

**Policy and Land Use Amendment in Mission (Ward 8) at 206 – 26 Avenue SW,
 LOC2024-0094**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 206 – 26 Avenue SE (Plan B1, Block 51, Lot 22 and a portion of Lot 21) from Multi-Residential – High Density Medium Rise (M-H2) District to Multi-Residential – High Density High Rise (M-H3f8.5h56) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY 18:

That Council:

1. Give three readings to **Proposed Bylaw 72P2024** for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 246D2024** for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 206 – 26 Avenue SW (Plan B1, Block 51, Lot 22 and a portion of Lot 21) from Multi-Residential – High Density Medium Rise (M-H2) District to Multi-Residential – High Density High Rise (M-H3f8.5h56) District.

HIGHLIGHTS

- This land use and policy amendment application seeks to redesignate the subject site to facilitate the development of a vacant lot into a 15-storey multi-residential building.
- The proposed Multi-Residential – High Density High Rise (M-H3f8.5h56) District would allow additional residential units near public transit in a built form that complements the existing context. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- 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 Area Redevelopment Plan* (ARP) is required to accommodate the proposed increase in density.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

A policy and land use amendment application was submitted by Dialog on behalf of the landowner, Urban Capital, on 2024 March 30 proposing to retain the existing Multi-Residential – High Density Medium Rise (M-H2) District, but to increase the Floor Area Ratio (FAR) and amend the *Mission ARP*. After receiving detailed review comments from Administration, the

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application was resubmitted on 2024 June 10 as a policy and land use amendment seeking to redesignate the site to the M-H3f8.5h56 District which would allow for the proposed FAR. As part of the resubmission CivicWorks assumed the role of applicant.

The approximately 0.17 hectare (0.29 acre) corner-block site in Mission is located on the northwest corner of 26 Avenue SW and 1 Street SW. The site, which is currently vacant, has no rear lane and therefore access can only come from the street.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district and policy amendment would enable a multi-residential development designed to be compatible with surrounding land uses and built form context. A development permit (DP2024-03130) for a fifteen-storey multi-residential building with 136 residential units was submitted on 2024 May 2 and is under review.

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 and respective community association was appropriate. In response, the applicant's community outreach included contacting the Ward Councillor's Office, the Cliff Bungalow-Mission Community Association (CA), and surrounding neighbours, in addition to providing custom on-site signage and neighbour notices, and a dedicated phone line and email inbox for citizens to provide comments and ask questions regarding the proposal. Additional information 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.

Administration received 29 letters of concern, two letters of support and three letters that did not indicate support or opposition. The feedback and concerns are summarized as follows:

- concerns related to an increase in traffic and demand for parking;
- loss of existing mature trees on the site;
- general concerns related to an increase in density above what is permitted in the *Mission ARP*;
- privacy and overlook onto adjacent properties; and
- loss of views and sunlight for adjacent properties.

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The CA submitted a letter of support for 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.

IMPLICATIONS

Social

The proposal would allow for additional housing and social amenities for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

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

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 72P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 246D2024**
- 7. Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2024 July 18**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform