

Planning & Development Report to  
Calgary Planning Commission  
2020 May 07

ISC: UNRESTRICTED  
CPC2020-0459

## Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188

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### EXECUTIVE SUMMARY

This policy and land use amendment application was submitted by CivicWorks Planning + Design on 2019 December 04 on behalf of the landowner, IW9 Ltd. The application proposes to redesignate two parcels of land from DC Direct Control District ([Bylaw 1Z93](#)) based on the General Commercial (C-2) District in Land Use Bylaw 2P80 to a DC Direct Control District based on the Mixed Use – Active Frontage (MU-2) District to allow for:

- mixed-use development where active commercial uses are required at grade to promote activity at the street level;
- a maximum building height of 45 metres (an increase from the current maximum of 20 metres);
- a maximum of 6.5 floor area ratio (FAR) (an increase from the current maximum of 2.0 FAR) through the provision of the legal protection of a heritage building, a transit station waiting area and the provision of a publicly-accessible private open space; and
- the uses listed in the MU-2 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. An amendment to the *Inglewood Area Redevelopment Plan* is required.

A development permit application (DP2020-0716) for a mixed-use development 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 amendment to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed resignation of 0.20 hectares  $\pm$  (0.49 acres  $\pm$ ) located at 1230 and 1234 – 10 Avenue SE (Plan A3, Block 2, Lots 32 to 37, portion of Lot 33 and portion of Lot 38) from DC Direct Control District to DC Direct Control District to accommodate a mixed use development while preserving the historic Canadian Bank of Commerce building, with guidelines (Attachment 3);
4. Give first reading to the proposed bylaw; and
5. Withhold second and third readings pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

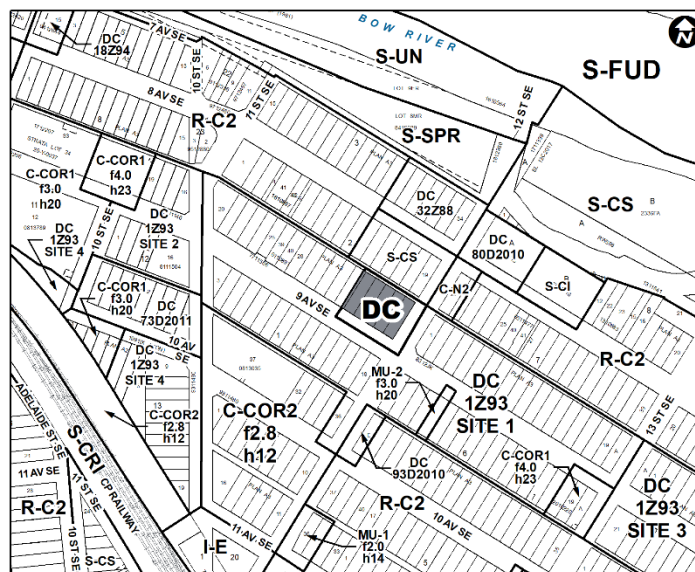
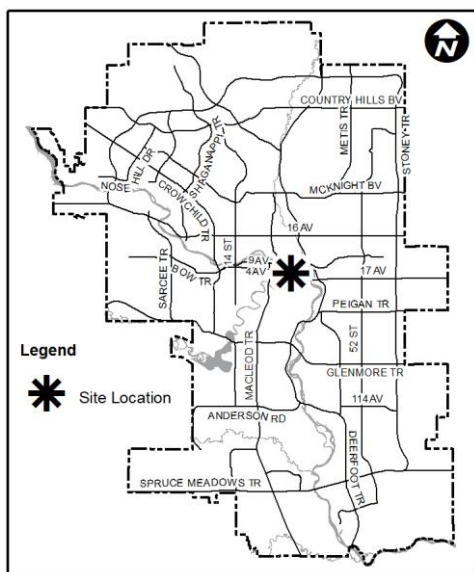
The redesignation application was submitted by CivicWorks Planning + Design on 2019 December 04 on behalf of the landowner IW9 Ltd. A summary of the applicant's proposal for a mixed use development with active frontages can be found in Attachment 1. A development permit for a mixed-use development (DP2020-0716) that incorporates the Canadian Bank of Commerce has been submitted and is under review by Administration (Attachment 4).

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Location Maps





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### Site Context

The subject site is located in the community of Inglewood and consists of two parcels (1230 and 1234 – 9 Avenue SE), at the northwest corner of 9 Avenue SE and 12 Street SE. The site is approximately 53 metres by 38 metres in size. A rear lane exists to the north of the site. The property is currently developed with an automotive dealership, a two storey commercial building and the Canadian Bank of Commerce (CIBC) building which was constructed in 1911.

The site has significance as a gateway to Inglewood from the 12 Street SE bridge to the north, the future Inglewood/Ramsay LRT Station 400 metres to the south along 12 Street SE and as a key location along the 9 Avenue SE Neighbourhood Main Street.

The Inglewood Lawn Bowling Club is located to the north of the site, across the lane. Commercial and mixed-use buildings ranging from one to four storeys are located directly west, south and north of the subject site.

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 DC Direct Control District (Bylaw 1Z93) District is based on the General Commercial (C-2) District in Land Use Bylaw 2P80. This district provides for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC allows for a maximum building height of six storeys or 20 metres and a floor area ratio (FAR) of 2.0.

The proposed DC District is based on the Mixed Use – Active Frontage (MU-2) District with opportunities for tiered bonusing. The proposed DC District allows for a FAR of 2.0, which aligns with the existing DC District. An additional 2.5 FAR, to a maximum of 4.5 FAR may be achieved through the municipal designation of the historic Canadian Bank of Commerce Building.

A further 2.0 FAR to a maximum of 6.5 FAR may be achieved through the additional provision of a publicly accessible private open space along 9 Avenue SE and the provision of an integrated transit waiting area along 9 Avenue SE, in front of the MAX Purple BRT stop. This represents a development of approximately 13 storeys. *Figure 2* outlines the FAR options.

The maximum proposed building height is 45 metres.

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*Figure 2: Floor Area Ratio Options*

FAR 0 – 2.0	No additional requirements
FAR above 2.0	Designation of the CIBC Building
FAR above 4.5 to a maximum of 6.5	Designation of the CIBC Building; Provision of a Publicly Accessible Private Open Space; and Provision of an Integrated Transit Waiting Area

***Development and Site Design***

The rules of the proposed DC Direct Control District will provide site development guidance. A development permit (DP2020-0716) has been submitted and is currently under review. The proposed DC allows for comprehensive development of the site with active uses at-grade, incorporating the existing CIBC Building. Design considerations being explored during the development permit process include:

- highlighting the CIBC Building as a historic resource;
- integration of transit waiting area into the building architecture;
- streetscape improvements along 12 Avenue SE for pedestrians and cyclists;
- the 9 Avenue SE Streetscape Master Plan; and
- shadowing and laneway integration between the new development and the Inglewood Lawn Bowling Club.

The land use and development permit (DP2020-0716) were presented to the Urban Design Review Panel, which endorsed the proposal (Attachment 5). It is intended that the development permit will go before Calgary Planning Commission for decision, pending the decision by Council on the subject policy and land use amendment application.

***Environmental***

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required.

***Transportation***

Pedestrian and vehicular access to the site is available via 9 Avenue SE, 12 Street SE and the rear lane. The area is served by a number of Calgary Transit Routes: Route 307 MAX Purple BRT with service every 20 minutes in the peak hour, Route 1 Bowness Forest Lawn with service every 30 minutes during the peak hours and Route 302 Southeast BRT with service every 20 minutes in the peak hour. Routes 1, 302 and 307 share a bus stop directly in front of the site on 9 Avenue SE. The site is approximately 400 meters walking distance to the future Inglewood/Ramsay Green Line LRT Station.

On-street parking adjacent to the site is currently regulated as two hour pay parking on 9 Avenue SE between 11:00am and 3:00pm weekdays and from 9:00am to 6:00pm on weekends.

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On-street parking is prohibited on 12 Street SE directly adjacent to the site. An on-street bike lane is located to the north of the site on 12 Street SE and the site is also located within 100 metres of the Bow River pathway system, which provides a cycling connection to the downtown core.

A Transportation Impact Assessment (TIA) was submitted as part of this application. At the development permit stage upgrades to public realm along 9 Avenue SE will be required. Public realm improvements along with active modes improvements along 12 Street SE will also be required at development permit stage.

### ***Utilities and Servicing***

Water, storm and sanitary deep utilities are available adjacent to the site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stage(s).

### **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 and Administration met with the Inglewood Community Association (ICA) multiple times throughout the process on 2019 June 05, 2019 December 04 and 2020 April 08.

The applicant also met with the Inglewood Business Improvement Areas on 2019 June 25 and 2020 April 16 and the Ramsay Community Association on 2019 June 25. Finally, as part of their engagement process, the applicant met with the Inglewood Lawn Bowling Club to discuss their shadowing concerns.

On 2019 December 10, the applicant hosted a public open house, providing information on both the land use and development permit proposal. Additionally, the applicant installed a digital 'speakers corner' on site along 9 Avenue SE to provide project information and gather feedback. A summary of applicant engagement can be found in Attachment 6.

The ICA responded with a letter objecting to the proposed height and FAR (Attachment 7). The ICA noted that they are not opposed to development along 9 Avenue SE but only support a maximum height of 20 metres and FAR of 3.0.

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Administration received ten letters of support and 39 letters of objection. Support related to the land use includes:

- contribution to a diverse and dynamic main street;
- support of increase in density, intensity and diversity in Inglewood;
- desire for redevelopment of the car dealership site; and
- preservation of the Canadian Bank of Commerce building.

Concerns related to the land use include:

- the proposed maximum height and size;
- shadowing of the Inglewood Lawn Bowling Club; and
- lack of desire for high-cost or short-term dwelling units.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate given the location along a Neighbourhood Main Street, a Gateway to Bridgeland/Riverside and proximity to the Primary Transit Network MAX Purple BRT and the future Inglewood/Ramsay Green Line LRT Station.

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.

#### ***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 Neighbourhood Main Street area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets provide for broad mix of residential, employment and retail uses. The MDP also supports the preservation of heritage including the incorporation of heritage buildings within new development.

The proposal is in keeping with relevant MDP policies.



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### ***Inglewood Area Redevelopment Plan (Statutory – 1993)***

The subject site is identified as Commercial on Map 6: Generalized Land Use – Future in the [\*Inglewood Area Redevelopment Plan\*](#) (ARP). The Commercial area is intended to support attractive pedestrian-oriented retail development. The proposal requires an amendment to Table 3 of the ARP to support the increased height and allow for stepback flexibility.

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. The proposal aligns with the forthcoming draft plan.

### **Social, Environmental, Economic (External)**

The recommended land use allows for a mix of uses and intensification along a Neighbourhood Main Street, in close proximity to the future Inglewood/Ramsay LRT Station. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics and opportunities for additional local retail and services for Inglewood's residents.

### **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* and the *Inglewood Area Redevelopment Plan*, as amended. The proposal would allow for the legal protection the Canadian Bank of Commerce building while also supporting the provision of local amenities, employment and residential that could further activate the 9 Avenue SE Neighbourhood Main Street at this key location.

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**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Inglewood Area Redevelopment Plan
3. Proposed DC Direct Control District
4. Development Permit (DP2020-0716) Summary
5. Urban Design Review Panel Comments and Applicant's Response
6. Applicant Engagement Summary
7. Community Association Letter