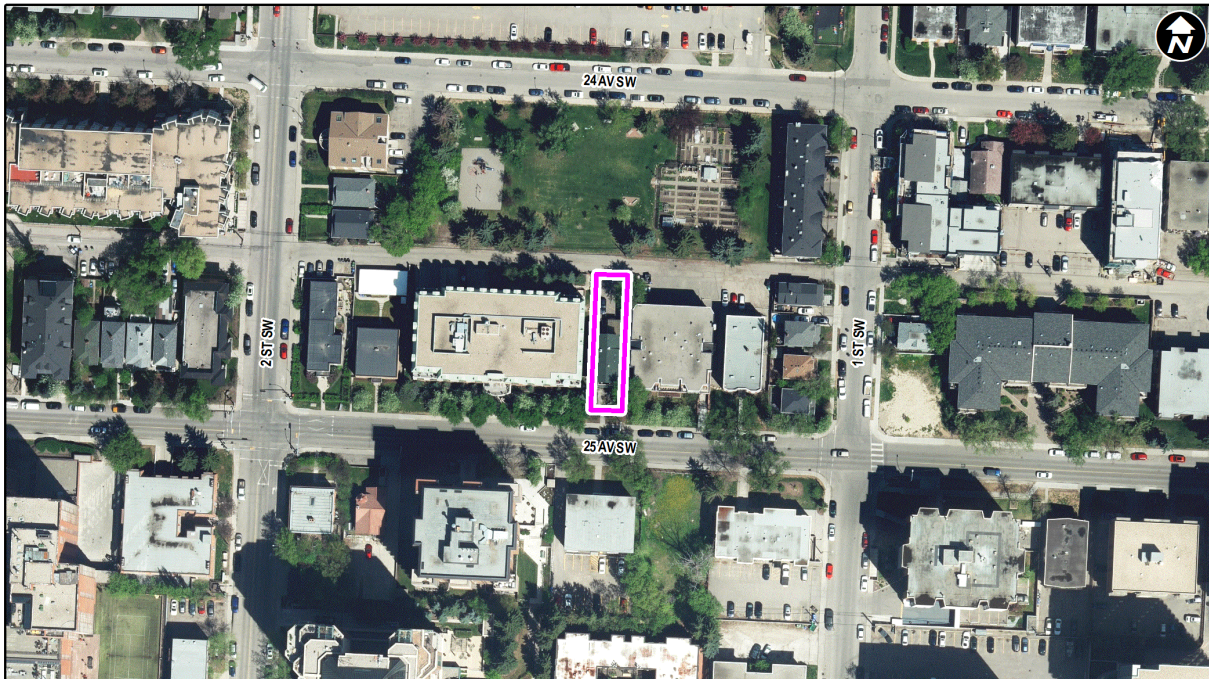
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

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 Direct Control District ([Bylaw 63Z2006](#)) is based on RM-6 of Bylaw 2P80. The purpose of this district is to provide for high density, medium profile apartment development. The current DC provides for limited opportunities for additional uses.

The proposed M-H1h15 District would allow for additional support commercial uses, including but not limited to: Office, and Retail and Consumer Service. The M-H1 does have a minimum of 150 units per hectare and this is being reviewed at the development permit stage. The intent of this application is to allow the applicant to construct an addition at the rear of the existing building to be used as an Office, whilst living in the front (existing) building on site as outlined in the Applicant Submission (Attachment 2).

Development and Site Design

If this application is approved by Council, the policies of the *Mission ARP* and the rules of the proposed M-H1h15 District will provide guidance for future site development including appropriate uses, building massing, and height, landscaping and parking.

The current DC allows for a maximum height of five storeys, not exceeding 15 metres. Therefore a height modifier of 15 metres has been proposed to ensure the maximum height remains consistent with the surrounding context.

Transportation

Pedestrian access to the site is available from 25 Avenue SW. Vehicular access is available from the lane. The site is well served by Calgary Transit with bus stops located approximately 20 metres away.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified. 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 currently being reviewed along 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 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 parcel is located within the Residential - Developed - 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 inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the M-H1h15 District is sensitive to existing residential context of the area in terms of height, scale and massing.

Climate Resilience Strategy (2018)

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

Mission Area Redevelopment Plan (Statutory – 2006)

The parcel is identified on Map 4 of the [Mission Area Redevelopment Plan](#) (ARP) as Medium Density Residential. The ARP encourages the preservation of special character homes and

supports office conversions in single detached dwellings that are isolated between two existing apartments.