

Background and Planning Evaluation

Background and Site Context

The proposed 0.01 hectares (0.02 acres) area is located in the community of Inglewood, east of 21 Street SE and north of 8 Avenue SE. The proposed road closure area is an unused grassed portion of the undesignated road right-of-way.

Surrounding land uses are predominately R-C2 District. The proposed area is adjacent to a City-owned parcel, including an as-built gravel lane and a regional pathway. The parcel directly north-east of the subject site, across the rear lane, is designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Community Peak Population Table

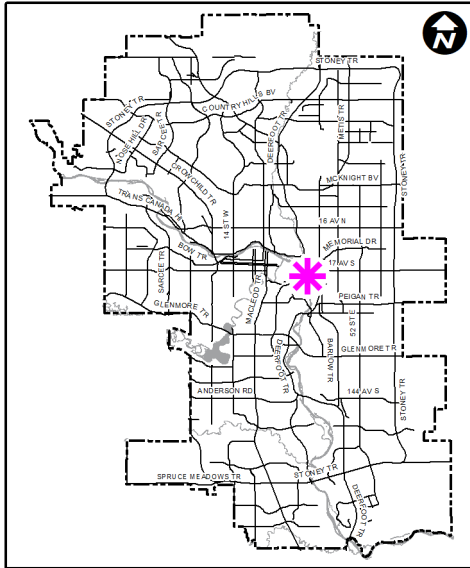
As identified below, the community of Inglewood reached its peak population in 2018.

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](#).

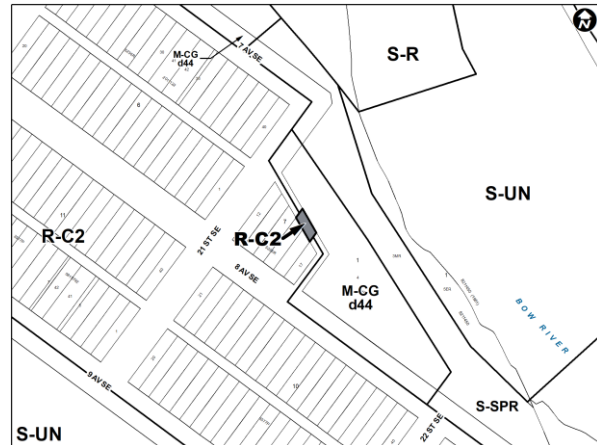
Location Maps



Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes to close a 0.01 hectare portion of the undesignated road right-of-way adjacent to 2108 – 8 Avenue SE and redesignate it to the R-C2 District. The attached Road Closure Conditions for the proposal can be found in Attachment 5.

Land Use

The proposed redesignation to the 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 proposal is the same 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 would be consolidated with the adjacent land, 2108 – 8 Avenue SE.

Transportation

The proposed road closure lane right-of-way is currently not being used for access or mobility. An as-built gravel lane was constructed approximately 6.0 metres north of the proposal, within a City-owned parcel.

Turning templates were provided to demonstrate that the Waste & Recycling trucks can be accommodated within the boundary of the as-built lane, and widening is not required. Rear access to adjacent properties can also be maintained using the as-built gravel lane without additional widening. The City of Calgary will survey and register a Road Plan to protect the as-built gravel lane in its current location.

Environmental Site Considerations

There are no known outstanding contamination issues relevant to the proposal.

Based on the theoretical level, indicated on the Flood Map, this parcel would be inundated by flood waters in the event of a flood with a one percent chance of occurring in any given year (100-year).

All development within this area is subject to the provisions of the Floodway, Flood Fringe and Overland Flow section of Land Use Bylaw 1P2007.

Utilities and Servicing

Public water and sanitary utilities exist within 8 Avenue SE.

There are existing Atco and ENMAX utilities located within the proposed closure area. The landowner has recently registered a utility right-of-way plan (Plan: 2111747) and a powerline right-of-way (Plan: 2111663) to protect the underground utilities.

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 land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The subject area is located within the [Airport Vicinity Protection Area](#) (AVPA) boundary and within the Noise Exposure Forecast (NEF) 25 contour area. Under the AVPA regulations, residential developments are allowed but campground is prohibited.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as Developed – Inner City. It recognizes the predominantly low density, residential nature of Developed Residential Areas and supports the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed road closure and redesignation to the R-C2 aligns with the direction of the MDP in supporting retention of housing stock that respects the scale and character of the neighbourhood.

Climate Resilience Strategy (2018)

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

Inglewood Area Redevelopment Plan (Statutory - 1993)

The [Inglewood Area Redevelopment Plan](#) (ARP) identifies the site as Residential. It is intended to provide for a variety of accommodations recognizing differences in age, family size, and income. It is also intended to provide improvement in existing residential areas by renovation and rehabilitation where feasible.

The proposed road closure and redesignation to the R-C2 District would allow for additional rear yard space to the existing low-density residential development, aligning with the ARP objectives in improving residential areas and provide accommodation for different age and family size.