

**Policy and Land Use Amendment in Mission (Ward 8) at 101 – 25 Avenue SW,  
 LOC2024-0176**

**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.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
 FEBRUARY 13:**

That Council:

1. Give three readings to **Proposed Bylaw 32P2025** for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 57D2025** 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.

**HIGHLIGHTS**

- This land use and policy amendment application seeks to redesignate the subject site to facilitate the development of a six-storey multi-residential building with 74 units.
- The proposed Multi-Residential – High Density Medium Rise (M-H2) District would allow for additional residential units near public transit without changing the built form that is allowed in the existing designation. The proposal aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? Additional housing units in an inner city community well served by transit would support a broader number of Calgarians.
- Why does this matter? Allowing for more housing opportunities in inner city areas would allow for more efficient use of land and existing infrastructure and accommodate a more diverse population.
- An amendment to the *Mission Area Redevelopment Plan (ARP)* is required to accommodate the proposed increase in density.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

A policy and land use amendment application in the southwest community of Mission was submitted by Strategic Group on behalf of the landowner, Mission River Capital, on 2024 July 7. The application proposes to remove the density modifier on the existing M-H2 District that limits

Approval: **S. Lockwood** concurs with this report. Author: **M. Kukic**

City Clerks: **A. Gagliardi / J. Booth**

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the parcel to 160 units per hectare (25 units for the subject site) and amend the *Mission ARP* to increase the maximum density from 395 units per hectare to 463 units per hectare for the parcel.

The approximately 0.16 hectare (0.39 acre) site in Mission is located on the southwest corner of 25 Avenue SW and the Elbow River Pathway. The site is currently occupied by a three-storey multi-residential building and does not have access to a rear lane.

The proposed land use amendment would not change the maximum FAR, height, allowable use, or the remaining provisions of the existing M-H2 District. The scope of the amendment is to remove the maximum density provision from the land use district and increase the maximum density in the ARP. As indicated in the Applicant Submission (Attachment 3), the proposed land use district and policy amendment would enable a six-storey multi-residential development with 74 rental residential units. No development permit has been submitted at this time.

**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 and respective community association was appropriate. In response, the applicant met with the Cliff Bungalow-Mission Community Association (CA) as part of their engagement approach. Please refer to the Applicant Outreach Summary (Attachment 4) for additional details on the engagement undertaken.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of concern. The feedback and concerns are summarized as follows:

- concerns related to an increase in traffic along 25 Avenue SW; and
- impact on the adjacent river and shoreline.

The CA submitted a letter of support for the proposal citing its proximity to transit and the public engagement completed by the applicants (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to traffic impacts and river interface will be reviewed at a future development permit stage.

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 February 13**

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Following Calgary Planning Commission, notifications for Public Hearing of Council 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 proposal would allow for additional housing and social amenities for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

**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 permit stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**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. **Proposed Bylaw 32P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 57D2025**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform