

Planning & Development Report to
Calgary Planning Commission
2019 November 07

ISC: UNRESTRICTED
CPC2019-1364

Land Use Amendment in Inglewood (Ward 9) at 922 – 8 Avenue SE, LOC2019-0109

EXECUTIVE SUMMARY

This application was submitted by O2 Planning + Design on 2019 July 08 on behalf of the landowner, Calgary Reads (An Early Literacy Initiative) Society. The application proposes to change the designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District based on the R-C2 District to allow for:

- the additional use of Reading Place, a newly defined use;
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (no change from the current maximum); and
- the uses listed in the R-C2 District.

The proposal is in alignment with the applicable policies of the *Inglewood Area Redevelopment Plan* (ARP) and the *Municipal Development Plan* (MDP).

A development permit application has not yet been submitted.

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 922 – 8 Avenue SE (Plan A2, Block 4, Lot 11) from Residential – Contextual One / Two Dwelling District (R-C2) District to DC Direct Control District to accommodate Reading Place, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

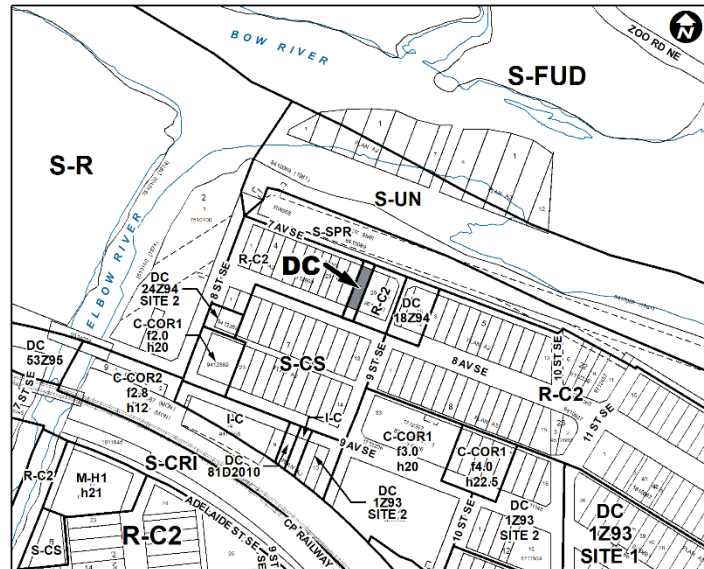
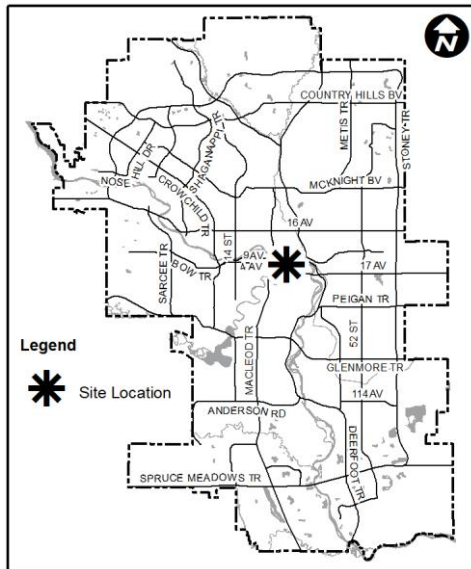
This application was submitted on behalf of Calgary Reads by O2 Planning + Design on 2019 July 08. Calgary Reads is a local non-profit organization that serves the city by promoting reading and early literacy. A pre-application enquiry was first submitted for the subject development on 2016 August 31. The use of a modified Home Occupation – Class 2 was recommended by Administration in order to allow for a “trial” of the operations, before formalizing the use through the required land use amendment application. No complaints have been submitted since the operations commenced. Presently, the building is used for storage of books in the basement, with a whimsical space for reading on the main and parts of the second floor, and a residential unit on the second floor. More information on the use is identified in the Applicant's Submission in Attachment 2.

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Location Maps



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Site Context

The site is located in the southeast community of Inglewood, approximately 1.5 kilometres east of downtown Calgary. The land is developed with a single detached dwelling built in 1937, with a parking pad accessed from 7 Avenue SE. Located one block north of 9 Avenue SE, Inglewood's Main Street, and 550 metres southeast of the future Inglewood / Ramsay Green Line LRT Station, the site is easily accessible by foot, transit, or vehicle.

The subject site is adjacent to low density residential dwellings to the east and west, the Inglewood Riverwalk and Bow River to the north, and the Alexandra Centre Society, a charitable community service, to the south. The recently redeveloped Jack Long Park is located approximately 40 metres southwest of the site. The park has been upgraded to provide paved areas that will serve as flexible spaces for small concerts/theatre events, food trucks, market kiosks and other arts/cultural uses, with open lawn space, as well as a picnic area, playground, rain garden, seating area and sculptural elements.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the continued residential use of the site, while permitting the additional use of Reading Place, a newly defined use which is compatible with and complementary to existing uses in the area. As the operations are presently approved under a home occupation, Administration was able to consider adjoining owners' day-to-day experience with the use.

Planning Considerations

The following sections highlight the scope of planning analysis conducted by Administration.

Land Use

The site is currently designated as R-C2 District, which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex, semi-detached and single detached dwellings in the developed area. The District does allow for a range of complementary uses, including home based child care for up to 10 children, home based business with up to 5 vehicle visits per day, assisted living and residential care.

The proposed DC District is based on the R-C2 District, with the additional use of Reading Place, a newly defined use. Reading Place is only permitted when located within the existing building. This ensures that the use will not result in the loss of the existing building, which is a notable example of residential architecture from 1930s Calgary, despite not being listed on the inventory of historic resources.

The proposed DC District provides certainty that a Reading Place can be approved on the site, while leaving specific details of the approval to the development permit stage. Further, Land Use Bylaw 1P2007 severely limits the development authority's ability to condition a permitted use development permit. As such, the proposed DC District lists development permit conditions

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for the use, allowing the development authority, as a condition of issuing a development permit for Reading Place, to impose conditions with respect to the use operations.

Development and Site Design

A permitted use development permit application will be required to enable a change of use to accommodate the reading place. Any limitations on the operations of the use will be conditioned through the development permit. Any potential changes to the building or design of the site would also be determined through the development permit process.

Environmental

There are no known concerns associated with the lands or proposal.

Transportation

Vehicular access to the site is currently available from 8 Avenue SE and 7 Avenue SE. The site is served by Calgary Transit BRT Route 307 Max Purple, with a bus stop located approximately 100 metres from the site on 9 Avenue SE. The site is also within 100 metres of the Elbow River and Bow River regional pathway systems that provide pedestrian and cycling connections to the downtown core and numerous destinations along the Elbow and Bow Rivers. On-street parking is restricted to two hour parking on both sides of 8 Avenue SE. Residential permit parking is permitted on the north side of 7 Avenue SE.

Utilities and Servicing

Water and sanitary service(s) exist to the site. Storm service does not exist to the site, nor is public storm available. Servicing requirements will be determined at the time of future redevelopment.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practice, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

Administration circulated the application to the Inglewood Community Association (CA), who showed support for the proposed land use amendment in a letter provided 2019 August 02 (Attachment 3). Specifically, the letter stated that the CA has been a proud supporter of the use since its inception through a Home Occupation – Class 2, and that they are glad to see this application has been submitted to enshrine the use as a social benefit for the entire city, and a credit to Inglewood.

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Administration received five letters of objection from three different homes on the street. These letters indicated objection based on the vehicular and foot traffic that the use generates, the impact of the proposed redesignation on surrounding property values, the observable activity outside of the building, and the fact the DC District could be precedent setting in the community.

Administration attended an applicant led engagement event prior to submission of the application. The event was held at the subject site with several nearby residents from the street on 2019 June 19, as well as the Readers in Residence, House Mother, CEO of Calgary Reads and the Ward Councillor. The event provided information on existing and proposed operations, as well as the concerns and interests of neighbours. Opportunities for improved communication between Calgary Reads and the neighbours were discussed, including the drafting of a Good Neighbour Agreement. Administration heard from neighbours that the number of children who attend the site through school trips, using the sidewalk to queue in front of the building can be overwhelming, and that outdoor activity in relation to the use is unappreciated. Administration maintained communication with the group by circulating the proposed DC District after the above letters of objection were received, and encouraging continued communication with the applicant. Notwithstanding, beyond one question of clarification, no further communication was received by the applicant or Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development. The proposal is in keeping with relevant MDP policies as it is compatible with the established pattern of development while also maintaining the stability of the neighbourhood.

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Inglewood Area Redevelopment Plan (Statutory – 1997)

The *Inglewood ARP* places importance on continued support and growth of existing and new community services within Inglewood including the Alexandra Centre and Silver Threads. Specifically, the policy notes the intent to promote Inglewood as a learning environment and provides social recommendations, including expanding the existing Colonel Walker Community School, as well having the Social Services Department maintain and increase programs for adult day care, drop-in child care, parent/single parent support groups, teen programs and programs for senior citizens.

The ARP also has goals to preserve the human scale and rich mixture of social and business activities in the area, as well as the development of commercial, tourist and recreational activities without causing major disruptions in the way of life for residents.

The *Inglewood ARP* is currently under review by Administration as part of the *Historic East Calgary Area Redevelopment Plan*. The planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by Q2 2020

The proposed land use amendment complies with the overall intent of the ARP.

Social, Environmental, Economic (External)

The recommended land use will continue to allow for the residential use of the parcel, while contributing to Inglewood's community services by allowing for a free, family friendly use that encourages literacy amongst children.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal and operational risks which have been identified will be managed at the time of development permit.

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REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment will allow for a community service to be located in the inner city community of Inglewood, centrally located and easily accessible by a range of travel modes. The use of Reading Place will encourage early literacy and community connection, and advances the objectives of the Municipal Development Plan and the Inglewood Area Redevelopment Plan.

ATTACHMENT(S)

1. Proposed DC Direct Control Guidelines
2. Applicant's Submission
3. Community Association Letter