

Planning & Development Report to
Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1122

Land Use Amendment in Inglewood (Ward 9) at 1423 – 8 Avenue SE, LOC2020-0093

EXECUTIVE SUMMARY

This application was submitted by Paul Blakeney on behalf of the owner, St. John the Evangelist, Calgary Catholic Congregation, Inc, on 2020 July 03. John the Evangelist, Calgary Catholic Congregation Inc, on 2020 July 03. The application proposes to change the designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to the Special Purpose – Community Institution (S-CI) District to allow for:

- the additional use of School – Private;
- a maximum building height of 12 metres, approximately 2 to 3 storeys (an increase from the current maximum of 10 metres); and
- the uses listed in the S-CI District.

The proposed redesignation is aligned with the policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).

A change of use development permit application for a School – Private 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 0.10 hectares ± (0.25 acres ±) located at 1423 – 8 Avenue SE (Plan A3, Block 12, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by Paul Blakeney on behalf of the owner, St. John the Evangelist, Calgary Catholic Congregation, Inc, on 2020 July 03. John the Evangelist, Calgary Catholic Congregation Inc, on 2020 July 03. As indicated in the Applicant Submission (Attachment 1), the applicant intends to use the eastern portion of the existing building for a private school.

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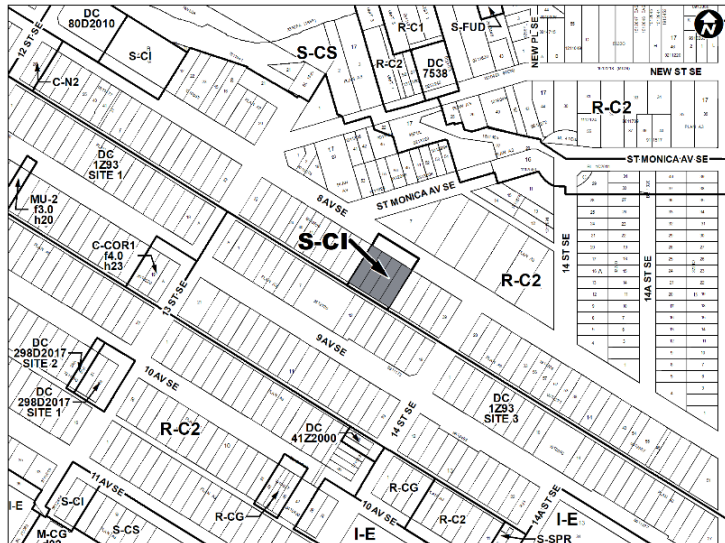
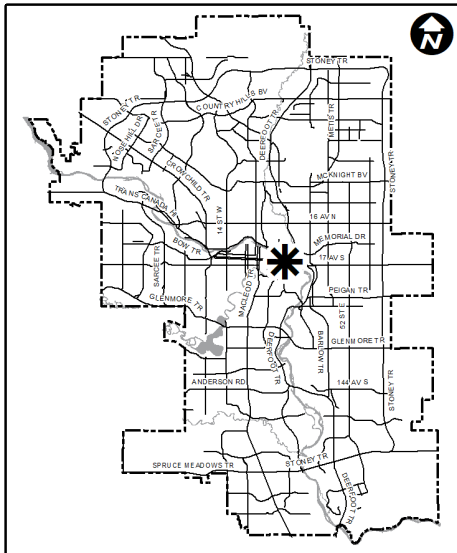
A change of use development permit application to allow for a School – Private was submitted on 2020 September 16 by Paul Blakeney and is under review. The applicant is not proposing any modifications to the building that would affect the exterior at this time (see Attachment 3).

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Location Maps



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Site Context

The site is located in the inner-city community of Inglewood, near the 9 Avenue SE Neighbourhood Main Street and the Bow River along 8 Avenue SE between 13 and 14 Streets SE. The 9 Avenue SE Neighbourhood Main Street provides services and amenities and is one of the major connection points to and from the community.

The parcel comprises approximately 1,510 square metres. The rectangular shaped parcel has approximately 40 metres of frontage along 8 Avenue SE and the site is approximately 37 metres deep. The church was constructed in 1911, and is designated as a [Municipal Historic Resource](#). The building was expanded in the 1950s and that portion of the building does not have heritage value. While the proposed private school will operate throughout portions of the building, no alterations to the exterior are required. The private school has been operating without City approvals on the site for several years and it has already been accredited by Alberta Education. The proposed land use designation will allow the school to receive provincial funding while operating out of the church site.

The lands surrounding the subject site have a range of land use designations. To the north and west are single and semi-detached houses. To the southwest is the 9 Avenue SE Neighbourhood Main Street consisting of various retail and commercial uses. To the east are rowhouses and other low-density housing units.

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As identified in *Figure 1*, below, Inglewood has experienced a slight population decline from its peak in 2018.

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%

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

The application proposes to redesignate the lands to allow for a private school and the place of worship that exists. The proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

Land Use

The existing R-C2 District is intended for single detached, semi-detached and duplex housing. The District allows for a maximum of two dwelling units per parcel with a secondary suite in the form of a basement suite or backyard suite. All sizes of places of worship are allowed under the District. The place of worship is small sized. The district allows a maximum building height of 10 metres.

The proposed S-CI District is intended to provide for culture, worship, and education, facilities amongst other uses. The proposed S-CI designation of the site is appropriate for the place of worship that exists, and the private school use intended for the site. The historic designation of the western portion of the building means that the exterior of that portion of the building cannot change. The applicant is not proposing any modifications to the building that would affect the exterior at this time.

Development and Site Design

As noted in the Applicant's Submission (Attachment 1), the purpose of this application is to allow for a private school that has been operating without City approvals and the place of worship that exists. The development permit application that is under evaluation is for a change of use to allow for the private school and it is not proposing any changes to the building's interior or exterior.

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Transportation

A Transportation Impact Assessment was not required as part of the land use amendment application, however a parking memorandum was requested and submitted as part of the application review. The area is well served by transit via Routes 1 and 101 located within approximately 200 metres of the subject parcel, as well as within 400 metres of Route 302 and the MAX Purple BRT line on 9 Avenue SE. Vehicular access to the parcel is available and anticipated to continue from the lane. On street parking is restricted along 8 Avenue SE adjacent to the parcel, including an existing loading area. Access, parking, and loading will be further reviewed as part of the development permit process.

Environmental Site Considerations

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 at this time.

The existing site / development resides within the Flood Fringe flood regulated zone as per current Council approved flood maps. Future development (if any) on/within the lands must adhere to current Flood Fringe flood regulations.

Utilities and Servicing

Water and sewer connection(s) exist to the site. 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 stage(s).

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

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The Inglewood Community Association responded with a letter of support (see Attachment 2). No letters were received in response to the public circulation. A public meeting was held the evening of 2020 August 20 at the Inglewood Community Association Hall and online. One individual attended in-person and one individual attended online. No feedback was received from this engagement.

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](#) which directs population growth in the region to the 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 policy and land use amendment build 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 subject parcel is located along 8 Avenue SE, which is identified as being a part of the 9 Avenue SE 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. The proposal is in keeping with relevant MDP policies.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The site is within the Residential category of the [Inglewood Area Redevelopment Plan](#)'s (ARP) Generalized Future Land Use (Map 6). While not specifically mentioned, institutional uses such as places of worship and schools are generally considered supportive of and compatible with residential uses. Policy 7.1.23 seeks "To maintain and improve the existing services." Policy 7.1.27 seeks "To promote the idea of Inglewood as a learning environment." Supporting an education facility meets those policies.

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Heritage preservation is encouraged through Policy 1.1.7 and since the historic part of the building has already been designated, the policy is fulfilled. This application is supported by planning policy.

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 Q1 2021. The application generally aligns with the forthcoming draft plan.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The social, environmental and economic implications of the new district are largely the same as the current district given that the intended uses have operated on the site for many years.

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 proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* and the *Inglewood Area Redevelopment Plan*. The proposal would allow for ongoing use of a historic building and the provision of services to residents of the surrounding area.

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ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Comments
3. Development Permit (DP2020-5828) Summary