



Application Notice LOC2025-0061

April 7, 2025

The City of Calgary has received an application to redesignate the land at the below address(es).

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: LOC2025-0061

File Manager: MELANIE HORKAN Melanie.Horkan@calgary.ca 403-669-8595

Address: 108 MISSION RD SW

Legal Description: 5793U;8;5-10

Community: ERLTON

Ward: 08

Application Description: Land Use Amendment to accommodate M-C2

Existing

Land Use District: M-CG d72

Proposed

Land Use District: DC/M-C2

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

Comments are due by: **May 5, 2025**

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.



APPLICANT SUBMISSION: ERLTON ONWARD HOMES LAND USE AMENDMENT

Company: B&A

Developer: Onward Homes Calgary
[REDACTED]

Date: March 14, 2025

On behalf of Onward Homes, B&A is submitting this application for a Land Use Redesignation at 108 Mission Road SW in the community of Erlton. This application will redesignate the site to a Direct Control (DC) District based on Multi Residential – Contextual Medium Profile (M-C2) for the development of 62 affordable housing units. A pre-application assessment was received for this site in January 2025 under PE2024-02105.

This site is part of the City-led 2025 Non-Marking Housing Land Sale program. This site was sold to Onward Homes for the express purpose of developing affordable housing. This program is accompanied by requirements for the delivery of affordable housing within a set timeframe, and as such an expedited approvals process is necessary in order to meet these timing conditions.

Site Context

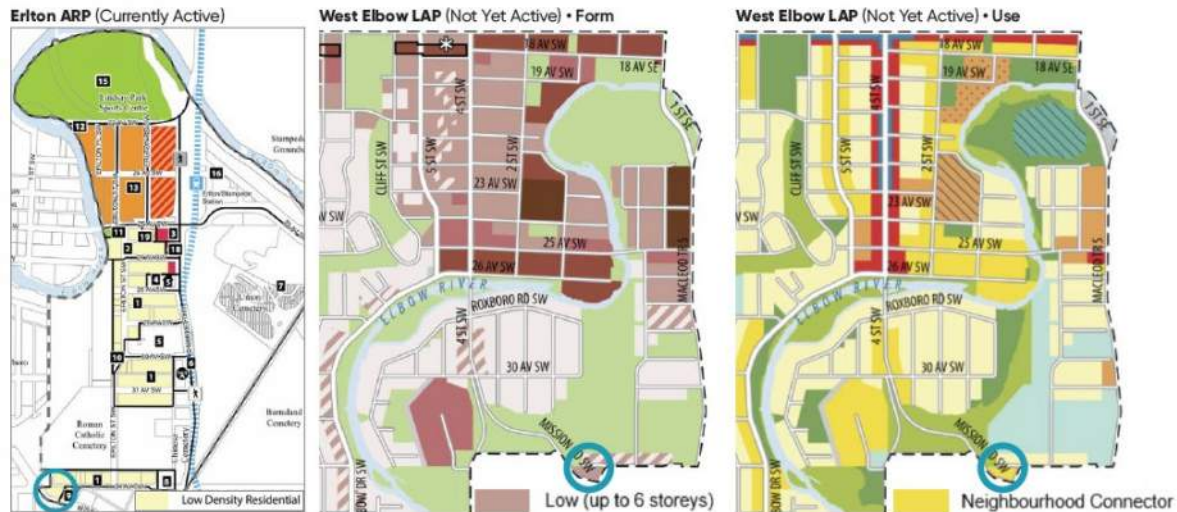
The site is a +/- 0.41-acre parcel located on Mission Road SW at the west end of Erlton Terrace. The site is currently occupied by a decommissioned Enmax substation facility. The surrounding community is characterized by low-density residential development in the form of single detached and semi-detached homes. Along Mission Road and Macleod Trail to the southwest, multi-residential and mixed-use development between 4-6 storeys has recently been approved and constructed.

The subject site is currently zoned M-CG d72 (Multi Residential – Contextual Grade Oriented) and is within both the Erlton Area Redevelopment Plan and the forthcoming West Elbow Local Area Plan (LAP) which will supersede the ARP. The project vision is for a 5-storey multi-residential building with below-market affordable housing. Based on the draft LAP policy, the proposed land use is supported. However, a Direct Control (DC) District is required to accommodate parking reductions and site-specific design solutions that arise as a result of grade on the site.

FIG 1 – SITE CONTEXT



FIG 2 – POLICY CONTEXT



DIRECT CONTROL (DC) RATIONALE & BYLAW REVIEW

A DC District is proposed for this site. Section 20 (1) of the Land Use Bylaw 2P2007 indicates:

Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

The proposed base land use on this site is M-C2 (Multi Residential – Contextual Medium Profile), which includes Multi-Residential as a Discretionary Use. Based on a comprehensive bylaw review, the M-C2 land use is considered to be the most appropriate base district for the proposed use and built form. M-C2 allows for the intended use which is a multi-residential building at up to 5 storeys in height. However, a DC is required for a reduction in motor vehicle parking stalls which cannot otherwise be accommodated under any stock mixed-use or multi-residential district.

The DC will also address site-specific design issues that arise from grade on site and specifically the way that height is measured from grade. Although the maximum 16m height would typically be more than sufficient to accommodate the 5-storey built form, there is a significant grade differential between the Mission Road access to the parkade and the Erlton Terrace access at the ground floor. As a result, the building height and horizontal cross section rules need to be adjusted beyond what would be considered relaxable under the bylaw. Lastly, the applicant is seeking Multi-

Residential as a Permitted Use in order to ensure their ability to deliver the required affordable housing on site.

The proposed development is for affordable housing in proximity to primary Transit, and as such a result a reduction in parking stalls is appropriate. The applicant is proposing 27 motor vehicle stalls for 62 dwelling units. The minimum number of stalls is 0.625 stalls per Dwelling Unit, or 39 stalls. A further reduction of 25% may be applied where a parcel is within 600m of primary transit, bringing the minimum to 30 stalls. In order to achieve the proposed 27 parking stalls, a further 10% reduction is required. Therefore, a DC District is needed to accommodate the reduction.

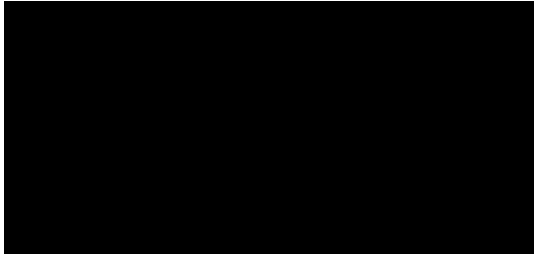
Additionally, the maximum height rule under M-C2 is 16m, which would typically be sufficient to accommodate the proposed 5-storey building. However, there is as much as 5m of grade differential between the Mission Road building entry at the south side of the building and the Erlton Terrace entry on the north side. Therefore, an increase in maximum building height to 22m is required to ensure the proposed building would fit; the 5m increase would not be allowed as part of a relaxation.

A summary of all items proposed in the draft DC (attached):

- M-C2 as the base land use district because it most accurately accommodates built form.
- Inclusion of Multi-Residential as a Permitted Use
- Reduction in Motor Vehicle Parking Stalls to 0.4 per Dwelling Unit.
- Increase to Maximum Building Height of 22m
- Removal of Section 604 (4) which governs the horizontal section of the building above 14m.

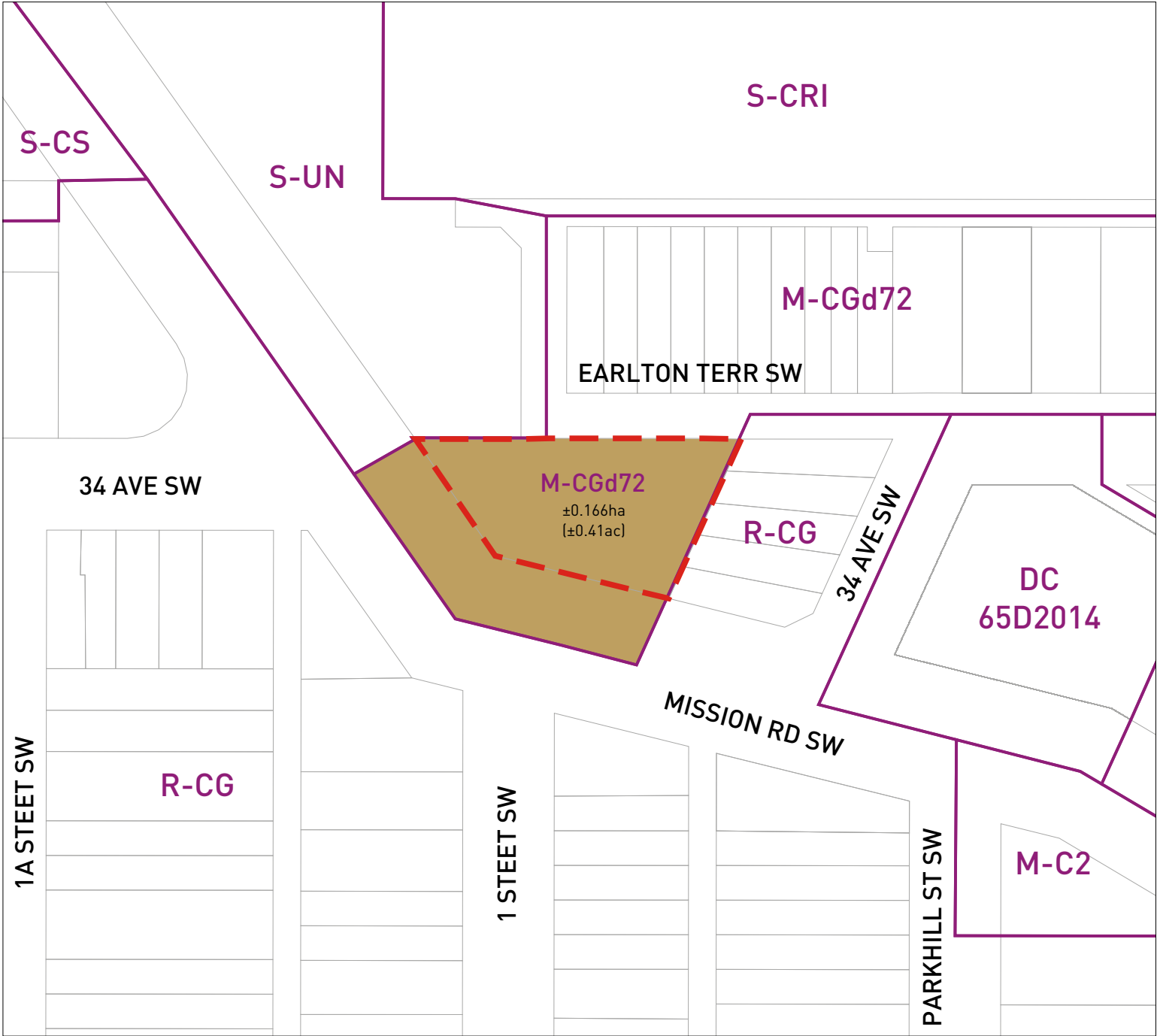
SUMMARY

In conclusion, the proposed application allows for the development of a specific site outcome which is approximately 62 Affordable Housing units. The proposed built form of 5-storey multi-residential aligns with the policies of the draft Local Area Plan. The primary intent of this application is to allow for adjustments to bylaw rules to accommodate the proposed use, where these adjustments cannot be accommodated through any existing district. The proposed DC will also give additional certain of the final proposed use on site. Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration's support of this application.

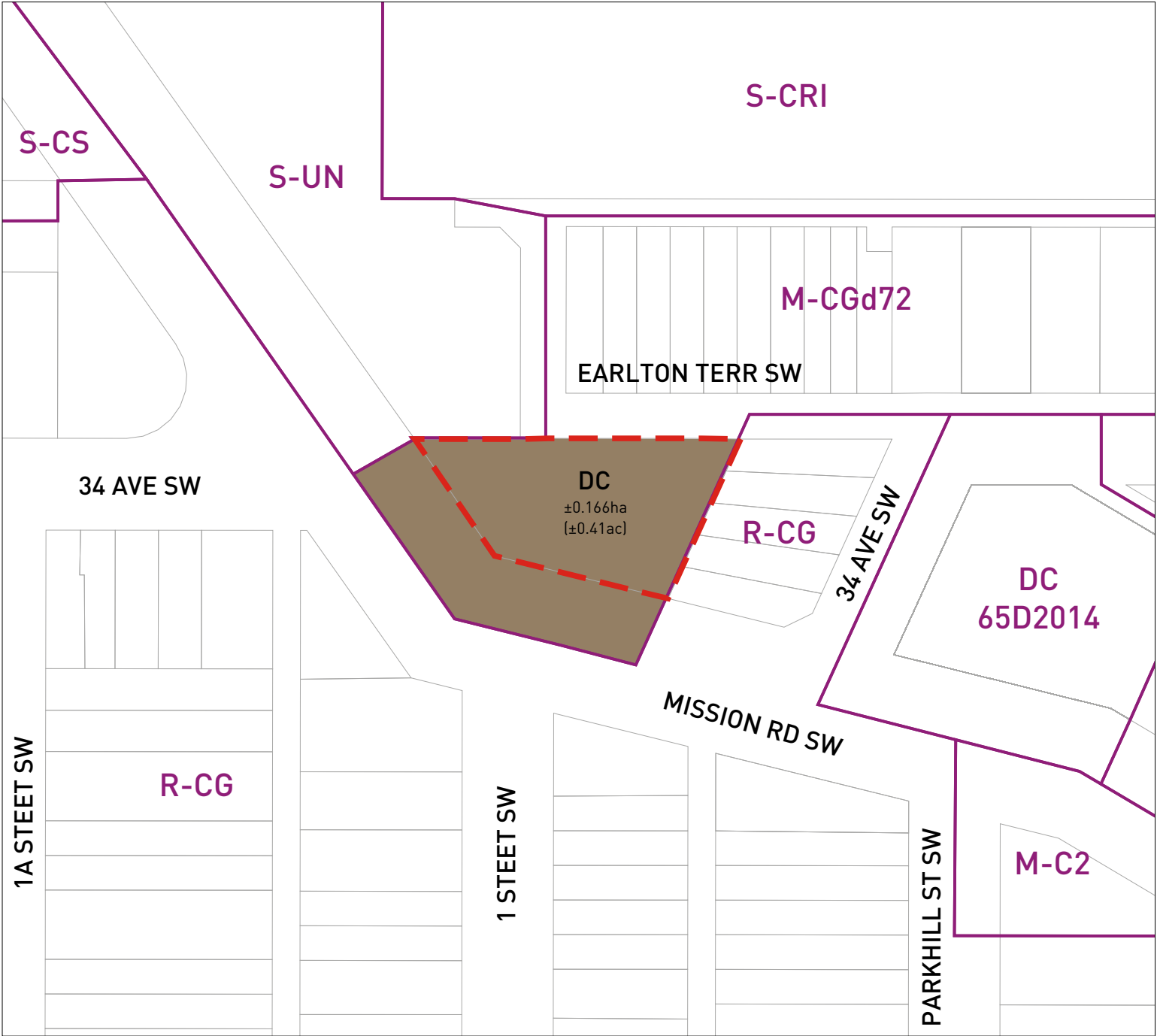


Application Number: LOC2025-0061
Site Address: 108 MISSION RD SW
Community: ERLTON
Description: From: M-CG d72
To: DC/M-C2

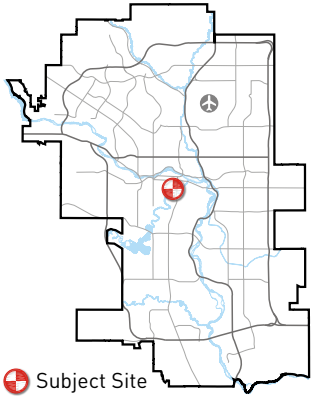




EXISTING LAND USE



PROPOSED LAND USE



Subject Site



1:1250

- Subject Lands
- City of Calgary Boundary
- Existing Land Use Boundary
- R-G Existing Land Use District
- M-CG: Multi-Residential - Contextual Grade-Oriented
- DC: Direct Control

LAND USE STATISTICS			
FROM	TO	AREA	
		ha (±)	ac (±)
M-CGd72	DC	0.166	0.41
Total		0.166	0.41



REVISION
DATE
dd/mm/yyyy

PRE-APP NUMBER: --
LOC: --
PROJECT NUMBER: 2025-071
DRAWN BY: bdillon
START DATE: February 24, 2025
CURRENT DATE: February 28, 2025

FILE INFO

LEGAL DESCRIPTION
Lots 5 - 10, Block 8, Plan 5793U

MUNICIPAL ADDRESS
108 Mission Road SW

ONWARD - EARLTON

LAND USE REDESIGNATION

