

# Background and Planning Evaluation

## Background and Site Context

This 0.003 hectare site is located in the community of Inglewood, west of 13 Street SE and north of 8 Avenue SE. The site is currently an undesignated road right-of-way which is part of a rear lane. Surrounding development is primarily comprised of single detached homes designated Residential – Contextual One / Two Dwelling (R-C2) District.

As indicated in the Applicant Submission (Attachment 4), the road closure and land use amendment would allow adjacent property, 1332 – 8 Avenue SE, to have a proper setback to the rear yard and existing garage.

No development permit application has been submitted at this time.

## Community Peak Population Table

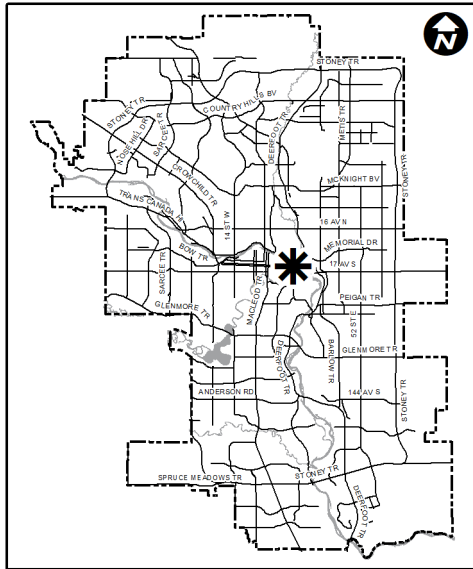
As identified below, the community of Inglewood reached its peak population in 2018, and the population has remained relatively stable.

| <b>Inglewood</b>                   |       |
|------------------------------------|-------|
| 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.

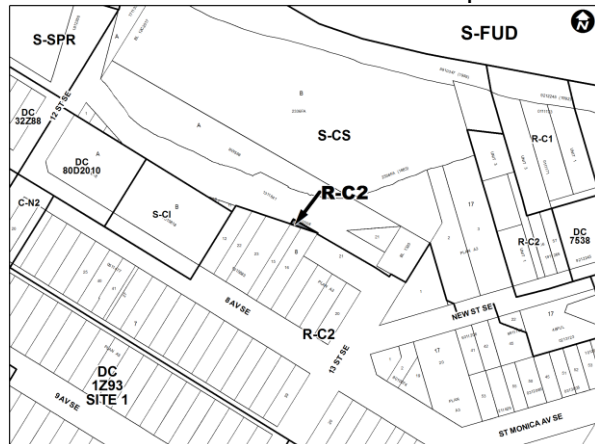
## Location Maps



Road Closure Map



Land Use Amendment Map





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

The application proposes to close a portion (0.003 hectares) of the existing rear lane road right-of-way adjacent to 1332 – 8 Avenue SE and redesignate the land to R-C2 District. The Conditions of Approval for the road closure can be found in Attachment 3.

### Land Use

The proposed R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings and Single Detached Dwellings in the Developed Area. The proposed land use is the same land use as the adjacent property.

### Development and Site Design

The rules of the proposed R-C2 District provide basic guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. The proposed closure area will be consolidated with the adjacent land, 1332 – 8 Avenue SE.

## **Transportation**

A Transportation Impact Assessment and parking study were not required as part of the land use amendment application. Future redevelopment of the site will be reviewed for compliance with the Land Use Bylaw including transportation requirements.

On-street parking along 8 Avenue SE is currently restricted by the residential parking permit zone “LL”. The area is served by Calgary Transit via Routes 1, 101, 151, and via the 307 (Max Purple).

## **Environmental Site Considerations**

There are no known outstanding environmental issues on the subject site.

## **Utilities and Servicing**

Public water, sanitary and storm deep utilities are available for future development servicing. Servicing requirements will be determined at future development permit review and will be to the satisfaction of Water Resources.

## **Legislation and Policy**

### **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 Cities and Towns and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board’s [Interim Growth Plan](#) (IGP). The proposed road closure and land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Calgary International Airport Vicinity Protection Area (2009)**

The subject site is located within the [Airport Vicinity Protection Area](#) (AVPA) boundary and it is within the Noise Exposure Forecast (NEF) 25 contour. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The NEF 25 contour prohibits campgrounds but has no restrictions on existing residences, new subdivision and redevelopments in the area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developed – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). It recognizes the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP encourages efficient use of existing infrastructure and public facilities. The proposal is in keeping with relevant MDP policies.

**Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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

The site is identified as Residential in the [Inglewood Area Redevelopment Plan](#) (ARP). It is intended to provide for a variety of accommodations recognizing differences in age, family size and income. The proposal aligns with the applicable policies within the area redevelopment plan as it retains the R-C2 District and housing stock with the proposed lane closure.

**Historic East Calgary Communities Local Area Plan (Draft)**

The *Inglewood ARP* is under review as Administration is currently working on the [Historic East Calgary Communities Local Area Plan](#) (LAP) project which includes Inglewood and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Historic East Calgary Communities LAP* is anticipated to be finalized in 2021.