

LAND USE AMENDMENT
INGLEWOOD (WARD 9)
NEW STREET SE AND 13 STREET SE
BYLAW 160D2015

MAP 14C

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a portion of a single residential parcel from Special Purpose – Future Urban Development (S-FUD) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for one additional dwelling unit.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 August 13

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 160D2015; and

1. **ADOPT** the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 36 New Street SE (Portion of Plan 0511630, Block 17, Lot 53) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Contextual One / Two Dwelling (R-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 160D2015.

REASON(S) FOR RECOMMENDATION:

The proposal is in conformance with the Municipal Development Plan (MDP) and local area plan and allows for modest residential intensification of the site in a manner that is compatible with adjacent land use and development.

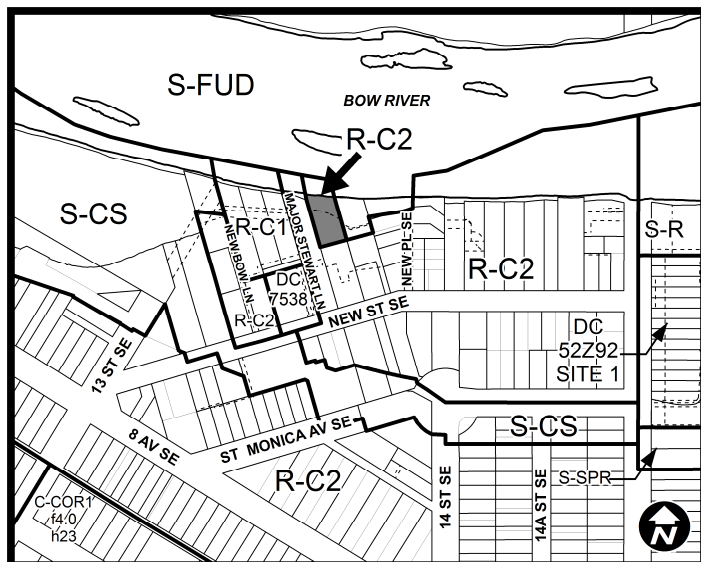
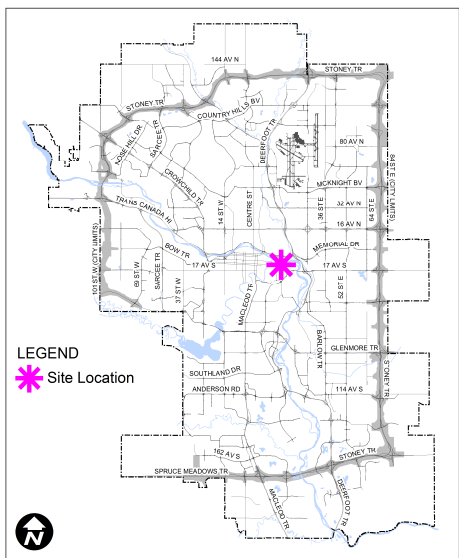
ATTACHMENT

1. Proposed Bylaw 160D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 36 New Street SE (Portion of Plan 0511630, Block 17, Lot 53) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

Moved by: G.-C Carra

Carried: 8 – 0

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Applicant:

Citytrend

Landowner:

John Dennis
Cornelia Pieron

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located on New Street SE, within the community of Inglewood. The site is approximately 20 metres by 80 metres in size. The southern portion of the site is designated R-C2 District and contains an existing single detached dwelling with detached garage accessed from New Street SE and the northern portion of the site is designated S-FUD District. The Bow River bounds the site on the north and a berm for flood protection is located on the northern portion of the site. The parcels to the east, south and west of the site are designated R-C2 District.

LAND USE DISTRICTS

The land use amendment seeks to redesignate the northern portion of the site from S-FUD to R-C2 District to allow for the development of one additional dwelling unit. A redesignation is required to allow for potential subdivision of the parcel as the minimum parcel size requirements of the S-FUD District do not allow for further subdivision. Administration recommends that any potential subdivision application be concurrent with a development permit application to allow for the review of potential overshadowing/overlooking of adjacent properties. The parcel area that does not include the berm will be used to calculate parcel coverage and building setbacks.

Parcels with an R-C2 designation allow for contextually sensitive redevelopment in the form of single detached dwellings, semi-detached dwellings and duplex dwellings. The proposed R-C2 District allows for modest intensification of the site and an increase in housing diversity in the community in a form that is compatible with adjacent land use and development.

LEGISLATION & POLICY

Municipal Development Plan (Statutory – 2009)

The Municipal Development Plan (MDP) identifies the site within a developed Residential – Inner City Area Typology. Within this typology, modest intensification is encouraged (MDP Policy 3.5.2 (b)).

Inglewood Area Redevelopment Plan (Statutory – 1993)

The site is located within the Residential Land Use Policy Area of the Inglewood Area Redevelopment Plan (ARP). The prime objective for this Policy Area is to encourage the construction of more housing to increase the population (Inglewood ARP, Objective 2.2).

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Calgary International Airport Vicinity Protection Area Regulation (Statutory – 2009)

The site is located within the boundary of the Calgary International Airport Vicinity Protection Area and lies between noise exposure forecast contour 25 and 30. Residences are not a prohibited use within this contour, but construction must comply with the acoustical requirements set out in the Alberta Building Code.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment and Parking Study were not required. Based on the existing frontage, and in support of a walkable environment, Transportation Planning will allow a single driveway access to the current and any subsequent subdivided parcel. With a potential subdivision, the applicant/owner may be required to provide a mutual access easement and agreement, to be registered on all affected parcels. Access to the site shall be located, designed and constructed to the satisfaction of Transportation Planning.

The area is served by Calgary Transit bus service within 350 metre walking distance of the site on 9 Avenue SE.

UTILITIES & SERVICING

The site is located within the Bow River floodway and flood fringe. As such, for the proposed land use designation of R-C2 District, scope of developable areas will be limited to the required 6 metre setback from the floodway. There is also an easement and restrictive covenant registered on title for the flood protection works (berm).

Water mains and sanitary sewers are available to service the site. Storm mains are not available to service the site. All future servicing arrangements shall be to the satisfaction of the Manager of Development Engineering.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

The Inglewood Community Association has no objection to the proposal. Their letter is attached in APPENDIX II.

Citizen Comments

One letter of conditional support was received in response to the circulation. The letter expressed support for the proposal, provided that the integrity of the berm and appropriate setback from the river are respected. A concern regarding overshadowing of adjacent properties was also expressed.

Public Meetings

There were no public meetings held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To redesignate a portion of the subject site located at 36 New Street SE from S-FUD – Special Purpose- Future Urban Development to R-C2 – Residential Contextual One/Two Dwelling District to accommodate a new dwelling on the site. The site is currently split into two land use districts, R-C2 at the south and S-FUD to the north.

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APPENDIX II

LETTERS SUBMITTED



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

February 10, 2015

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Christine Khandl:

Re: LOC 2014-0217, 36 New Street SE

The Redevelopment Committee (RDC) has reviewed the application regarding Land Use Change from S-FUD to R-C2 at the above location. We understand that the existing zoning does not protect development from interfering with the berm, restrictive covenants do. As such, we have no objections to the redesignation.

A motion to support the rezoning was put to the general meeting of the ICA on February 9. The motion was carried.

If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Redevelopment Committee

“signed”
L.J. Robertson
Chair

C. Khandl