

Background and Planning Evaluation

Background and Site Context

The subject site is a corner-block parcel located in the community of Mission at the north-west corner of 26 Avenue SW and 1 Street SW and is within the plan area boundary of the *Mission Area Redevelopment Plan (ARP)*. The site has an area of approximately 0.12 hectare (0.29 acre) and is approximately 29 metres wide by 39 metres deep. The site is currently vacant and does not have access to a lane.

The surrounding area is primarily characterized by multi-residential development and the Multi-Residential – High Density Medium Rise (M-H2) District. The properties immediately north and west include multi-residential buildings of three and four storeys respectively. The broader context along 26 Avenue SW and 25 Avenue SW includes primarily high-rise towers up to 17 storeys in height – including four towers at 330, 318, 228 and 124 - 26 Avenue SW that are a minimum of 16 storeys in height and located within 300 metres of the subject site. Goose Park, the Elbow River and the Elbow River Pathway are located south of the site, across 26 Avenue SW. 4 Street SW, which is a Council-designated Neighbourhood Main Street, is located two blocks to the west, and the Erlton/Stampede LRT Station is 550 metres (a 10-minute walk) to the east.

Community Peak Population Table

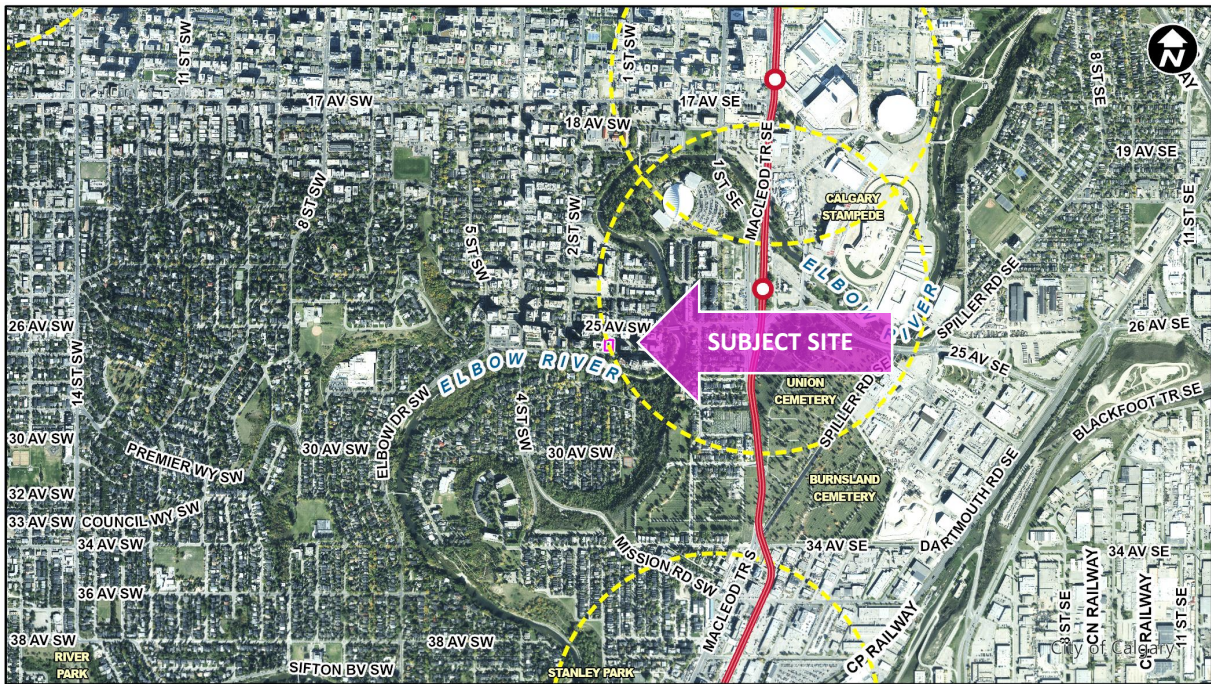
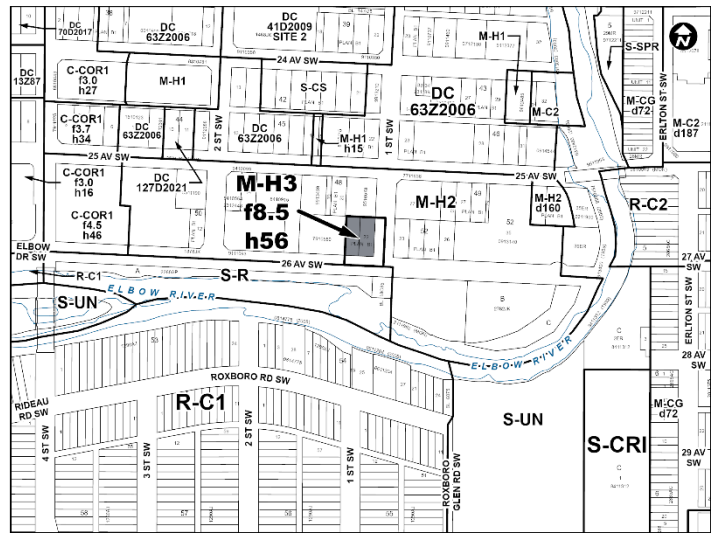
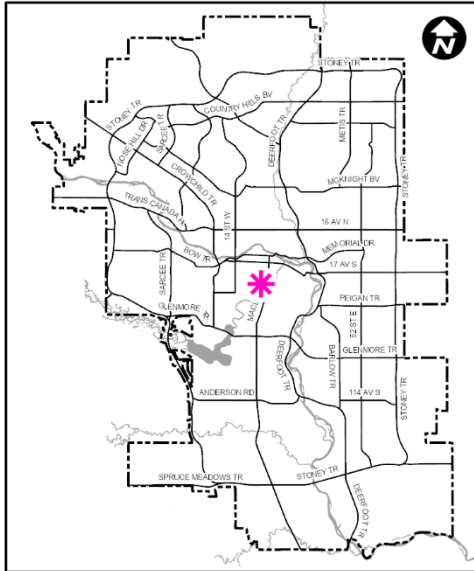
As identified below, the community of Mission reached its peak population in 2018.

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 M-H2 District is intended to provide for mid-rise, high-density multi-residential development. The M-H2 District regulates density by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The M-H2 District has a maximum FAR of 5.0 and maximum height of 50 metres, however there is no maximum number of units. The site is located within the "High Density Residential" land use policy area of the ARP, which supports high-density multi-residential development of up to 17 storeys, while limiting the maximum number of units to 395 units per hectare.

The proposed Multi-Residential – High Density High Rise (M-H3f8.5h56) District would increase the maximum height from 50 metres to 56 metres and the FAR from 5.0 to 8.5. The allowable uses and remaining provisions of the existing M-H2 District, such as parcel coverage, setbacks and landscaping, would not change. The application also proposes a policy amendment to the ARP that would increase the allowable number of units on this site from 395 to 1200 units per hectare.

The intent of the maximum height provisions of the land use bylaw are to ensure that the scale of development is compatible with the surrounding context and conforms with the policies of the ARP. The proposed increase in height is considered minimal given the existing M-H2 District rules, and would be compatible with the surrounding context, which includes buildings of similar

heights along 25 Avenue SW and 26 Avenue SW, and are in keeping with the ARP policies for the site which support buildings of up to 17 storeys.

Administration conducted a technical review to ensure the proposed land use and policy amendments are appropriate for the site and the resulting built form would be compatible with the existing context. The surrounding context is characterized by a concentration of towers with minimal setbacks from the street and a consistent range of separation distances between adjacent buildings and property lines. Additionally, the site's dimensions and location on a corner provide opportunities and flexibility for placement of the tower element in strategic locations that would mitigate potential impacts. As such, the proposed policy and land use amendments are suitable for the subject site and mitigation of potential impacts can be addressed through the Development Permit application.

Development and Site Design

If this application is approved by Council, the rules of the M-H3 District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- an engaging built interface along 26 Avenue SW and 1 Street SW;
- height, massing, separation distance, and privacy concerns in relation to the adjacent properties;
- retention or replacement of existing trees; and
- mitigating the traffic impacts.

A development permit (DP2024-03130) for a 15-storey multi-residential building with 136 residential units was submitted on 2024 May 2 and is under review.

Transportation

The subject parcel is located at the corner of 26 Avenue SW and 1 Street SW. Both streets are classified as Residential Streets. The parcel is not served by an adjacent laneway. Vehicle access to the subject parcel will be from 1 Street SW. Pedestrian access will continue from the existing sidewalks fronting the site. The subject parcel is located within the Residential Parking Zone J. On-street parking adjacent to the site is presently restricted to a maximum two hours, Monday to Friday, 8:30 a.m. to 6:00 p.m.

The subject site is well-served by Calgary Transit. Bus stops for Route 17 (Renfrew/Ramsay) are located 75 metres (a one-minute walk), with stops for Route 3 (Sandstone/Elbow DR) and Route 449 (Eau Claire/Parkhill) located 325 metres (a four-minute walk) from the subject parcel, with the Erlton Stampede LRT Station located 550 metres (a 10-minute walk) away. The Elbow River pathway system is located adjacent to the parcel. The Elbow River pathway forms part of the Always Available for All Ages and Abilities (5A) Network. A development permit (DP2024-03130) for a 15-storey multi-residential building with 136 residential units was submitted on 2024 May 2 and is under review.

Environmental Site Considerations

No environmental concerns were noted for this site. A Phase 1 Environmental Site Assessment was previously submitted and reviewed.

Utilities and Servicing

Water storm and sanitary sewers are available to service this site. The proposed development location is within the 1:100 "Flood Fringe", as such, the proposed development is subject to the Land Use Bylaw (LUB), Part 3, Division 3, Sections 55, 59 and 60.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation 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.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as located within the Developed Residential - Inner City Area on the Urban Structure Map (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed land use and policy amendment would help facilitate a multi-storey development that respects the scale and character of the neighbourhood context.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further strategies are being explored at the development permit stage.

Mission Area Redevelopment Plan (Statutory – 2006)

The subject site is located within the 'High Density Residential' land use policy area of the [Mission Area Redevelopment Plan](#) (ARP), as identified in Map 4: Land Use Policy Plan. The High Density Residential policy area has a maximum density of 395 units per hectare. The proposed policy amendment would increase the density allowed under the ARP from 395 to 1,200 units per hectare to accommodate a high-rise development on the lot. The proposed amendment is supported given the location of the site and surrounding context.

West Elbow Communities Local Area Plan (underway)

This site is located in Area 2/3 (West Elbow Communities), which includes Mission and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#) to update local policy for this area. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP.