

THE CITY OF CALGARY (CITY COUNCIL – PUBLIC HEARING) FEB 10 2014

MONDAY FEBRUARY 10, 2014

(ADJOURNED FROM MONDAY JUNE 10, 2013)

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

ITEM: CPC2013-051
Speaker 1

CITY CLERK'S DEPARTMENT

15P2013 – Amendments to Mission Area Redevelopment Plan (Bylaw 12P2004)

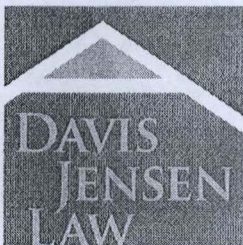
44D2013 – Amendments to Calgary Land Use Bylaw 1P2007 (DC to MH-2)

WARD 8 – 306, 308, 310 & 312 – 25TH AVENUE SW (MISSION)

PRESENTATION BY THE APPLICANT

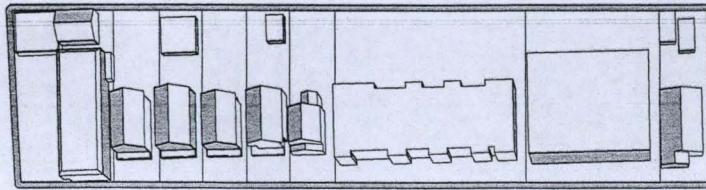
DAVIS JENSEN LAW / CHRISTOPHER S. DAVIS

(FOR ROB PRODANOVIC)

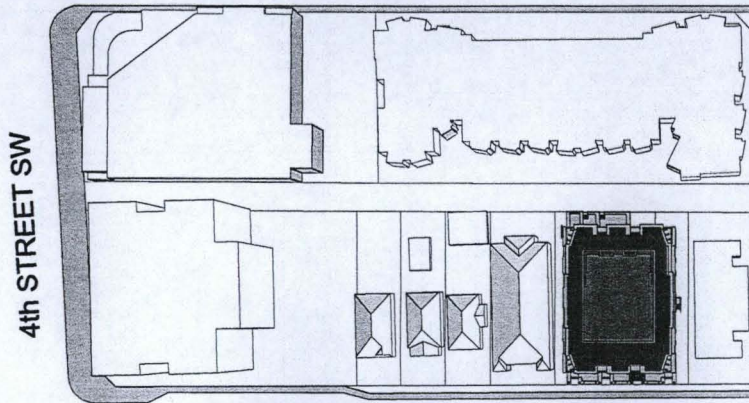


Prepared by
DAVIS JENSEN LAW
315A – 39TH AVENUE S.E.
CALGARY, ALBERTA T2G 1X5
PH. (403) 457-2100 FX. (403) 457-2616
FILE NO.: 2298.001
ATTENTION: Christopher S. Davis
Solicitors for the Applicant





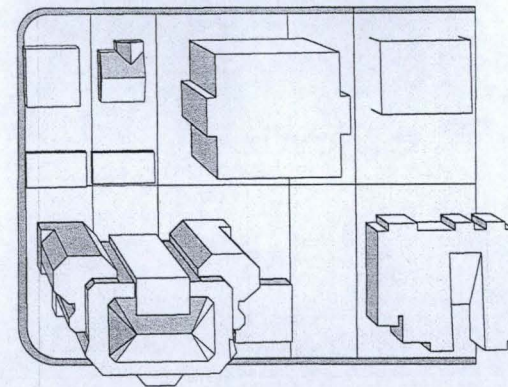
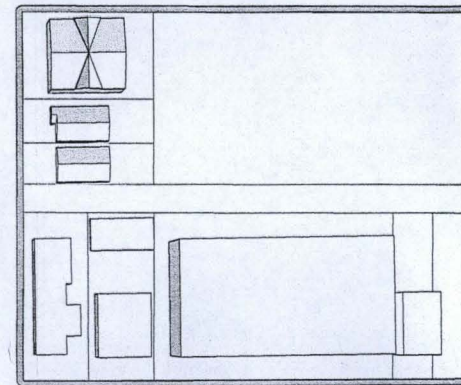
24th AVE SW



4th STREET SW

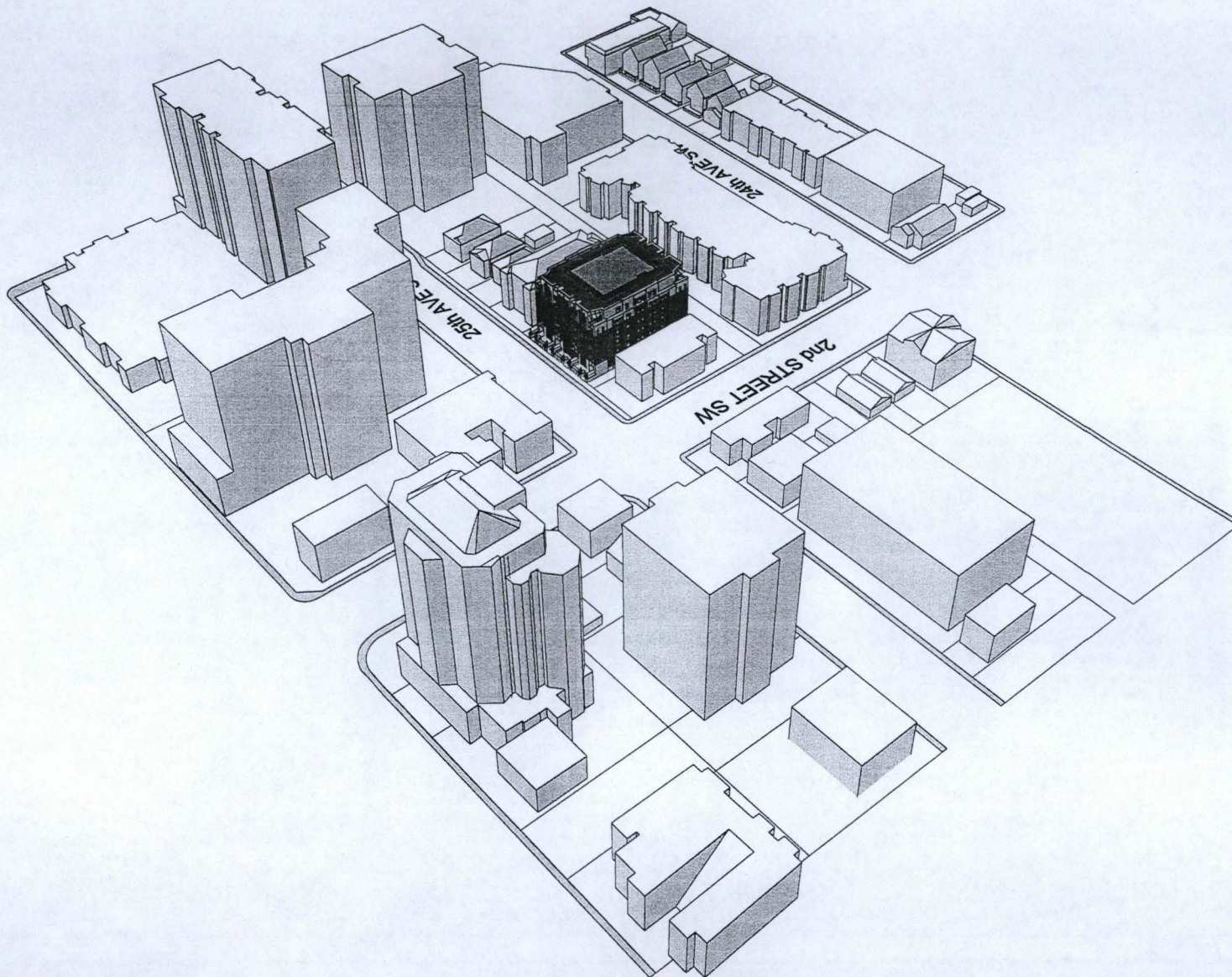
25th AVE SW


2nd STREET SW



☐ PLAN VIEW
☐ PROPOSED 6 STOREY





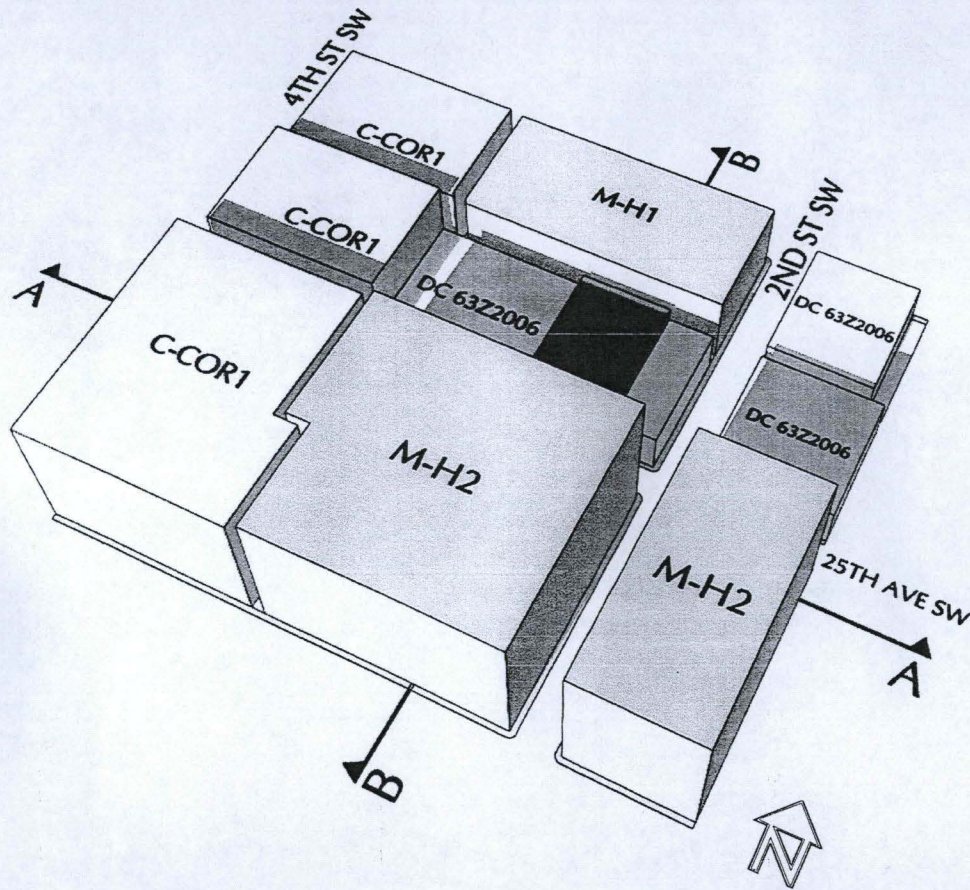
 NW AERIAL VIEW
 PROPOSED 6 STOREY

MISSION CONDO: PROPOSED
 JAN 31, 2014

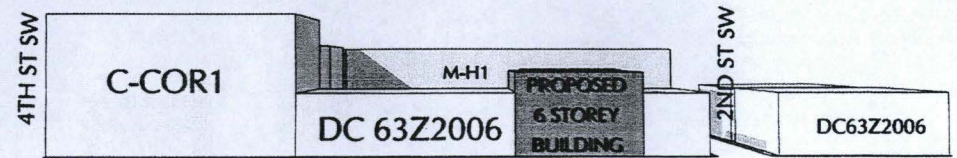
DeJONG DESIGN ASSOCIATES LTD

21, 2526 Battleford Avenue SW :: Calgary Alberta :: T3E 7J4
 T: 403.640.9440 :: www.dejongdesign.com :: F: 403.640.9049

Dda

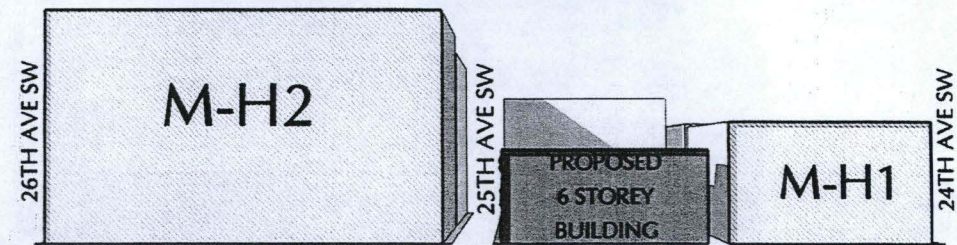


☐ ORTHO VIEW
☐ PROPOSED 6 STOREY



25TH AVE SW

☐ SECTION A
☐ PROPOSED 6 STOREY



☐ SECTION B
☐ PROPOSED 6 STOREY

EXCERPTS – IN SUPPORT

2013 March 28 (Calgary Planning Commission)

"This is a case where the ARP, even though only 5 years old is so prescriptive and without any opportunity to even consider modification on either a site by site versus precinct by precinct basis that we lose opportunities to consider development which would meet or enhance the goals of the MDP."

(Former Ward 2 Alderman Gord Lowe)

2013 May 23 (Public Submission 2)

"I would like to indicate my support for the development ... being eight floors high, if that is what was requested. The buildings on the south side are generally 18+ floors high, the north side is 5 floors high and it makes sense to increase density on this side of 25 St.

The Fountains of Mission (one block east at 222 – 25 Avenue SW) are taller than 5 floors, the building on the NE corner of 4th and 25th (Mission Square) is a high rise (10 storeys) so a higher building than 5 floors in between makes sense. Five floors was the common standard in the Mission ARP, without regard for specific areas that could be different due to their unique circumstances. The north side of 25th Ave is one such case, especially as that would cause virtually no shadowing impact to the condo across the lane from them.

I have no concerns about a higher building at that location and it would cause no shadowing or line of sight concerns from my house at 302, 24th Ave SW."

(Peter Bartsch – Mission resident)