

**LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017**

MAP 14C

EXECUTIVE SUMMARY

This land use amendment application proposes the redesignation of a residential parcel in the southeast community of Inglewood from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a range of low density residential uses including rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 October 05
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 369D2017; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1429 and 1433 - 10 Avenue SE (Plan 0410520, Block 10, Lots 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and 2. Give three readings to the proposed Bylaw 369D2017. 	

REASON(S) FOR RECOMMENDATION:

The proposal is keeping with applicable policies including the Municipal Development Plan and the Inglewood Area Redevelopment Plan, both of which advocate for communities with a variety of housing types to meet a range of citizen needs. The proposed R-CG district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on an inner city parcel and in a form that has the ability to be compatible with the character of the existing neighbourhood.

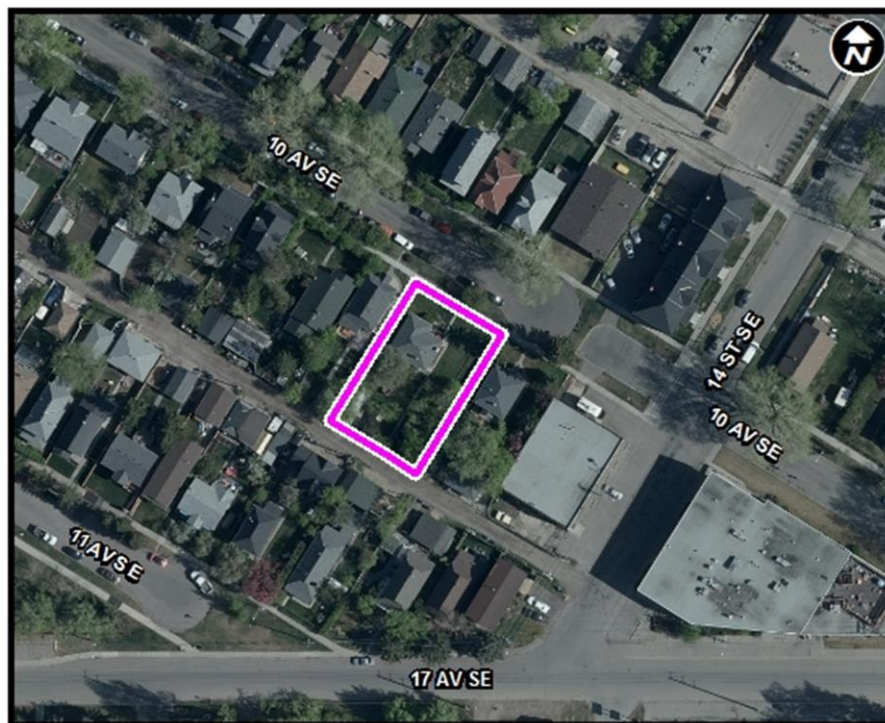
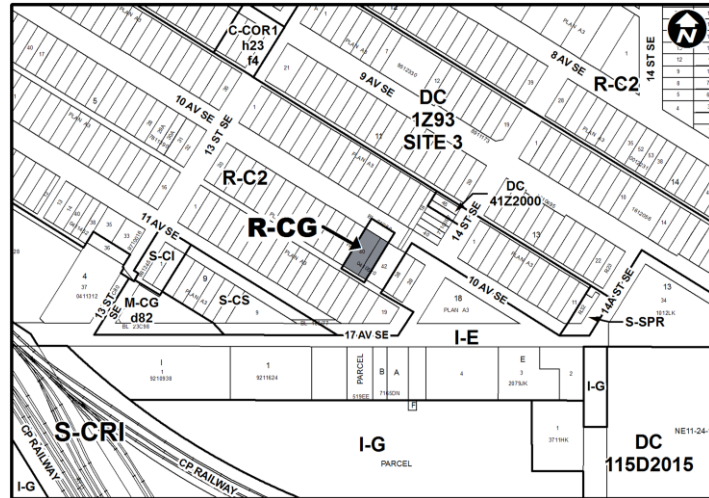
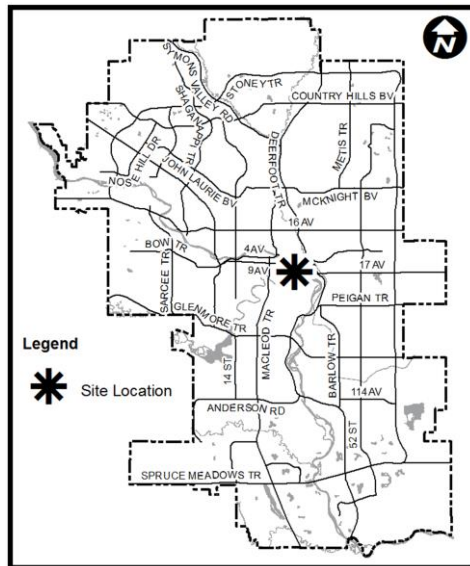
ATTACHMENT

1. Proposed Bylaw 369D2017

LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017

MAP 14C

LOCATION MAPS



LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017

MAP 14C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1429 and 1433 - 10 Avenue SE (Plan 0410520, Block 10, Lots 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: R. Wright

Absent: G.-C. Carra and C. Friesen

Carried: 6 – 0

**LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017**

MAP 14C

Applicant:

Section23 Developments

Landowner:

Section23 Nest Inglewood Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential setting in the southeast community of Inglewood. One of the two Residential – Contextual One / Two Dwelling (R-C2) District designated parcels is developed with one storey single detached dwelling. The other parcel is vacant. Single detached dwellings exist to the north, east, west and immediately to the south on land designated as R-C2. Further to the south are industrial lands that are being planned for higher-density mixed use development.

The parcel is approximately 160 metres south of 9 Avenue SE, a Neighbourhood Main Street destination with retail, community and recreational services. A regional pathway is located approximately 470 metres to the north (via the street network) which connects west to the downtown, and southeast to the Inglewood Bird Sanctuary and other communities beyond.

The following table identifies the peak and current population of Inglewood.

Inglewood	
Peak Population Year	2017
Peak Population	4008
2017 Current Population	4008
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The intent of the Residential – Grade-Oriented Infill (R-CG) District is to allow for a wide range of ground-oriented housing typologies including rowhouse buildings, semi-detached dwellings, single detached dwellings, cottage housing and accessory suites. The rules of the R-CG District provide for development that has a maximum height of 11 metres and is sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings.

The maximum density for parcels designated R-CG is 75 units per hectare. As such, this would allow for a maximum of six ground oriented units to be considered via the development permit process. The applicant has stated that they intend to develop only four rowhouse units. A rowhouse building is a permitted use in R-CG where the proposal complies with all the rules of the Land Use Bylaw. Otherwise, a rowhouse building is a discretionary use.

**LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017**

MAP 14C

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure, of the Municipal Development Plan (MDP). The policies of the MDP encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the provision of the R-CG District allow for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

Inglewood Area Redevelopment Plan (1993)

In accordance with Maps 5 and 6, Generalized Land Use Maps of the Inglewood Area Redevelopment Plan (ARP), the site is located within the current and future residential area. The Inglewood ARP speaks to the dependency of local retail and community services on an increase in population within the community. The plan sets goals that are consistent with the MDP and support the provision of a variety of housing types that serve a range of households, age groups and income levels while encouraging housing intensification that is sensitive to the established character of the area.

One mechanism is in place to encourage appropriate placement of higher density residential uses, specifically through policy item 2.4.6, which provides conditions which should be met for land use redesignations from low density detached housing to low density townhousing. These conditions include:

- area residents should be fully involved in the redesignation and development permit process;
- the site should be vacant, underdeveloped or developed with housing which has substantially deteriorated and the site is not completely surrounded by lower density areas;
- traffic and other impacts are thoroughly analyzed and can be minimized; and
- new development should be compatible with existing nearby development, with particular attention being paid to the edges of new developments.

While some of these conditions will require review at development permit stage, the proposed land use redesignation is capable of meeting the majority of the above conditions, and is supplemented through alignment with the MDP.

**LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017**

MAP 14C

Location Criteria for Multi – Residential Infill (2016)

Council adopted 'Location Criteria for Multi-Residential Infill' to be used as a guideline for the review of land use amendment applications seeking to allow for multi-residential developments in low density residential areas. The proposed land use redesignation satisfies most of the locational criteria for multi-residential infill housing (see APPENDIX III Location Criteria for Multi-Residential Infill).

TRANSPORTATION NETWORKS

Vehicular access to the parcel is available from the rear lane. A driveway will not be permitted on 10 Avenue SE.

Bike paths exist to the north along 8 Avenue SE and the Bow River. The area is well serviced by bus routes 1 and 411, located approximately 200 metres north on 9 Avenue SE. Bus routes 1, 75, 125, 126, 151, 302, 305 and 411 are located approximately 475 metres northwest on 9 Avenue SE.

A future LRT station is planned approximately 560 metres west of the site at 12 Street SE.

UTILITIES & SERVICING

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the site. A storm sewer extension may be required at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required for this application.

GROWTH MANAGEMENT

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

**LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017**

MAP 14C

PUBLIC ENGAGEMENT

Community Association Comments

The Inglewood Community Association supports the application on the basis of its location and the with the caveats that the development permit must have vehicular access from the lane only, that the height not exceed 9 metres, windows must not overlook adjacent properties (or have translucent windows), have the same orientation as is common to the block and have a depth similar to neighbouring homes or have a sun/shadow study done.

Citizen Comments

Five letters of support and two letters of opposition were received.
Concerns raised by those in opposition included:

- Historic streetscape preservation / change to block character;
- Property value impacts; and
- On-street parking availability.

Public Meetings

There were no project specific meetings for this proposed redesignation. Meetings were held with the Community Association that resulted in the comments attached in APPENDIX II.

**LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017**

MAP 14C

APPENDIX I

APPLICANT'S SUBMISSION

Section23 is proposing land use redesignation on parcels 40 and 41 from R-C2 to R-CG to allow for modest intensification to rowhouse development. The subject parcels are located at the edge of residential development. I-E, Industrial Edge district is located to the east and south. The intended rowhouse development will provide a transition between the existing industrial development to the east and low density development to the west.

The proposed redesignation is supported by policies of the existing Inglewood ARP, 1992, as well as the Draft Inglewood ARP, March 2017. The policies within the existing 1992 ARP make provision for land use redesignation on a limited basis particularly at the edge of residential, subject to community consultation. The Residential Low Rise policies in the Draft Inglewood ARP allow for development of rowhouses and apartments.

Section23 prides itself in the quality of architectural design which respects the contextual parameters and existing streetscape. Section23 has developed infill projects in several inner city areas of Calgary which have received positive reviews from both the industry experts and the consumers.

Section23 and their partners have met with the adjacent neighbours. The owners to the east have expressed a desire to redevelop their lands similar to the proposed development. The Section23 team has also had involved discussions with the Inglewood Community Association (CA) and is committed to work with the CA through the Development Permit stage.

We respectfully request Calgary Planning Commission and Council's support for the proposed land use redesignation for the following reasons:

- it complies with the City's overarching policy of inner city intensification and specific policies of the Area Redevelopment Plan
- it will allow sensitive integration of redevelopment on the subject parcels
- it will have minimal impact on the surrounding residential development

LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017

MAP 14C

APPENDIX II

LETTER FROM COMMUNITY ASSOCIATION



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

September 12, 2017

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Chris Wolfe:

Re: LOC 2017-0209, 1423 10 Avenue SE

The Planning Committee (PC) has reviewed the application regarding Land Use Amendment from R-C2 to R-CG. As you are aware, the proposed zoning typology has generated a lot of conversation in the community and we are only prepared to support it in restricted circumstances. In the main, these have been codified in section 3.6.3 of the proposed ARP.

Because the site is located on the edge of a light industrial area and near some extant rowhouses, it seems like a suitable use and the plans support that. The proposal is restrained and we feel this is an exemplary use of the R-CG zoning. A motion to support the redesignation with the caveats that the development permit must have vehicular access from the lane only, that the height not exceed 9 m., windows must not overlook adjacent properties or have translucent windows, have the same orientation as is common to the block and have a depth similar to neighboring homes or have a sun/shadow study done was put to the September 11 general meeting. It was passed.

If you have any questions, please call me at [REDACTED].

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee



L.J. Robertson, Chair

C. Wolfe

**LAND USE AMENDMENT
INGLEWOOD (WARD 9)
10 AVENUE SE AND 14 STREET SE
BYLAW 369D2017**

MAP 14C

APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments	Compliance
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	No
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes (Route #1)
Within 600m of an existing or planned Primary Transit stop station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes (Green Line – Inglewood/ Ramsay Station)
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	No
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	Yes (lands to the south of 17 Ave SE are being planned for high-density residential development)
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	Yes (approximately 240 metres walking distance from both a small park and the Inglewood Aquatics Centre)
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	Yes (9 Ave SE has been identified as a Neighbourhood Main Street in the MDP)
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes