



Application Notice LOC2025-0061

March 25, 2026

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: **April 23, 2026**

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.



JACK MODDLE

Associate - B&A
jmoddley@bastudios.ca
403 554 9707

APPLICANT SUBMISSION: ERLTON ONWARD HOMES LAND USE AMENDMENT

Company: B&A

Developer: Onward Homes Calgary

Applicant's Name: Jack Moddle

Date: March 19, 2026

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 63 affordable housing units. A pre-application assessment was received for this site in January 2025 under PE2024-02105.

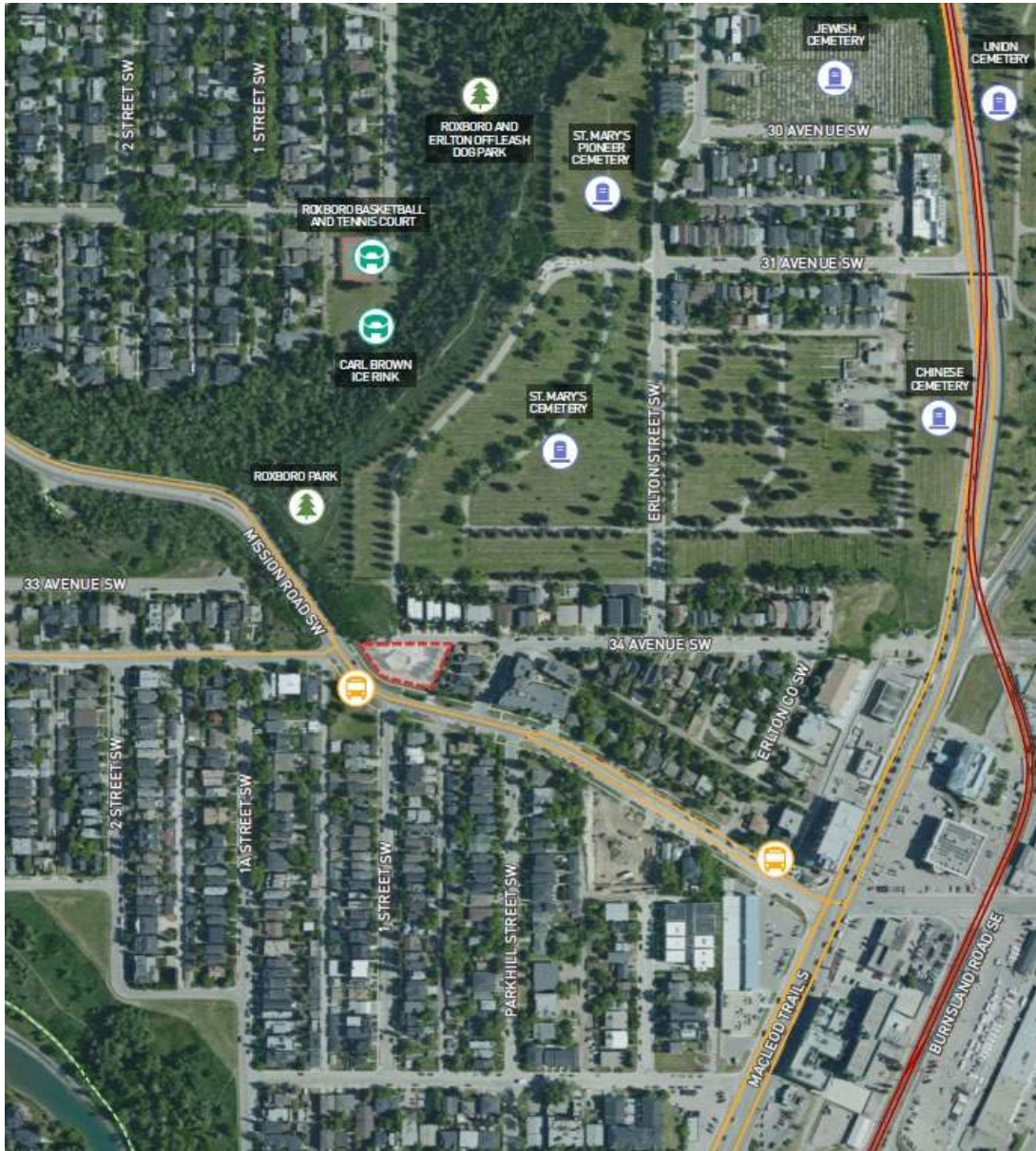
This site is part of the City-led 2025 Non-Marking Housing Land Sale program. This site was sold to Onward Homes for the express purpose of developing affordable housing. This program is accompanied by requirements for the delivery of affordable housing within a set timeframe, and as such an expedited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

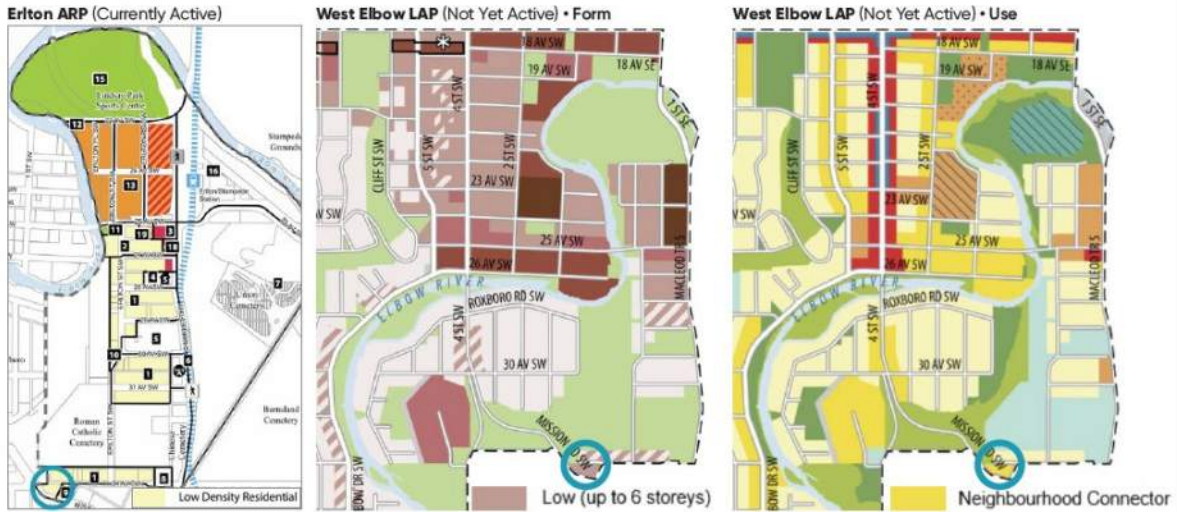
The subject site is currently zoned M-CG d72 (Multi Residential – Contextual Grade Oriented) and is within the West Elbow Local Area Plan (LAP). The project vision is for a 6-storey multi-residential building with below-market affordable housing. Based on the draft LAP policy, the proposed land use is 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



-  Subject Site
-  Bus Stop
-  Cemetery
-  Park
-  Recreation Facility
-  Pathway
-  Red Line LRT
-  Transit Route

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 up to 6 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. A maximum height of 24m will be required to accommodate the 6-storey building, accounting for the 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.

The proposed development is for affordable housing in close proximity to primary transit, and as a result the applicant is seeking a reduction to 0.25 stalls per Dwelling Unit in exchange for the increased cycling and powered mobility vehicle facilities on-site. Additionally, the maximum height rule under M-C2 is 16m, which is not sufficient to accommodate the proposed 6-storey building. 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 24m is required to ensure the proposed building would fit; the 8m 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
- Reduction in Motor Vehicle Parking Stalls to 0.25 per Dwelling Unit in exchange for transportation demand management measures including a bicycle repair facility and mobility scooter parking that is specifically designed to be accessible and powered.
- A definition for powered mobility vehicle storage
- Increase to Maximum Building Height of 24m
- Removal of Section 604 (4) which governs the horizontal section of the building above 14m
- Inclusion of a provision to allow for the required retaining wall on the southeast side boundary, which will be taller than typical due to significant grade on site
- Excluding barrier-free units from amenity space calculation, due to the constrained site which limits the ability to provide the required common amenity space

SUMMARY

In conclusion, the proposed application allows for the development of a specific site outcome which is approximately 63 Affordable Housing units. The proposed built form of 6-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.

JACK MODDLE, MPlan, RPP, MCIP

Associate – B&A

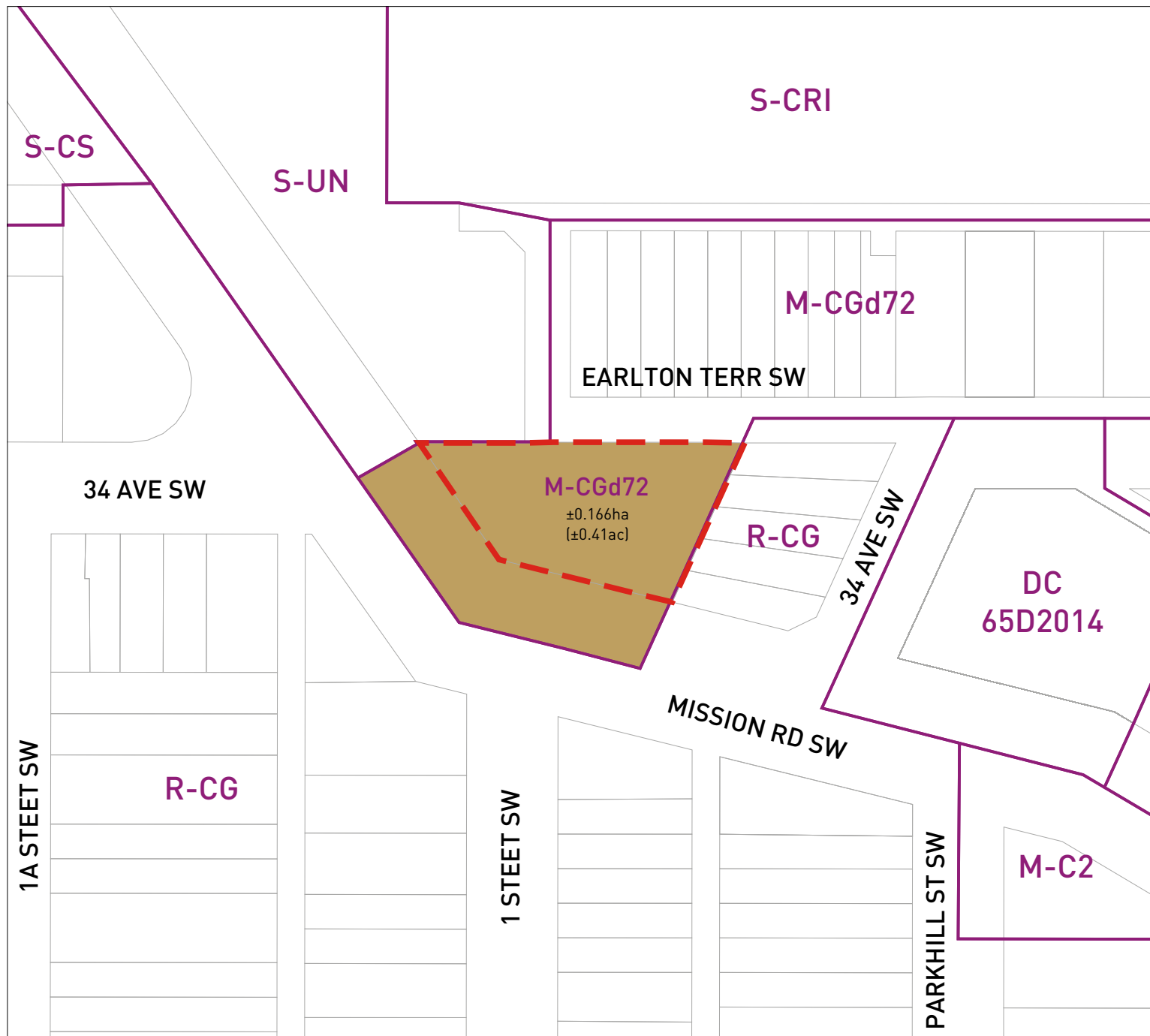
e: jmoddle@bastudios.ca

p: 403-554-9707

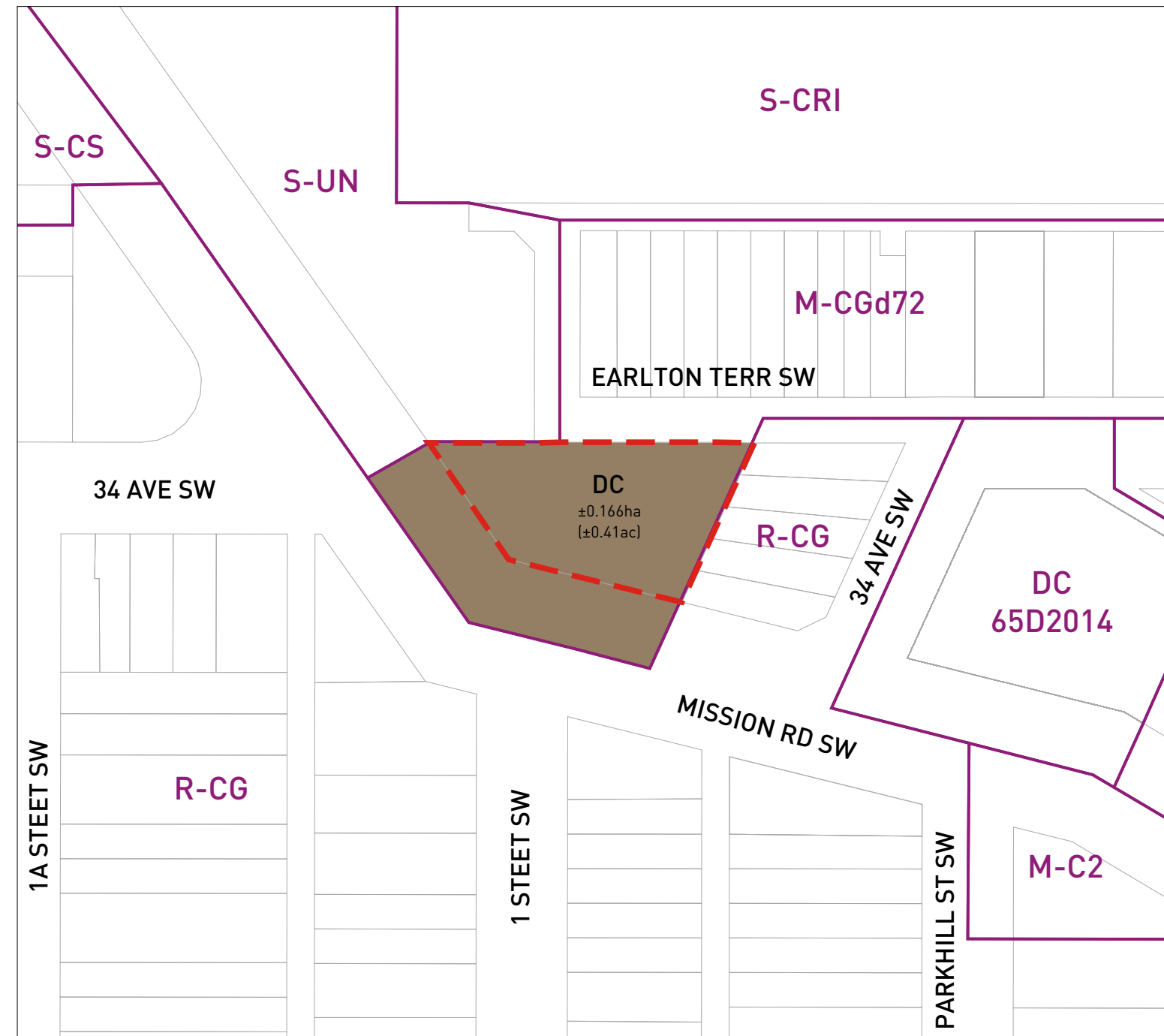
Application Number: LOC2025-0061
Site Address: 108 MISSION RD SW
Community: ERLTON

Description: From: M-CG d72
To: DC/M-C2

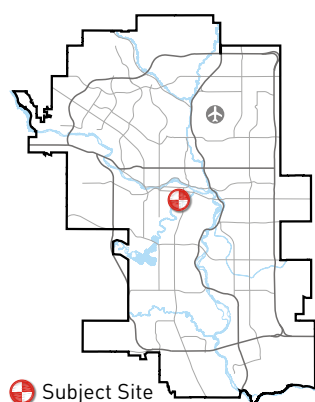




EXISTING LAND USE



PROPOSED LAND USE



- - - Subject 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	REVISION	PRE-APP NUMBER:	FILE INFO
--	dd/mm/yyyy	--	--	
--	--	--	PROJECT NUMBER: 2025-071	
--	--	--	DRAWN BY: bdiillon	
--	--	--	START DATE: February 24, 2025	
--	--	--	CURRENT DATE: February 28, 2025	

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

MUNICIPAL ADDRESS
108 Mission Road SW

PROJECT NAME
ONWARD - EARLTON

SHEET TITLE
LAND USE REDESIGNATION

