

Background and Planning Evaluation

Background and Site Context

The subject site consists of two parcels located in the inner-city community of Mission, at the southwest corner of 17 Avenue SW and Centre Street S. The site is approximately 0.14 hectares (0.35 acres) in size and measures roughly 46 metres wide by 32 metres deep. It currently accommodates a one-storey commercial building and surface parking.

This corner site is situated along the boundary between the Mission and Beltline communities. It lies directly across the street from Humpy Hollow Park and the McHugh House, a municipally designated heritage resource.

Humpy Hollow Park recently received a \$3.25 million upgrade in October 2024, partially funded through the Beltline Community Investment Fund (BCIF). The park now offers a social lawn, plaza space, off-leash dog area, and pedestrian connections to the McHugh House.

The site has good access to amenities and infrastructure. It is located within walking distance of the 17 Avenue SW Neighbourhood Main Street, Stampede Park, MNP Community and Sport Centre and several high-frequency transit services along Macleod Trail SE and 1 Street SW.

Community Peak Population Table

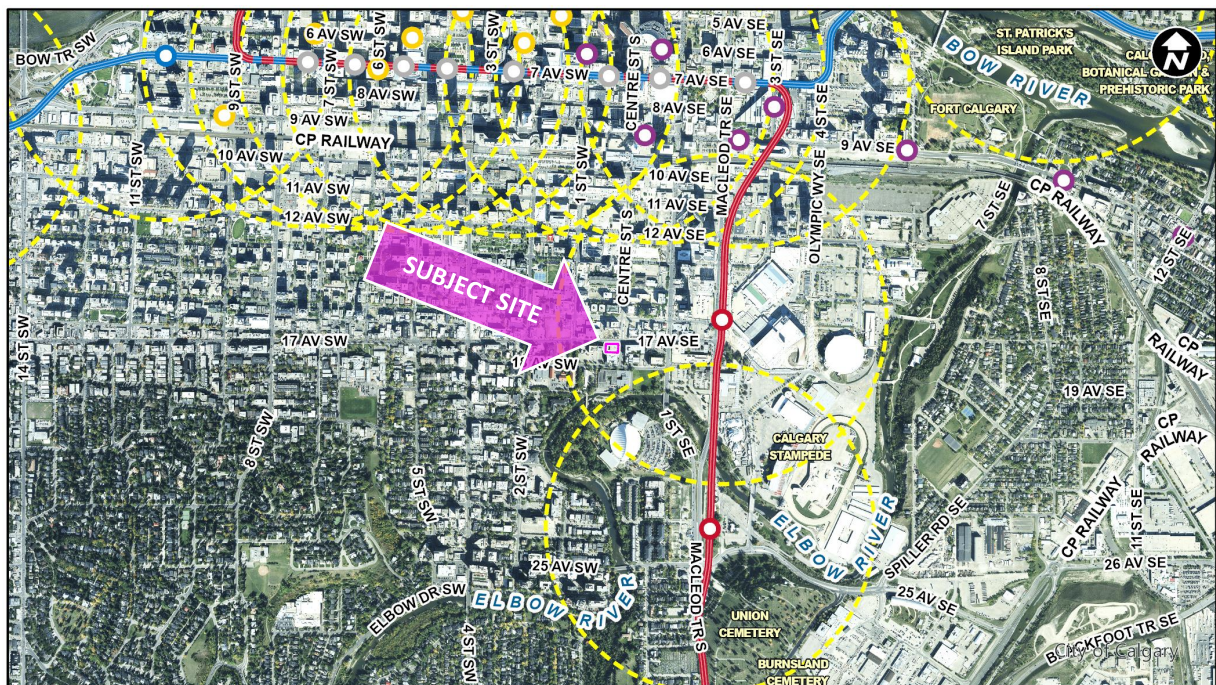
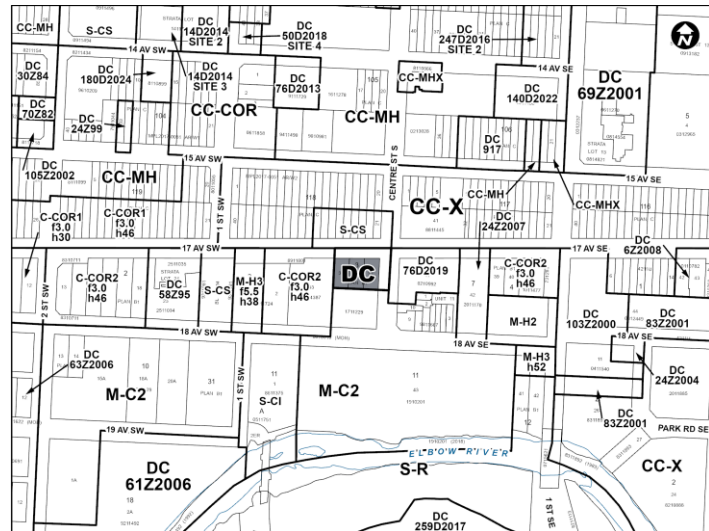
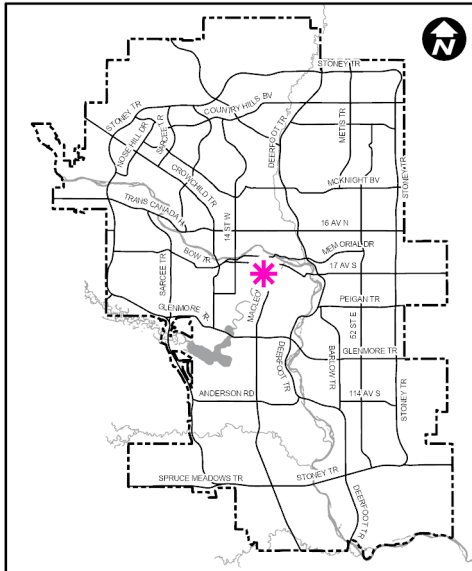
As identified below, the community of Mission reached its peak population in 2018.

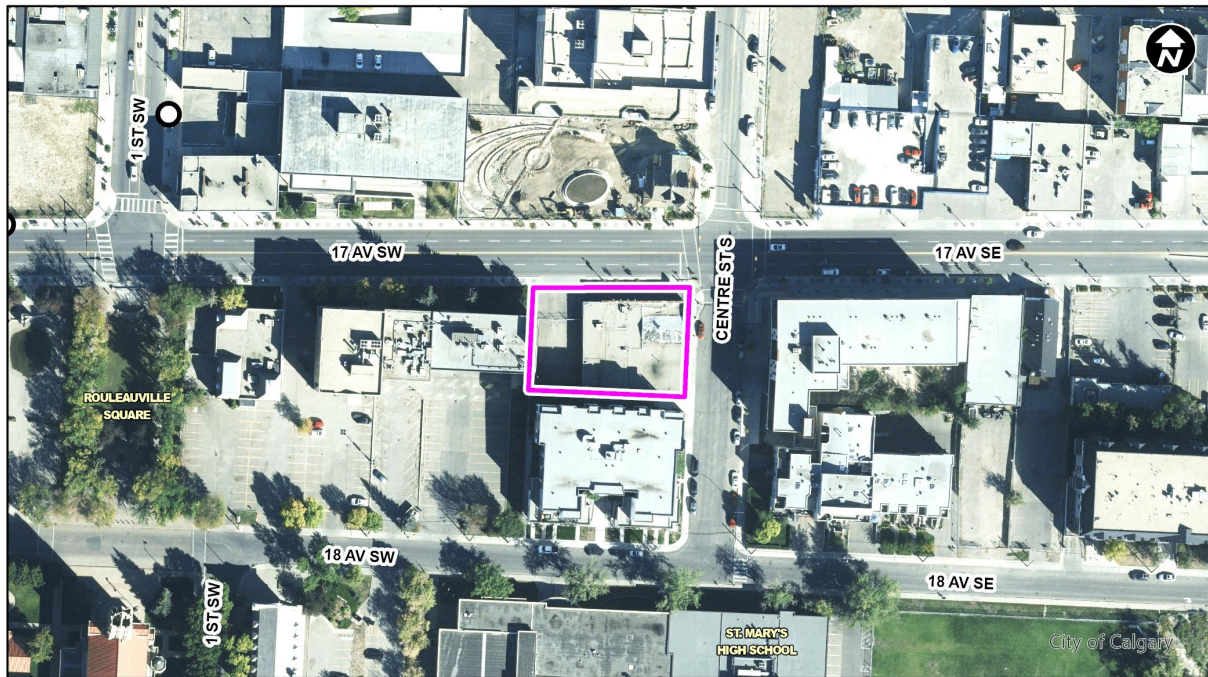
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	- 75
Difference in Population (Percent)	- 1.60%

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 subject site is currently designated Commercial – Corridor 2 (C-COR2 f3.0h46) District. This designation allows for a mix of commercial and residential uses in a mid-rise built form, with a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 46.0 metres (approximately 12 to 14 storeys, depending on the height of each floor). The C-COR2 District supports commercial frontage along key corridors, such as 17 Avenue SW, while also accommodating residential uses above.

The applicant is proposing a Direct Control (DC) District based on the Commercial – Corridor 1 (C-COR1) District. The proposed DC District includes modifications to accommodate a high-density, mixed-use tower with a maximum height of 70.0 metres (approximately 20 storeys) and a maximum FAR of 8.0. The DC District introduces a tower floor plate limit of 485 square metres above 12.0 metres in height, removes minimum commercial area requirements, and includes a 12.0 metre height cap within six metres of the south property line to provide a transition to neighbouring uses.

Pursuant to Section 20 of Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is considered necessary to provide for the applicant's proposed development due to the site's unique interface with Humpy Hollow Park and surrounding public realm. This proposal allows for the applicant's intended high-density tower form while maintaining the base C-COR1 District to accommodate mixed-use

commercial and residential development. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base C-COR1 District in Bylaw 1P2007 where the DC District does not provide specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation under Bylaw 1P2007. The intent of this DC District rule is to ensure that rules from the base district, which regulate aspects of development not specifically addressed in the DC District, can also be relaxed in the same way. In this case, Section 6 and 9 includes rules related to building setbacks, landscaping, and other site design elements that remain subject to discretion at the development permit stage.

While Administration supports the use of a DC District to secure site-specific rules in this sensitive location, the content of the proposed DC District is not supported. The proposed FAR and height exceed what is considered appropriate. The proposal lacks adequate setbacks and transition to adjacent development and creates significant shadowing on Humpy Hollow Park opposite the site. This land use amendment could result in a future tower which would cast significant new shadows over the park during key periods of the day and year, notably mid-morning to early afternoon on spring and summer dates. The resulting shadow would reduce sun exposure across the park's central gathering and seating areas, negatively impacting comfort, useability and the return on recent public investment. Protecting sunlight access in the park is vital to maintaining its intended function as a vibrant and inclusive community hub as laid out in statutory planning policy in the *West Elbow Communities Local Area Plan* (LAP) – as noted in full below.

Administration has determined that a more moderate mid-rise form with a maximum height of approximately 25 metres (7 storeys) and FAR of 5.0 to 5.5—would better align with the policy context and respect the surrounding built form, streetscape, and public realm investments.

Proposed Direct Control District – Regulation Comparison Table

Regulation	Current Rule	Proposed Request	Administration's Response
Maximum Floor Area Ratio (FAR)	3.0 (C-COR2 f3.0h46)	8.0 FAR (DC based on C-COR1)	Substantial increase not supported. A maximum of 5.5 FAR is considered more appropriate based on-site context, adjacent open space and planning policy direction.
Maximum Height	46 metres	70 metres (20 storeys)	Exceeds LAP and contextual fit; shadow impacts not minimized to within reasonable levels. Recommended maximum height is 25 metres (7 storeys).

Tower Floor Plate	Not applicable (no tower permitted under C-COR2)	485 m ² with no differentiation above 18m	Between the equinoxes, shadow remains over key functional areas of Humpy Hollow Park from 10 AM to 4 PM each day, reducing comfort, solar access and social usability. In contrast, a seven-storey mid-rise built form would leave the park completely unshaded during these hours from early May through early August, preserving its usability during peak seasonal months.
Commercial Use Area	No minimums in LUB, but policy encourages active frontages and mixed-use intent	DC removes minimum commercial requirements; but requiring commercial at-grade	Shift from minimum Gross Floor Area to location-based requirement is supported. Active commercial frontages along 17 Avenue SW and Centre Street S align with corridor policy direction.
Tower Placement / Stepback	Not defined (no tower assumed in base districts)	No stepback rules; tower permitted anywhere, but limited to 12 metre height within 6 metres of south lot line	Partial transition provided through 12 metre height limit within 6 metres of the south property line. However, no other built form transition rules are proposed.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed DC District would guide the form, massing and siting of the development.

While the proposed DC District modifies some aspects of the C-COR1 District, it retains the base district's minimum side and rear setback and landscaping requirements unless explicitly varied at the development permit stage. These base rules would help inform appropriate site design, particularly in managing transition and interface with adjacent uses.

Given the context of the site, additional key development considerations that would be assessed through a development permit application include:

- ensuring sunlight access to the maximum extent possible and ensuring an appropriate interface along the south boundary of Humpy Hollow Park;
- incorporating massing transitions to the surrounding context;
- supporting public realm interface and safety through built form and commercial activation;
- managing vehicular access, loading, and servicing in the absence of a rear lane; and
- integrating green building strategies and on-site amenity space.

Transportation

The site is well-served by transit, with service along 17 Avenue SW and Centre Street S, and within a five-minute walk of the Victoria Park/Stampede Light Rail Transit (LRT) Station approximately 400 metres east. The grid network of sidewalks throughout the neighbourhood in addition to transit connectivity supports strong multimodal access.

17 Avenue SW is classified as an arterial road, while Centre Street S is a collector. The lack of a rear lane presents constraints for loading, servicing and waste management, which will require

creative solutions at the development permit stage. On-street parking is restricted on both streets to a maximum of two to three hours, depending on the location.

Environmental Site Considerations

There are no known environmental concerns associated with the site.

Utilities and Servicing

Water, sanitary, and storm infrastructure are available to service the site. Final details related to site servicing, fire protection, stormwater management and waste/recycling access will be addressed through the development permit process.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The proposal 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.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan \(MDP\)](#) identifies the subject site as part of the Neighbourhood Main Street Area on Map 1: Urban Structure. Policies for Main Street areas (Section 3.4.1) support a broad mix of uses, investment in public amenities, and solar access to the north side of the street with the aim of creating and enhancing a vibrant public realm.

Relevant MDP policies include:

- Section 2.2.1 – Vibrant and Transit-Supportive Mixed-Use Activity Centres and Main Streets, which support higher-density mixed-use development along 17 Avenue SW;
- Section 2.3 – Creating Great Communities, which emphasizes high-quality design, access to parks and amenities and compatible transitions between scales;
- Section 2.3.4 – Supports the protection and enhancement of urban parks to advance climate, livability and public health goals; and
- Section 2.4.3 – Calls for urban design that enhances the public realm — ensuring adequate sunlight access, seasonal comfort and sensitive interface with surroundings.

While the site's location along a Neighbourhood Main Street corridor and near transit supports MDP objectives, the proposed scale, shadowing impacts and insufficient sensitive transition to Humpty Hollow Park raise concerns about compatibility with these broader city-building principles.

Calgary Climate Strategy (2022)

This application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

West Elbow Communities Local Area Plan (Statutory – 2025)

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site within the Neighbourhood Commercial Urban Form Category and the High Scale modifier of the LAP, and is situated along the 17 Avenue SW Neighbourhood Main Street corridor. The LAP generally supports mixed-use intensification in such areas but requires site-sensitive application of scale and built form.

Relevant LAP policies include:

- Section 2.4.2.1(i.iv) and 2.5.1(c) – Direct built form to minimize shadow impacts on parks and open space;
- Section 2.4.2.2(a.vi) – Optimize sunlight access to public spaces through building design;
- Section 2.4.2.1(j) – Require shadow studies to assess and mitigate impacts on adjacent parks;
- Section 2.6.1(j) – Prevent building massing that overwhelms adjacent heritage assets;
- Section 4.2(c) and 4.2(k) – Clarify that height ranges in the scale modifier serve as ceilings, not entitlements, and must be refined based on site-specific context, including sun access, transition, and surrounding uses; and
- Section 4.2(h) – Indicates that "should" policies must be followed unless a clear and compelling alternative rationale is provided.

While the High Scale modifier allows for heights up to 26 storeys, this is not an entitlement and the application does not satisfy the LAP's intent to ensure compatibility with adjacent open space. The proposed 20-storey form would cast prolonged shadows on Humpy Hollow Park between key months and lacks meaningful transition or buffering.

Administration recommends a more contextually responsive built form, such as C-COR1 or MU-2 f5.5h25 Districts, which would enable significant density while better aligning with LAP policy and protecting adjacent public realm assets.