



Calgary Planning Commission

Agenda Item: 7.2.5



LOC2024-0176 / CPC2025-0070

Policy and Land Use Amendment

February 13, 2025

CITY OF CALGARY
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IN COUNCIL CHAMBER
FEB 13 2025
ITEM: 7.2.5 CPC2025-0070
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CITY CLERK'S DEPARTMENT

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 0.16 hectares \pm (0.39 acres \pm) located at 101 – 25 Avenue SW (Plan B1, Block 49, Lots 32 and 33, OT) from Multi-Residential – High Density Medium Rise (M-H2d160) District **to** Multi-Residential – High Density Medium Rise (M-H2) District.



Parcel Size:

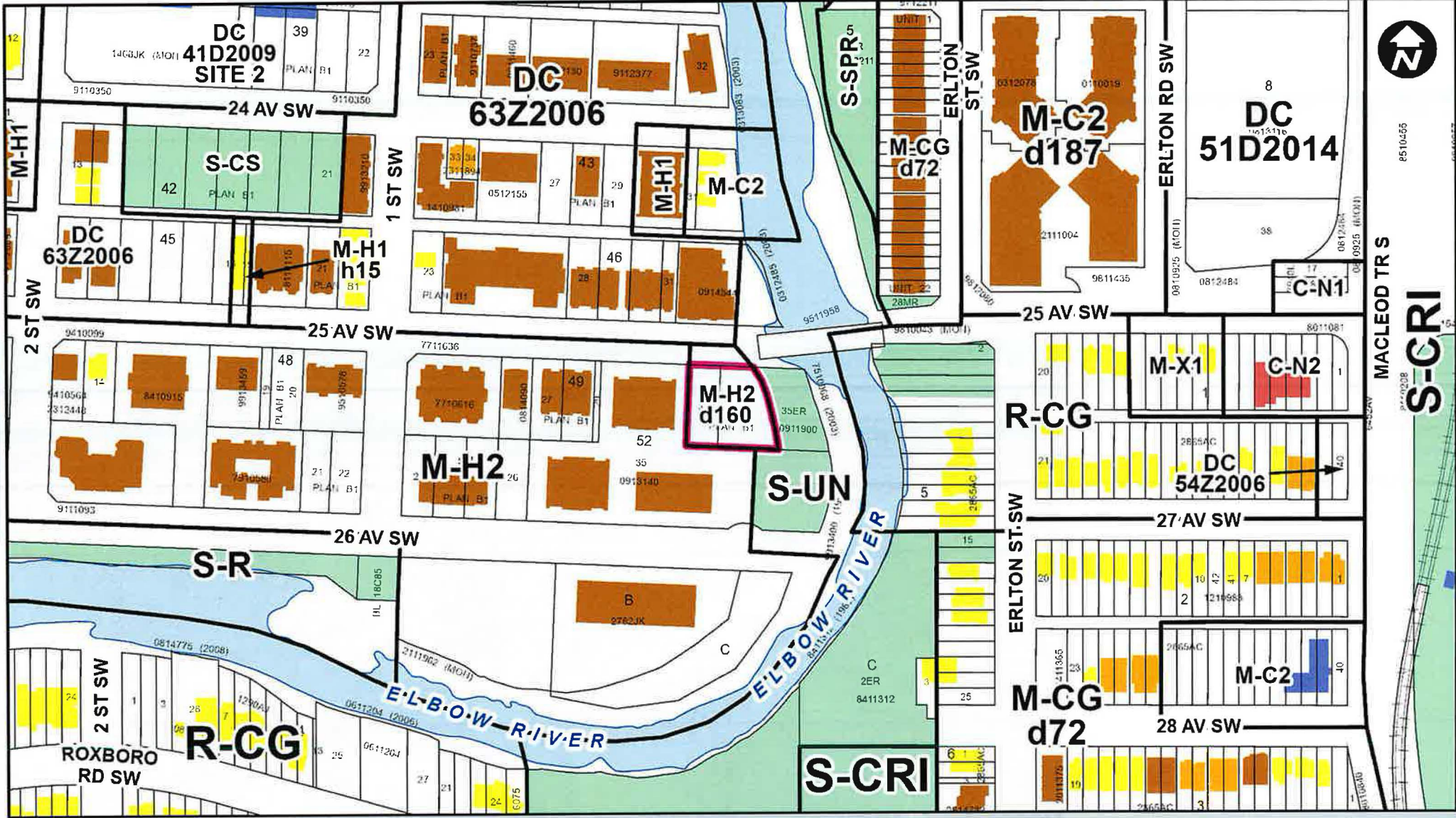
0.16 ha
30m x 40m

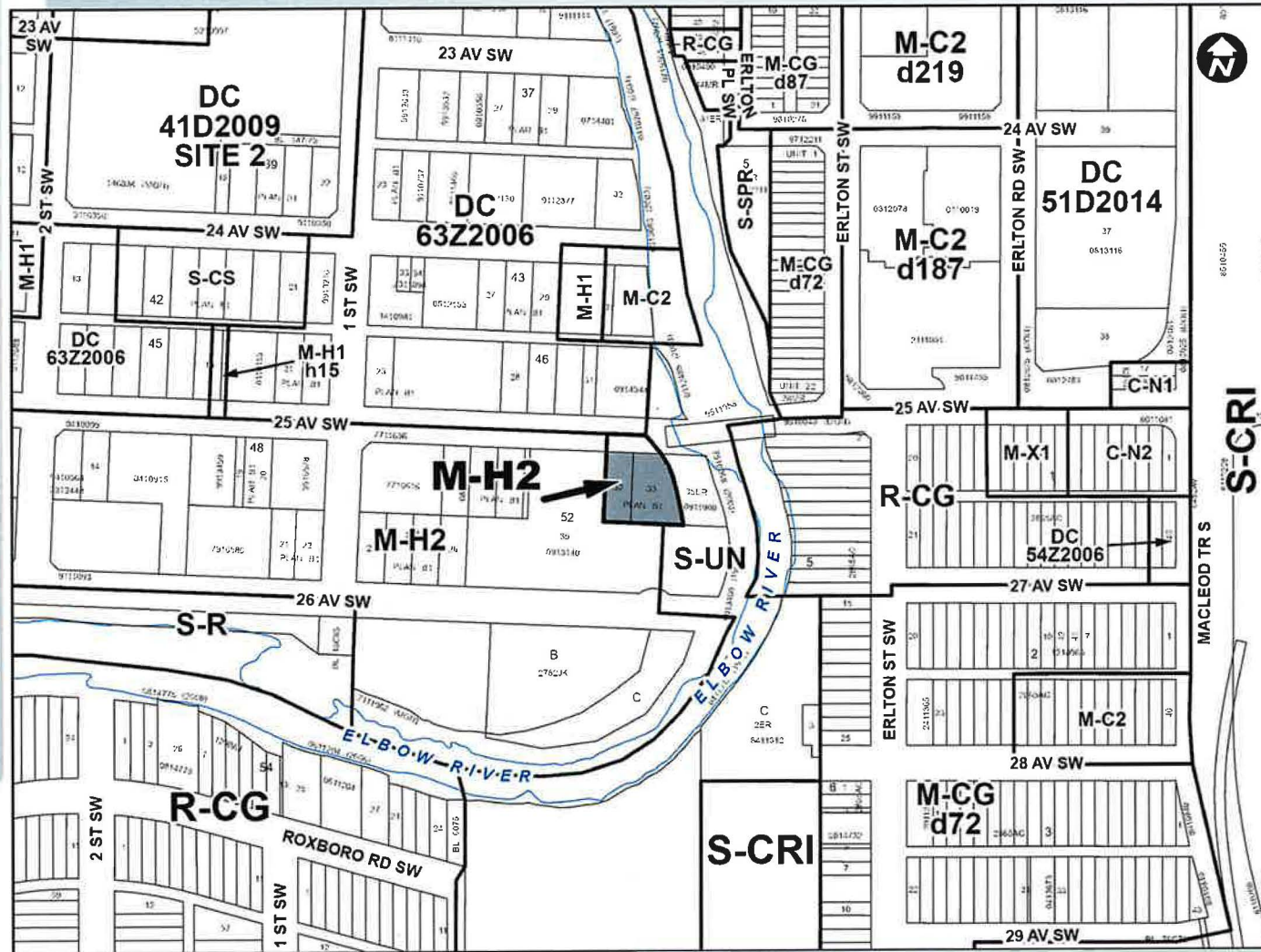


Facing South

Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed M-H2 District:

- Removes density modifier.
 - Modifier would've allowed 25
- Allows for
 - multi-residential high-density development in a variety of forms
 - Maximum FAR of 5
 - Maximum building height of 50 metres

Proposed Policy Amendment:

- Maximum density from 395 units per hectare to 463 units per hectare
 - Would have allowed for maximum of 63 units on the site

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Supplementary Slides

Map 4: Land Use Policy Plan



- Legend**
-  Mission ARP Boundary
 -  Institutional
 -  General Commercial
 -  High Density Residential
 -  Institutional & High Density Residential
 -  Medium Density Residential
 -  Open Space

Policy 6.1:

- For the area bounded by 25 Avenue SW, the Elbow River, 4 Street SW:
 - Maximum height of 17-storeys
 - Discourage shadowing 10 metres from the west bank of the Elbow River between March 21 and September 21
 - Maximum 395 Units per hectare

