

**SUPPLEMENTARY REPORT FOR CPC2014-136 (LOC2014-0028) BYLAW 34P2014,
BYLAW 124D2014**

EXECUTIVE SUMMARY

Administration is returning to Council with a supplementary report for second and third reading of the land use application and policy amendments for 1020 9 Avenue S.E., in the community of Inglewood. As directed, Administration has engaged with residents, business owners and interested stakeholders on the consideration of community benefits for this site.

ADMINISTRATION RECOMMENDATION(S)

That Council give second and third readings to Bylaw 34P2014 (Attachment 2) and Bylaw 124D2014 (Attachment 3).

PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 November 03 Council held a public hearing and gave first readings to Bylaws 34P2014 and 124D2014. Council withheld second and third readings subject to Administration reviewing the proposed development permit and considering a community benefits package.

REFER, Moved by Councillor Carra, Seconded by Councillor Keating, that second and third Readings of Bylaws 34P2014 and 124D2014 be referred to Administration, subject to the review of the proposed development permit and consideration of a community benefits package, and return to the 2015 March 09 Combined Meeting of Council.

On 2014 September 25 Calgary Planning Commission recommended approval of the proposed amendment to the Inglewood Area Redevelopment Plan (ARP) and Land Use Amendment in CPC2014-136 (LOC2014-0028) (Attachment 1).

BACKGROUND

On 2014 November 03, Council held a public hearing and gave first reading to Bylaws 34P2014 and 124D2014 (Attachments 2 and 3). Second and third readings were withheld, subject to review of the proposed development permit and consideration of a community benefits package.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

Administration held two public meetings with residents, business owners and interested stakeholders. The first meeting held on 2015 January 14 focussed on the proposed development permit and included a presentation by the applicant followed by a question and answer period. Approximately 50 people attended the first meeting and attendees voiced both support for and opposition against the proposed development. Feedback was collected following the session. Although the majority of respondents commended the design of the proposed building, they indicated concerns with the overall height, shadowing of neighbouring residential properties, increased traffic in the laneway, and establishing a precedent of 22.5m height along the north side of 9 Avenue S.E. These concerns are similar to those raised at the Public Hearing on 2014 November 03.

The purpose of the second public meeting was to discuss the concept of a community benefits package. Approximately 25 residents, business owners and interested stakeholders

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participated in the discussion held on 2015 February 17. The session was held in a similar format to the Main Streets workshops and participants were encouraged to consider onsite and offsite benefits to the community. The onsite suggestions are being reviewed by Administration and those ideas that are reasonable, feasible and within the Development Authority's jurisdiction will be considered under the Development Permit application. Community benefit ideas that are considered offsite, and relate to the greater streetscape and community will be considered under the Main Streets Program initiative for 9 Avenue S.E.

By way of the development permit submission, the applicant has committed to laneway improvements including paving the lane, burying the power lines, and providing a pedestrian sidewalk adjacent to the live work units along the lane; as well as the creation of a plaza in front of the building and street lighting consistent with the Inglewood Business Revitalization Zone (BRZ) programming. The following is a list of ideas generated by stakeholders at the second public meeting that could potentially be included in the community benefit package:

- Moveable street furniture (benches, planters) within the plaza
- Water features
- Public art
- Pedestrian scale lighting
- Incorporating more brick into the architecture to reflect the historic character of the street
- Accessible water and electrical feed for public events
- Affordable/attainable units

Administration is currently reviewing the development permit and will endeavour to negotiate those on site improvements that have been provided through the public consultation process and are reasonable, feasible and within the Development Authority's jurisdiction.

Strategic Alignment

The proposed land use amendment is in keeping with the policies of the *Municipal Development Plan* (MDP) and the Inglewood ARP as outlined in Report CPC2014-136 (LOC2014-0028) (Attachment 1).

Social, Environmental, Economic (External)

Social

The introduction of a mixed use development will contribute to lasting residences and businesses in the area, where residents will have the opportunity and desire to work, live and play.

Environmental

Providing mixed use development and improved connectivity in the community, makes non-auto travel easier and more convenient; ultimately reducing air pollution by reducing automobile dependency.

Economic

The proposed density increase will result in an investment in existing and new infrastructure that will contribute to making the city an attractive, safe place. The proposed land use and resulting

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development will ensure density support for the expected S.E. Green Line investment, and provide an improved tax base.

Financial Capacity

Current and Future Operating Budget:

None

Current and Future Capital Budget:

None

Risk Assessment

If second and third readings are not received, the proposed development permit currently under review will not be approved.

REASON(S) FOR RECOMMENDATION(S):

Council has directed Administration to review the proposed development permit and consider the community benefits which administration has satisfied with public meetings held 2015 January 14 and 2015 February 17. The development permit continues to be reviewed with Administration and the applicant to incorporate public benefits that are reasonable, feasible and with Development Authority jurisdiction.

ATTACHMENT(S)

1. Report CPC2014-136 (LOC2014-0028)
2. Bylaw 34P2014
3. Bylaw 124D2014