

Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.23 hectares ± (0.57 acres ±) located at 121 – 17 Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefronts that promote an active streetscape.
- The proposal enables a mid-rise mixed-use development with an active pedestrian environment along the 17 Avenue SW Neighbourhood Main street and within walking distance to the Victoria Park/Stampede LRT Station while respecting the context of adjacent residential developments. This is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Mission Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposal enables additional housing and street-oriented commercial opportunities in the inner city.
- Why does this matter? The proposal allows for more efficient use of existing infrastructure and nearby amenities, aligns with The City's growth direction and infrastructure investments and contributes to a vibrant Main Street.
- A development permit for a six-storey mixed-use development with 126 residential units has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application located in the southwest community of Mission was submitted by O2 Planning and Design on behalf of the owner, 18th Avenue SE Apartments GP Ltd., on 2024 August 22.

The approximately 0.23 hectare (0.57 acre) site is situated midblock along the south side of the 17 Avenue SW Main Street, between Centre Street S and 1 Street SE. The site spans the entire length of the block and includes frontages on both 17 Avenue SE and 18 Avenue SE. The Victoria Park/Stampede LRT Station is within 300 metres of the site (a five-minute walk) and there are bus stops within 100 metres of the site (a two-minute walk) that provide frequent service to various areas of the city. The surrounding area is pedestrian friendly and amenity rich. Notable nearby amenities include Humpy Hollow Park within 150 metres from the site (a one-minute walk), the Elbow River pathway within 400 metres of the site (a six-minute walk), the MNP Community & Sport Centre within 400 metres of the site (a six-minute walk), and the Stampede grounds and associated amenities within 400 metres of the site (a six-minute walk).

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a mixed-use building with retail uses at grade facing 17 Avenue SE and residential uses throughout the rest of the site, including facing 18 Avenue SE. The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District would allow for a maximum floor area ratio (FAR) of 4.0

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(approximately 9,280 square metres of gross building floor area) and a maximum building height of 24 metres (approximately six storeys). The existing Direct Control (DC) District (Bylaw 24Z2007) is based on the previous Land Use Bylaw 2P80. While it does enable mixed-use development, it contains outdated and restrictive building design regulations that do not align with the applicant's current vision for development. A development permit (DP2024-08922) for a six-storey mixed-use development with 126 residential units was submitted on 2024 December 18 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/interested parties and respective community association was appropriate. In response, the applicant met with the Cliff Bungalow-Mission Community Association (CA) and delivered postcards to adjacent neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on the site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received two letters from the public outlining several concerns with the proposed redesignation although not specifically indicating support or opposition. The main areas of concern are:

- building massing and privacy of existing buildings;
- traffic impacts along 18 Avenue SE due to increased density; and
- level of engagement of adjacent residents.

The CA provided a letter of support for the proposal on 2025 January 2 (Attachment 4). The noted reasons for support include:

- adherence to the ARP;
- alignment to the CA's vision for the neighbourhood; and
- quality of engagement with the CA.

Administration considered the concerns raised by the public and has determined the applicant's proposal to be appropriate. The building and site design will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment 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 proposed application enables the continuation of development along a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

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 will be explored and encouraged at subsequent development approval stages.

Economic

The proposal enables additional commercial and employment opportunities within the community. The increase in allowed residential uses supports growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density along a Main Street.

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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform