

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0328

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Professional Custom Homes on 2019 December 03 on behalf of the landowner Pabla Equity Corp. The application proposes to redesignate three parcels of land from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached homes, semi-detached, duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 11 dwelling units (an increase from the current maximum of 4 dwelling units); and
- the uses listed in the R-CG District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

A development permit application for an 11-unit rowhouse development with 11 secondary suites has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 1502, 1504 and 1508 – 10 Avenue SE (Plan A3, Block 13, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

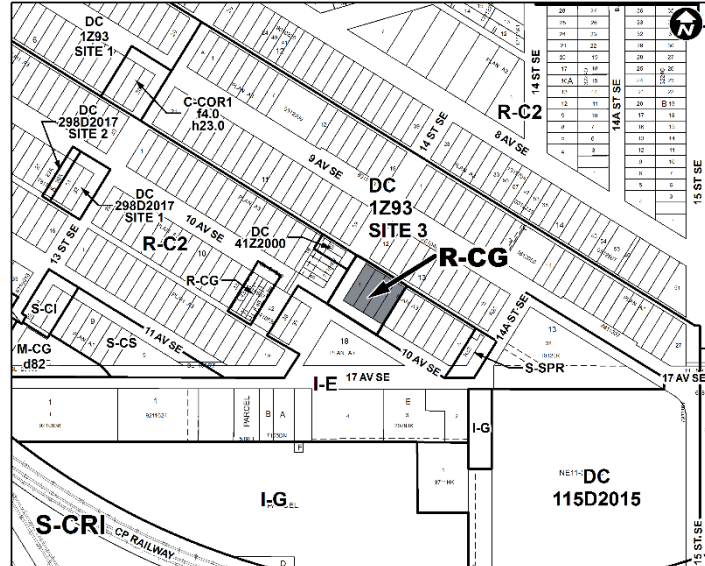
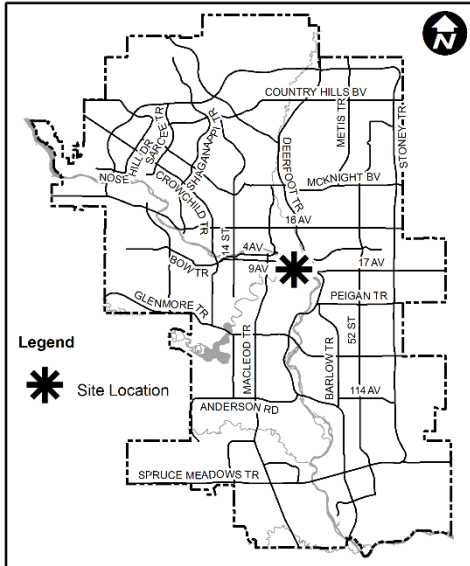
This redesignation application was submitted by Professional Custom Homes on 2019 December 03 on behalf of the landowner Pabla Equity Corp. A summary of their proposal can be found in Attachment 1. A development permit application for an 11-unit rowhouse development with 11 secondary suites (DP2020-0638) has been submitted and is under review by Administration (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2020 April 02

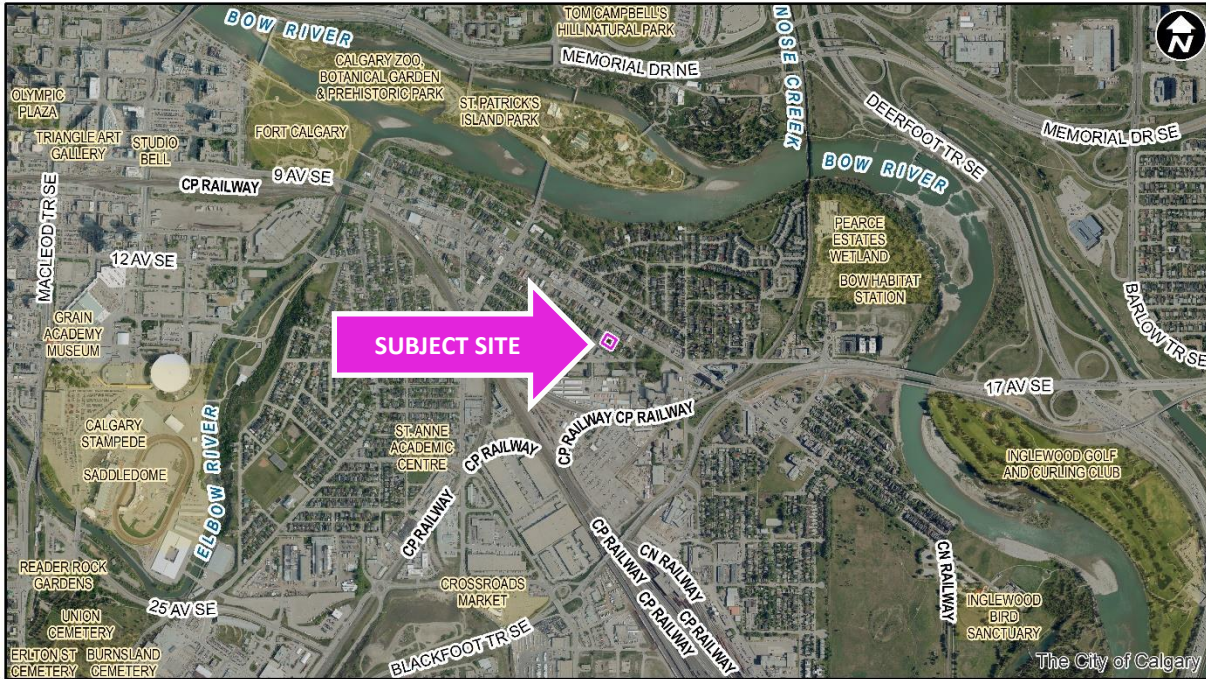
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Location Maps



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Site Context

The subject site is located in the community of Inglewood and includes three parcels (1502, 1504, 1508 – 10 Avenue SE), on the northeast corner of 10 Avenue SE and 14 Street SE. The site is approximately 0.15 hectares in size with approximate dimensions of 40 metres along 10 Avenue SE and 37.5 metres along 14 Street SE. A rear lane exists to the north of the site. The property is currently developed with two one-storey single detached dwellings and a two-car garage accessed from the rear lane.

An automotive dealership is located to the north of the site, across the lane adjacent to 9 Avenue SE. To the west, across 14 Street SE, is a six-unit rowhouse development, with a mix of single and semi-detached homes located further west. Commercial and industrial uses are located to the south of the subject site, across 10 Avenue SE. To the east are single detached homes, and further east are industrial uses.

As identified in *Figure 1*, the population within the community of Inglewood peaked in 2018. Since that time, there has been a slight decline in the number of residents living in Inglewood.

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Figure 1: Community Peak Population

Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.2%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Inglewood](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single and semi-detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units with two secondary suites (one secondary suite per each unit).

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable a maximum of 11 dwelling units on the subject site. The development permit application submitted (DP2020-0638) is for an 11-unit rowhouse development with 11 secondary suites. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

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Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future site development including the number of units, appropriate uses, building massing and height, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 14 Street SE and 10 Avenue SE frontages;
- emphasizing individual at-grade entrances from the streets;
- the delineation of an appropriate front yard setback; and
- layout and design of common and private amenity space for individual units.

Environmental

An Environmental Site Assessment was not required for the subject application at this time, as there are no known outstanding environmentally related concerns associated with the site and/or proposal. The subject lands are located within the Bow River 'Flood Fringe' flood regulated zone (as per current Council approved flood maps). While new residential development is allowed within flood fringe areas, building design related requirements identified in Land Use Bylaw 1P2007 will be applicable at the time of development permit.

Transportation

Pedestrian and vehicular access to the site is available from 10 Avenue SE, 14 Street SE and the rear lane. The site is serviced by three Calgary Transit bus routes: Route 1 (Bowness/Forest Lawn), Route 101 (Inglewood) and Route 307 (Max Purple). The Route 1 and Route 101 bus stop is located approximately 100 metres north of the site along 9 Avenue SE. The nearest Route 307 bus stop is located approximately 450 metres northwest of the site on 9 Avenue SE. Furthermore, the site is within 600 metres of the future Inglewood/Ramsay Green Line LRT Station. Street parking is restricted to residential parking by permit only on both 10 Avenue SE and 14 Street SE. A Transportation Impact Assessment was not required to support the land use amendment application. However, a parking relaxation is being pursued in the related development permit application and further parking analysis may be required at the development permit stage to ensure adequate parking is provided on site.

Utilities and Servicing

Public water, sanitary and storm mains exist within the adjacent public right-of-way. Development site servicing will be determined at the time of development permit.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The applicant met with the Inglewood Community Association twice, in 2019 December and 2020 January. An online survey was provided on the applicant's website for the public to give feedback on the proposed development. Further applicant or administration-led engagement was not required.

The Inglewood Community Association responded with a letter of support for the redesignation on 2020 January 15, with concerns expressed about the parking relaxation being pursued in the related development permit application (Attachment 3).

Two letters of opposition were submitted including the following comments:

- concerns related to on-street parking availability and an increase in traffic; and
- concerns around shadowing and privacy.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed redesignation is considered a moderate density increase; the compatibility of discretionary uses with respect to the surrounding neighbourhood, and parking requirements are being reviewed at the development permit stage.

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 recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site is located within the [Calgary International Airport Vicinity Protection Area](#) (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are developed in close proximity to airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

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The site is located within the 25-30 NEF contour, and as such, residential intensification is not prohibited. Notwithstanding, all buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code that are in force at the time a development permit is issued.

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 as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

The subject parcel is located approximately 50 metres from 9 Avenue SE, which is identified as a Neighbourhood Main Street in the MDP. Neighbourhood Main Streets provide for broad mix of residential, employment and retail uses along a Neighbourhood Boulevard street type.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The subject site is identified as Residential on Map 6: Generalized Land Use – Future in the [Inglewood Area Redevelopment Plan](#) (ARP). The Residential area is intended to encourage the construction of more housing to increase population. The proposal is aligned with policies in the existing ARP for the site.

The existing ARP is currently under review by Administration as part of the Historic East Calgary Local Growth Planning initiative. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated in Q4 2020.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Calgary Planning Commission
2020 April 02

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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 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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city site and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant Submission
2. Development Permit (DP2020-0638) Summary
3. Community Association Letter