

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Mission, midblock on the south side of the 17 Avenue SW Neighbourhood Main Street between Centre Street S and 1 Street SE. The site, which extends the entire length of the block and fronts both 17 Avenue SE and 18 Avenue SE, is approximately 0.23 hectares (0.57 acres) in area and approximately 75 metres deep by 30 metres wide. The site is relatively flat and is currently developed with a one-storey commercial building and a surface parking lot.

Surrounding development along 17 Avenue SE is mainly characterized by low to midrise commercial buildings with a land use designation of Commercial – Corridor 2 (C-COR2f3.0h46) which allows for a commercial or mixed-use development up to 46 metres in height. Development along 18 Avenue SE is mainly characterized by midrise multi-residential developments with varying land use designations that allow maximum heights from 16 metres to 50 metres. Directly adjacent to the site along 18 Avenue SE is an existing three-storey multi-residential building to the west and a six-storey multi-residential building to the east. Saint Mary’s High School and associated athletic field is directly across 18 Avenue SE from the site.

The site is well served by Calgary Transit with the Victoria Park/Stampede LRT Station within 300 metres (a five-minute walk) from the site. Southbound Route 10 (City Hall/Southcentre) and Route 30 (Highfield Industrial) are approximately 130 metres (two-minute walk) to the east of the site on 1 Street, with the northbound Route 10 within 350 metres (six-minute walk) east of the site. Nearby amenities within walking distance include Humpy Hollow Park, the Elbow River Pathway, the MNP Community & Sport Centre, and the Stampede grounds and associated amenities.

## Community Peak Population Table

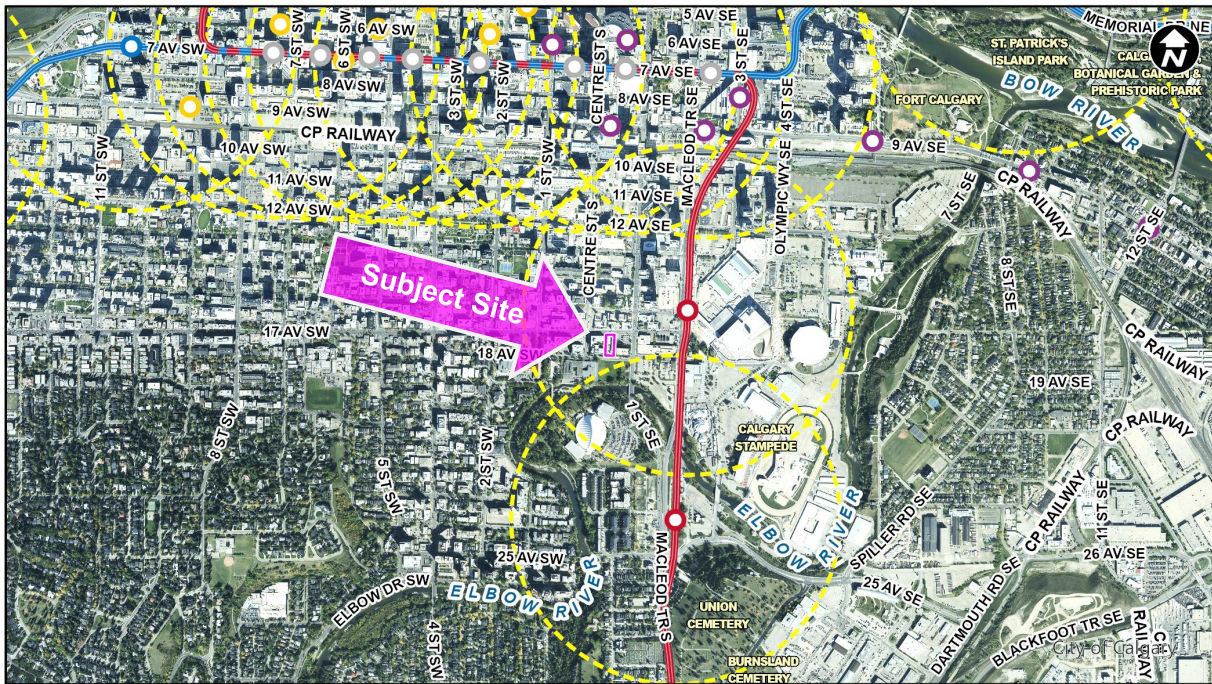
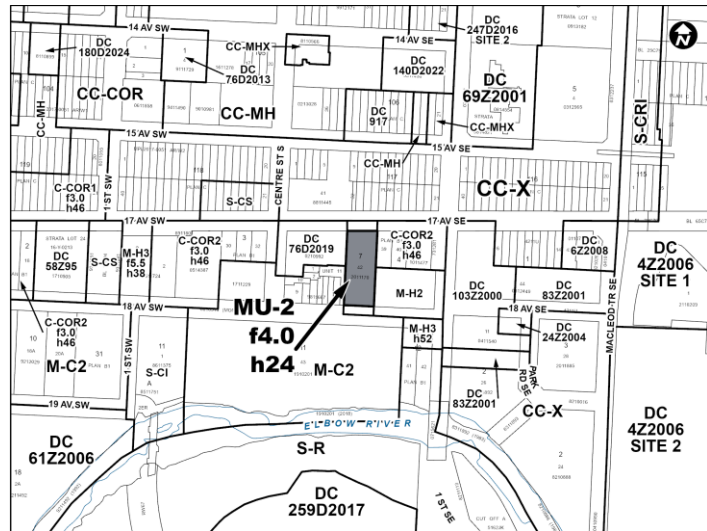
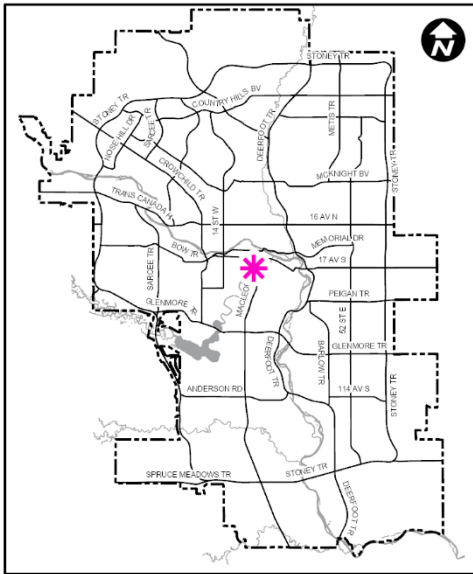
As identified below, the community of Mission reached its peak population in 2018.

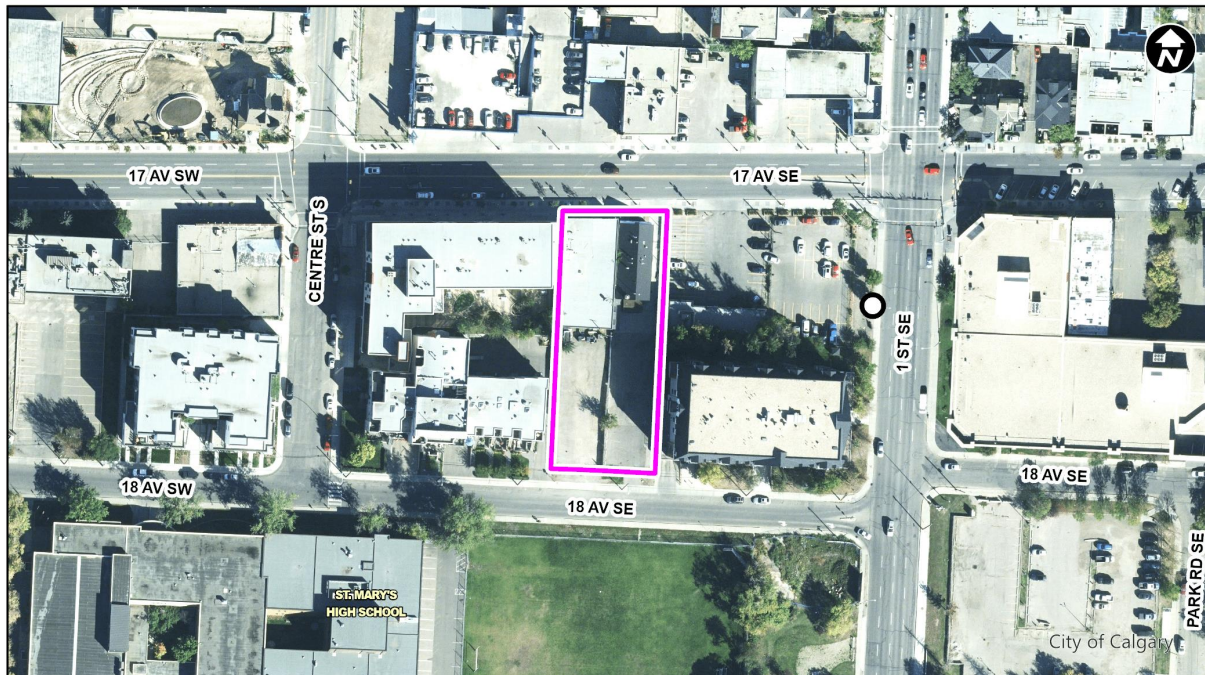
<b>Mission</b>	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.60%

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 Direct Control (DC) District ([Bylaw 24Z2007](#)) is intended to allow a mixed-use development with commercial frontage along 17 Avenue SE and a residential character along 18 Avenue SE. The existing DC District allows for a maximum floor area ratio (FAR) of 4.4 (approximately 10,208 square metres of gross floor area) and a maximum building height of 40 metres (approximately 10-storeys). The DC District is based on the Residential High Density Multi-Dwelling (RM-7) District of the [Land Use Bylaw 2P80](#) and contains specific rules related to building height, location of uses on the site, landscaping and amenity space. Some of these rules are outdated and restrictive, and no longer fit within the applicant's vision for development.

The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District allows street-oriented mixed-use developments. The proposed district requires commercial uses on the ground floor along a commercial street, which is 17 Avenue SE in this case, while uses on the ground floor along 18 Avenue SE may be residential. The proposed district allows for a maximum FAR of 4.0 (approximately 9,280 square metres of gross floor area) and a maximum height of 24 metres (approximately six-storeys).

The proposed MU-2f4.0h24 District replaces the above-mentioned rules in the existing DC District with bylaws that provide more flexibility in building design and are more responsive to the current development context. In addition to guidance on at-grade frontages, landscaping and amenity space, the proposed district provides compatible transitions to surrounding development through requirements for street wall step backs, building orientation and building separation.

## Development and Site Design

The rules of the proposed MU-2f4.0h24 District and the policies in the *Mission Area Redevelopment Plan* (ARP) would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, amenity space, parking and site access. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging pedestrian-oriented interface along 17 Avenue SE;
- ensuring an interface along 18 Avenue SE that is compatible with the residential nature of the existing block face;
- creating appropriate transitions in building scale toward adjacent developments; and
- allowing sunlight penetration to the north side of 17 Avenue SE.

## Transportation

Pedestrian access is available from both the 17 Avenue SE and 18 Avenue SE frontages, as well as connecting south to the Elbow River pathway. The grid network of sidewalks throughout the neighborhood provides multiple routing options for pedestrians. There is an existing on-street bikeway along 18 Avenue SE and a future on-street bikeway planned for 1 Street SE.

The site benefits from strong connectivity for all mobility modes. Both local and rapid transit are available near the site. Southbound Route 10 (City Hall/Southcentre) and Route 30 (Highfield Industrial) are approximately 130 metres (a two-minute walk) to the east of the site on 1 Street, with the northbound Route 10 within 350 metres (a six-minute walk) east of the site. Most notably, the Victoria Park/Stampede LRT station is approximately 300 metres (a five-minute walk) from the site.

Current vehicular access to the site is available from both 17 Avenue SE and 18 Avenue SE. In the future direct vehicular access will not be permitted to or from 17 Avenue SE, and can be provided on 18 Avenue SE. On-street parking restrictions are present along portions of both 17 and 18 Avenue SE. With a future proposal, parking is anticipated to be in line with the Land Use Bylaw 1P2007. Additionally, and based on the density proposed, a Traffic Impact Assessment may be required to consider appropriate requirements for parking based on demand, as well as access management, active modes requirements and related loading services.

## Environmental Site Considerations

No environmental concerns were noted for this site.

## Utilities and Servicing

Water, storm and sanitary are available to service this site. The proposed development location is within the 1:100 "Overland Flow Area". As such, the proposed development is subject to the [Land Use Bylaw 1P2007, Part 3, Division 3](#), Sections 55, 59, and 61.

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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 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 subject site is located within a Neighbourhood Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets are located along primary transit networks and typically support a mix of uses within a pedestrian friendly environment. Neighbourhood Main Streets provide for a broad mix of residential, employment and retail uses with moderate intensification of both jobs and population. The MDP also supports creating a more compact urban form which provides additional local services and sustainable travel choices.

The proposal aligns with the Neighbourhood Main Street policies as the proposed district requires active commercial uses at grade along 17 Avenue SW Neighbourhood Main Street. The proposal aligns with applicable city-wide policies which promote a more compact urban form that makes efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

### **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 opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Calgary's Greater Downtown Plan (Non-Statutory – 2021)**

This application is supported by [Calgary's Greater Downtown Plan](#), as it contributes to creating more vibrant mixed-use neighbourhoods. It creates more housing choices and business opportunities that will enable more people to live and work in the area.

### **Mission Area Redevelopment Plan (Statutory – 2006)**

The subject site is located within both the 'General Commercial' and 'Medium Density Residential' land use policy area of the [Mission Area Redevelopment Plan](#) (ARP), as identified in Map 4: Land Use Policy Plan. Although shown on Map 4 as both these policy areas, the policies within the '17 Avenue SW' commercial land use (Section 5.2) are stated to apply to sites that span between 17 Avenue S and 18 Avenue S. These policies direct development on these sites to be mixed-use and accommodate pedestrian-oriented uses along 17 Avenue S while ensuring the 18 Avenue S frontage complements the residential character of that street. This proposal aligns with the applicable policies with further review required at the development permit stage.

### **17 Avenue SW Urban Design Strategy (Non-Statutory – 2008)**

The [17 Avenue SW Urban Design Strategy](#) provides direction for built form and design decisions for private development and public realm improvements along 17 Avenue SW. As a non-statutory document, it may be used by Administration or applicants to assist in the design at the development approval stage.

**West Elbow Communities Local Area Plan Planning Project**

The 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](#). 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. The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft West Elbow Communities Local Area Plan (LAP).