

Policy Amendment in Mission (Ward 8) at 211 – 25 Avenue SW, LOC2022-0023

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings to **Proposed Bylaw 41P2022** for the amendment to the Mission Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application proposes an amendment to the *Mission Area Redevelopment Plan* (ARP) to increase the maximum residential density allowed over the site.
- The proposal aligns with the existing land use district, the Multi-Residential – High Density Medium Rise (M-H2) District, which does not limit residential density for the number of units, and aligns with the *Municipal Development Plan* (MDP) as it represents a modest increase in density.
- What does this mean to Calgarians? Additional housing units in an inner-city community well-served by transit would support a broader number of Calgarians.
- Why does this matter? Allowing for more housing opportunities in inner-city areas would allow for more efficient use of land and existing infrastructure, and accommodate a more diverse population.
- An amendment to the *Mission ARP* is required to accommodate the increase in density.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy amendment application was submitted by Manu Chugh Architect on behalf of the landowner, Devine Custom Homes Ltd, on 2022 February 09. The approximately 0.08 hectare (0.20 acre) mid-block site in Mission is located on the south side of 25 Avenue SW between 1 Street SW and 2 Street SW. The site, which is currently vacant, has no rear lane and therefore access can only come from the street.

As outlined in the Applicant Submission (Attachment 3), this application seeks to address a technical inconsistency between the site's existing land use designation of Multi-Residential – High Density Medium Rise (M-H2) District, and the policies in the *Mission Area Redevelopment Plan* (ARP) that relate to this site. The M-H2 District regulates the site's density with a floor area ratio (FAR) of 5.0, while the *Mission ARP* regulates density by the number of units, which is 395 units per hectare, resulting in a maximum of 31 units allowed for this site. In response to this inconsistency, this application proposes an amendment to the *Mission ARP* (Attachment 2) to allow for an increase in density from 395 units per hectare to 485 units per hectare, which would

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allow up to 39 units on the site. The increase to 39 units can be accommodated under the M-H2 District's maximum density of 5.0 FAR.

The applicant submitted a development permit for a 39-unit multi-residential development on 2021 March 24. As the proposed number of units exceeded the maximum allowed for the site in the *Mission ARP* and the applicant chose not to pursue a policy amendment at that time, the applicant reduced the number of units to 31 in order to comply with ARP policy. The development permit was approved on 2021 October 5 for 31 units. No new development permit for the increase in units has been submitted at this time, however, the applicant intends on submitting a new development permit in the near future.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant contacted the Councillor Walcott and the Cliff Bungalow-Mission Community Association. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, and notification letters were sent to adjacent landowners.

Administration received four letters of opposition from the public, identifying the following areas of concern:

- increased parking issues; and
- building would be too large for the lot size.

The Cliff Bungalow-Mission Community Association submitted a letter stating that they have no objection to the proposal (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to parking, building size and other relevant factors will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use district would allow for redevelopment for an inner-city parcel. It may better accommodate housing needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

A moderate increase in residential density would allow for a more efficient use of land, existing infrastructure, services and amenities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 41P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform