

Land Use Amendment in Inglewood (Ward 9) at 2003 – 16 Street SE, LOC2022-0068

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.64 hectares \pm (1.58 acres \pm) located at 2003 – 16 Street SE (Plan 9311097, Block 12, Lot 1) from Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Multi-Residential – Contextual Grade-Oriented (M-CGd33) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for two additional units to be added to the Sheriff King Critical Housing multi-residential development currently under construction.
- The proposal would allow for an appropriate increase in development intensity and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would provide more housing units in an inner-city location with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal is intended to allow for affordable housing (under the Rapid Housing Initiative) that will assist women and children fleeing domestic violence.
- A development permit for 'Revision: Multi-Residential Development, Assisted Living (changes to DP2021-4232)' has been submitted and is 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 Gibbs Gage Architects on behalf of the Calgary Young Women's Christian Association and the landowner, The City of Calgary, on 2022 April 22.

A development permit for a 'Revision: Multi-Residential Development, Assisted Living (changes to DP2021-4232)' was submitted on 2022 May 31 and is under review. See Development Permit (DP2022-03736) Summary (Attachment 5) for additional information.

Council Priority P6 – 'Increase affordable and accessible housing options' has a key focus area to increase the availability of affordable housing units. Furthermore, the [Corporate Affordable Housing Strategy](#) defines a 10-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes.

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The Calgary Young Women's Christian Association (YWCA) is one of many non-profit organizations serving the citizens of Calgary by providing housing and collaborating with social service agencies to provide additional supports to residents. This land use amendment application would allow for an additional two residential units (making a total of 21) to be provided under the Rapid Housing Initiative 2.0 (RHI 2.0), which was announced on 2021 June 30 by the Government of Canada. RHI 2.0 is a program under the National Housing Strategy that is stewarded by Affordable Housing and funded by Canada Mortgage Housing Corporation (CMHC), who will provide capital contributions to expedite the delivery of affordable housing. This will be achieved by supporting the creation of new permanent affordable housing units and covering acquisition of land, construction costs and the conversion/rehabilitation of existing buildings to provide affordable housing. Under RHI 2.0 there is an obligation that accommodation will be ready for occupancy by 2022 December.

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

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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the local community association was appropriate. In response, the applicant attended the Inglewood Community Association meeting on 2022 April 11 and discussed the project with Councillor Carra. 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 on-site, published [online](#) and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report. The Inglewood Community Association provided a letter in support on 2022 May 04 (Attachment 4).

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.

IMPLICATIONS

Social

The proposed land use meets the vision of the *Municipal Development Plan* which is to provide development which accommodates the housing needs of different age groups, lifestyles and demographics.

**Planning & Development Report to
Calgary Planning Commission
2022 June 16**

**ISC: UNRESTRICTED
CPC2022-0733
Page 3 of 3**

Land Use Amendment in Inglewood (Ward 9) at 2003 - 16 Street SE, LOC2022-0068

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the recently submitted development permit (DP2022-03736) which will align with The City's [Climate Resilience Strategy](#) (Program 4 – infrastructure has been added so that 6 parking stalls can be converted to EV charging stalls).

Economic

The ability to develop additional residential units on this parcel would allow for a more efficient use of land and existing services and leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Development Permit Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform