

Land Use Amendment in Inglewood (Ward 9) at 1420 – 15 Street SE, LOC2021-0192

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 1420 – 15 Street SE (Plan 5596L, Block B, Lots 5 and 6) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for backyard suites on the same parcel as a semi-detached dwelling, in addition to the building types and uses listed in the proposed Residential – Grade-Oriented Infill (R-CG) district.
- This proposal represents an appropriate density increase of the site, allows for development that is compatible with the existing character of the neighbourhood, and is in keeping with the applicable policies of the *Inglewood Area Redevelopment Plan (ARP)* and *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed R-CG District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for a semi-detached dwelling with backyard suites has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southeast community of Inglewood, was submitted by Civicworks on behalf of landowner Afshin Devani on 2021 November 19. A development permit application has been submitted and is currently under review. A summary of the development permit can be found in Attachment 4

The approximately 0.06-hectare mid-block parcel is located on 15 Street SE. The site is currently developed with a single detached dwelling and a detached garage that is accessed from the rear lane.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with stakeholders and the respective community association was appropriate. In response, the applicant hand delivered approximately 80 mailers, established a project engagement webpage and project voicemail, posted onsite signage, and reached out directly to the Inglewood Community Association (CA) and Ward 9 Councillor's office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted onsite, published [online](#), and notification letters were sent to adjacent landowners.

Administration received five letters from members of the public. One letter cited support for the proposed development, and the remaining four letters cited opposition. Reasons for support and opposition are summarized below:

Support	Opposition
<ul style="list-style-type: none"> • Densification is important to support Inglewood. 	<ul style="list-style-type: none"> • Increased noise and traffic in rear-laneway.
<ul style="list-style-type: none"> • Tasteful redevelopment is good for the entire street. 	<ul style="list-style-type: none"> • Loss of sky views at night. • Loss of privacy in yards.

Administration received a letter from the Inglewood CA on 2022 February 3 (Attachment 5). The letter cited general support for the application, subject to the applicant submitting a concurrent development permit that respects the existing height and character of the neighbourhood.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms. It provides modest density increases within neighbourhoods while being sensitive to adjacent development. The building and site design, onsite parking, and number of units will be further reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted onsite and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district, and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the Climate Resilience Strategy. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and implemented at the development and building permit stages.

Economic

The ability to develop a semi-detached dwelling with backyard suites may allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Development Permit (DP2022-00785) Summary
5. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform