

Background

On 2018 July 23, Council held a Public Hearing and gave first reading to Bylaw 211D2018 for the land use amendment application at 1421 – 16 Street SE. This application proposes to change the designation of the land from Residential – Contextual One / Two Dwelling (R-C2) to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouses, in addition to building types already allowed (e.g. Single Detached Dwellings, Semi-detached Dwellings, Duplex homes, and secondary suites).

The subject site is located within the 30-35 Noise Exposure Forecast (NEF) of the *Airport Vicinity Protection Area (AVPA)* Regulation. Due to noise impacts, certain uses are prohibited within the 30-35 NEF contour. While existing residence/dwellings are allowed, subdivision and development that result in an increase to the number of dwelling units is prohibited. Nevertheless, the Regulation does not reference land use amendment applications, only development permit and subdivision applications. However, land use amendments reviewed by Council can create an expectation that subsequent decisions of a development permit and/or subdivision application is imminent. Therefore, second and third readings were withheld until the outcome of discussions on potential amendments and/or exemptions to the *Calgary International Airport Vicinity Protection Area (AVPA)* regulation was determined by The City of Calgary, The Province of Alberta, and Calgary Airport Authority.

Discussions between The City of Calgary, The Province of Alberta, and the Calgary Airport Authority commenced in 2018 July. In 2019 February, following a resolution by City Council, The City of Calgary and the Calgary Airport Authority submitted a request to amend the AVPA Regulation to the Minister of Municipal Affairs. The AVPA Regulation was amended to allow for certain low density residential developments on identified parcels within the communities of Inglewood, Vista Heights, and Mayland Heights. The full list of affected parcels and the types of developments that are allowed to occur are included in the AVPA amendment. Figure 1 includes the map of the affected parcels in the Inglewood north area. In Inglewood, the following types of subdivision and development for residential uses are permitted on the affected parcels described in the amendment:

- subdivision of a single parcel into two parcels with no further subdivision permitted;
- subdivision of a corner lot parcel into four or fewer parcels, with no further subdivision permitted;
- development of a Single Detached Dwelling;
- development of two dwelling units on a parcel that is not a corner parcel;
- development of no more than four dwelling units on a corner parcel; and
- secondary suite in the form of an attached suite (located within a dwelling) or a detached suite.

Subject to the Land Use Bylaw 1P2007, the site would allow up to four dwelling units, with or without secondary suites for each subdivided unit. There is currently no development permit submitted for the site.

The AVPA amendment came into effect on 2019 October 09. This 2019 amendment concludes the discussion on potential amendments and/or exemptions at this time, enabling second and third reading of Bylaw 211D2018 to proceed.

Figure 1: AVPA Amendment Legal Description Map Inglewood - North

