

Land Use Amendment in Parkhill (Ward 8) at 69 Mission Road SW, LOC2022-0208

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.28 hectares ± (0.69 acres ±) located at 69 Mission Road SW (Plan 2210774, Block 5, Lot 46) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a DC District, based on the Multi-Residential – High Density Low Rise (M-H1) District and to revise the existing rules for commercial multi-residential uses.
- The proposal allows for an appropriate building form and set of uses along Mission Road SW and aligns with the *Municipal Development Plan (MDP)* and the *Parkhill/Stanley Park Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposed DC District would allow for a greater variety of commercial uses in the redevelopment of the site, which could contribute to the successful mixed-use development of the parcel.
- Why does this matter? The proposal would enable additional commercial and employment opportunities with access to alternative transportation modes, and would allow for more efficient use of existing infrastructure.
- Development Permit DP2021-8400 is approved on the site and allows for a six-storey mixed-use building with residential and retail uses.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application was submitted by Carlisle Group on behalf of the landowners, Mission Hill Landing Group Inc on 2022 November 28. Development Permit DP2021-8400 is approved on the site and allows for a six-storey mixed-use building with residential and retail uses.

The 0.28 hectare (0.69 acre) midblock parcel is located in the southwest community of Parkhill on Mission Road SW, one block west of the commercial area of Macleod Trail SW. The site is approximately 600 metres (six-minute walk) north-west of the 39 Avenue LRT Station.

The current DC District ([Bylaw 6D2012](#)) is based on the Multi-Residential – High Density Low Rise (M-H1) District, and is intended to provide for mixed-use developments with primarily residential uses and limited commercial uses. It prohibits standalone commercial uses and does not allow 'office' as a permitted or discretionary use. The DC District also includes development guidelines to facilitate the redevelopment of the subject parcel, along with a number of other parcels on Mission Road SW.

As indicated in the Applicant Submission (Attachment 3), a real estate consultant has advised that there is no market viability for a retail use in this location. An office use is now proposed by the applicants. The proposed DC District will be based on the M-H1 District and will allow 'office' as a discretionary use. It will also restrict the amount of office use area to 675.0 square metres.

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All the other rules from the original DC District (such as floor area ratio, height and building setbacks) will be retained in the proposed DC District.

Development Permit DP2021-8400 was approved on 2022 August 31 for a six-storey multi-residential building comprising 100 units, with a main floor retail and consumer service unit. As noted in the Applicant Submission (Attachment 3), the intent of this application is to allow for two storeys of office use fronting Mission Road SW, replacing the approved retail and consumer service use. Should Council approve this application a new development permit would be needed to approve the discretionary office use.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant discussed their application with the Parkhill/Stanley Park Community Association and the Ward 8 office and sent letters and emails to the adjacent neighbours on Mission Road. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

The Parkhill/Stanley Park Community Association provided a letter in support on 2023 April 10.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, mix of uses, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out 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 amendment would enable the development of the site, contribute to the mixed-use redevelopment of this portion of Mission Road SW and promote the use of nearby public transit and other commercial uses.

Environmental

The application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align the future development on this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

Economic

The ability to develop a six-storey mixed-use development will provide opportunities for more housing and employment, support local business and make more efficient use of existing infrastructure.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform