

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Mission at the southwest corner of 25 Avenue SW and the Elbow River Pathway, and is within the plan area boundary of the *Mission Area Redevelopment Plan* (ARP). The site has an area of 0.16 hectare (0.39 acre) and is approximately 30 metres wide by 40 metres deep. The site is currently occupied by a three-storey multi-residential building and does not have access to a lane.

The surrounding area to the south and west is primarily characterized by multi-residential development designated as the Multi-Residential – High Density Medium Rise (M-H2) District. The properties to the north are primarily designated Direct Control (DC) District ([Bylaw 63Z2006](#)), which is based on the Residential High Density Multi-Dwelling District (RM-6) from the previous *Land Use Bylaw 2P80*. Rocky Beach, the Elbow River and the Elbow River Pathway are located east of the site. A Council-designated Neighbourhood Main Street (4 Street SW) is located three blocks to the west, and the Erlton/Stampede LRT Station is 500 metres (an eight-minute walk) to the east.

Community Peak Population Table

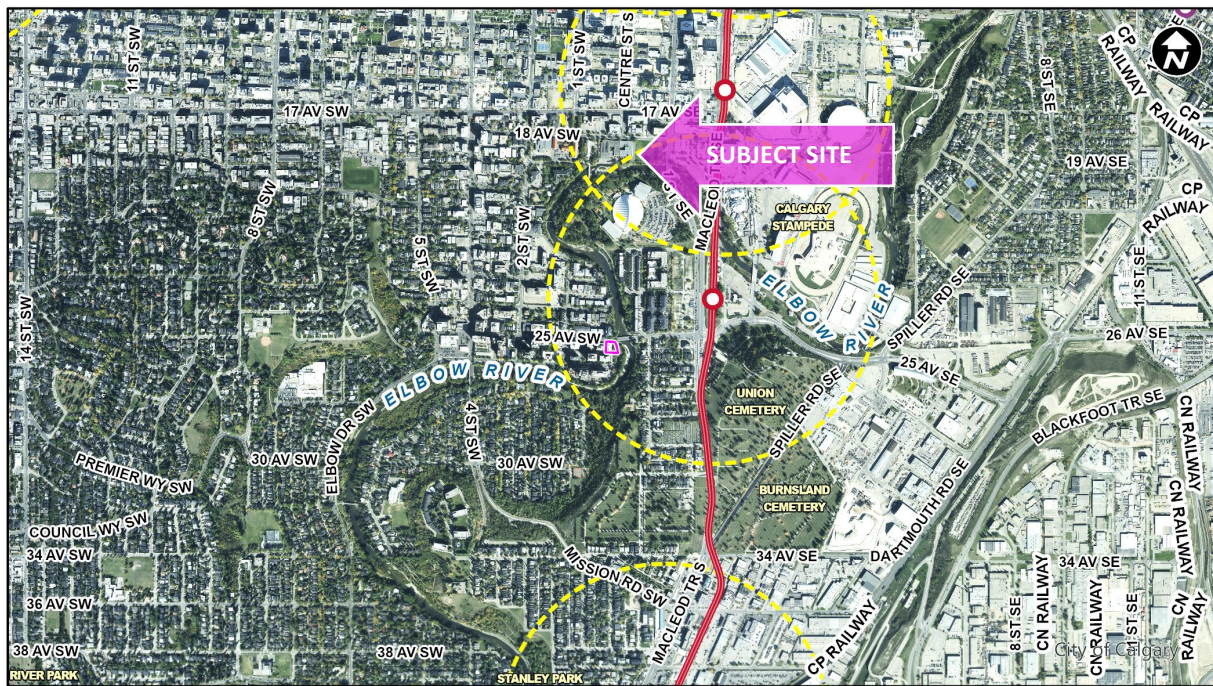
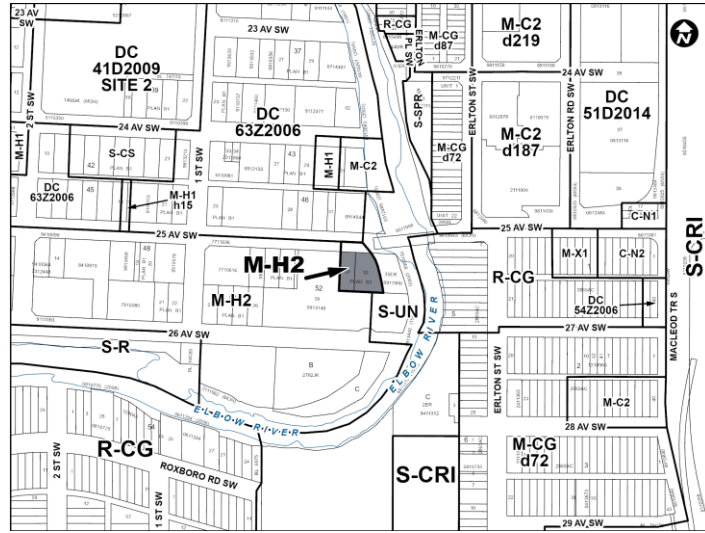
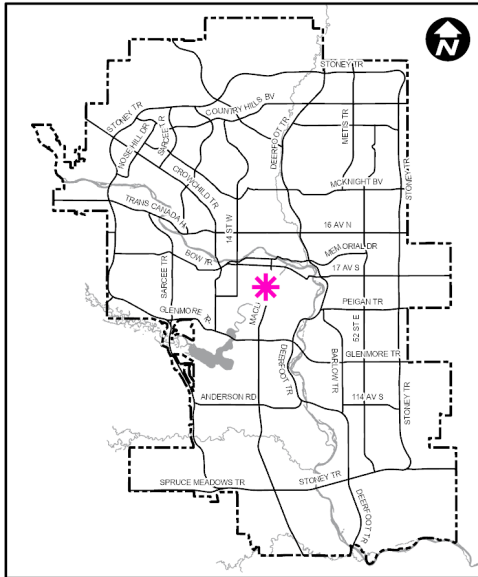
As identified below, the community of Mission reached its peak population in 2018.

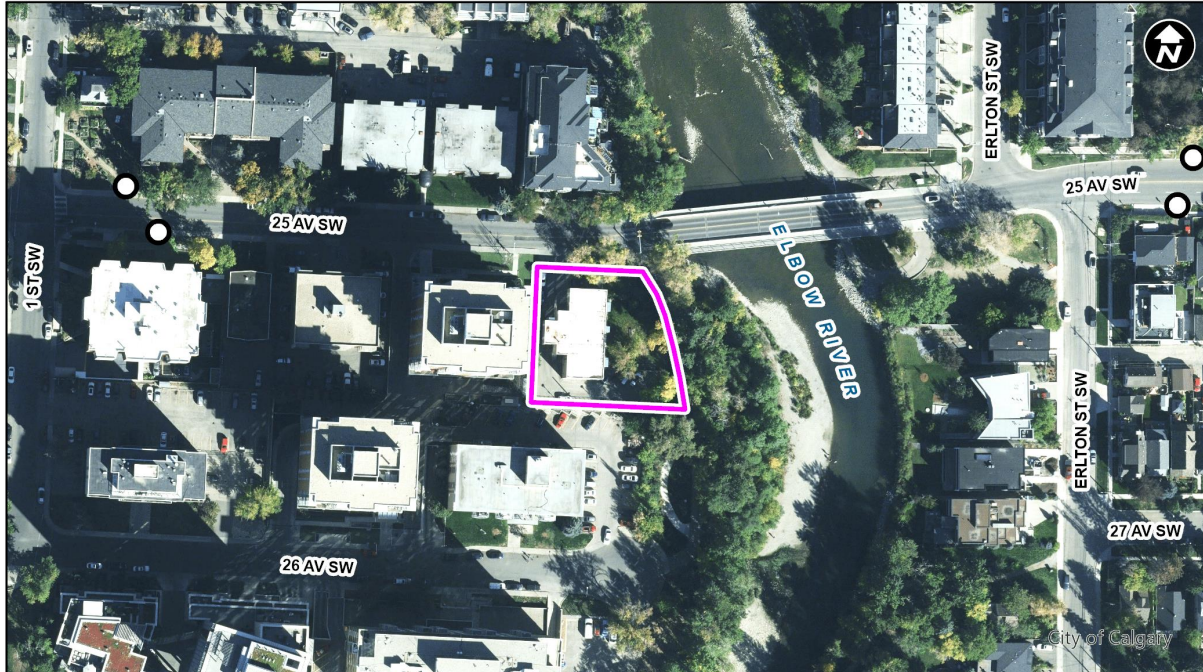
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

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-H2d160 District is intended to provide for mid-rise, high-density multi-residential development. The M-H2 District regulates built form by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The subject site's M-H2 District has a maximum FAR of 5.0 and maximum height of 50 metres, with a maximum density of 160 units per hectare, resulting in a maximum of 25 units on the subject site.

The proposed land use amendment would not change the maximum FAR, building height, the list of allowable uses or the remaining provisions of the existing M-H2 District, such as parcel coverage, setbacks and landscaping. The scope of the proposed land use change would be to remove the maximum density modifier on the site, thereby retaining the existing M-H2 District, and allowing the built form rules of the district to regulate the unit amount and mix. The application also proposes a policy amendment to the ARP text that would increase the allowable number of units on this site from 395 to 463 units per hectare. Under the proposed land use, this would allow a maximum of 74 units on this site.

Development and Site Design

The rules of the proposed M-H2 District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parking and shadow impacts. Given the specific context of this site along the

Elbow River shoreline, additional items that will be considered through the development permit process include, but are not limited to:

- an engaging built interface along 25 Avenue SW and the Elbow River shoreline;
- shadowing, height, massing, separation distance, and privacy concerns in relation to the adjacent properties and the Elbow River shoreline; and
- mitigating the traffic impacts.

No development permit has been submitted at this time.

Transportation

The subject parcel is located at the corner of 25 Avenue SW and the Elbow River. The parcel is not served by an adjacent laneway. Vehicle access to the subject parcel will be from 25 Avenue SW. Pedestrian access will continue from the existing sidewalks fronting the site on 25 Avenue SW. 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 500 metres (an 8-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.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary sewers are available to service this site. The proposed development is within the 1:100 year flood fringe with a small portion on the east side of the lot within the floodway. As such, the proposed development is subject to the *Land Use Bylaw 1P2007* Part 3, Division 3 regarding development in the Floodway, Flood Fringe and Overland Flow, which will be implemented through a development permit application.

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 add density that would make more efficient use of existing infrastructure, while not changing the built form that is prescribed in the existing zoning for the site.

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 and supports high-density multi-residential development of up to 17 storeys. The proposed policy amendment would increase the density allowed under the ARP from 395 to 463 units per hectare to accommodate the intended unit mix for the development. The proposed amendment is supported given the location of the site and surrounding context.

The ARP also includes specific policies for sites that have a river interface. Policy 6.1.4.5 states that development adjacent to the Elbow River should be designed to front on the River as well as the roadway, and should be discouraged from casting a shadow on an area 10 metres from the west bank of the Elbow River between March 21 and September 21.

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. 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).