

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Inglewood at the northwest corner of 20 Avenue SE and 16 Street SE. The site is approximately 0.64 hectares ± (1.58 acres ±) in size, with dimensions of approximately 118 metres in width and 87 metres in length.

The site is currently being developed to provide a multi-residential development and assisted living facility under DP2021-4232. Vehicular and pedestrian access to the site will be provided from both 20 Avenue SE and 16 Street SE following completion of the development.

Surrounding development consists of a mix of single detached dwellings and multi-residential developments to the south, west and east, whilst to the northeast on the corner of 9 Avenue SE and 16 Street SE is an autobody and paint shop.

The site is ideally located with a transit hub within 250 metres (a three-minute walk) of the parcel. In addition, the 9 Avenue SE Neighbourhood Main Street is located to the northwest of the parcel, with a variety of community services and retail opportunities within two kilometres (a 20-minute walk). The Bow River and Bow River Pathway lie within 600 metres to the east of the parcel, whilst the Inglewood Wildlands and Bird Sanctuary lie within a kilometre to the south-east of the parcel.

Community Peak Population Table

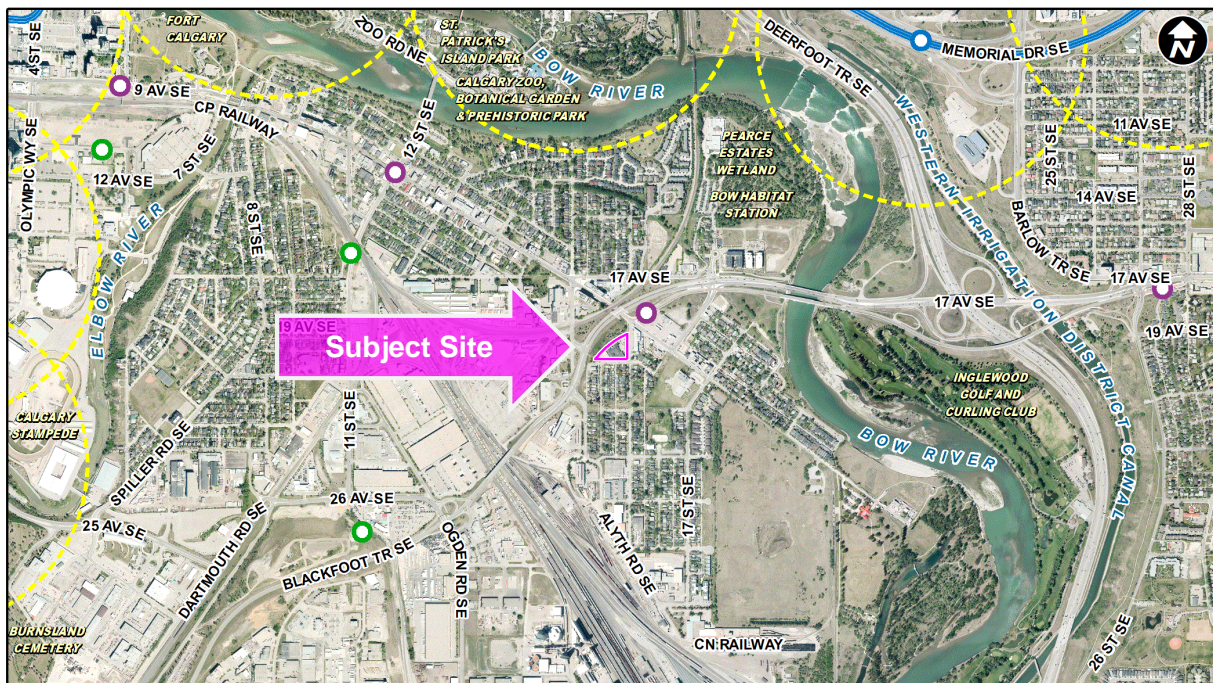
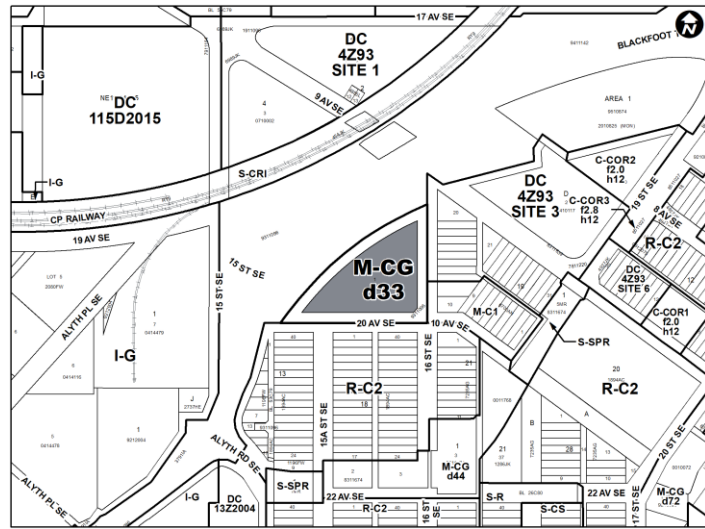
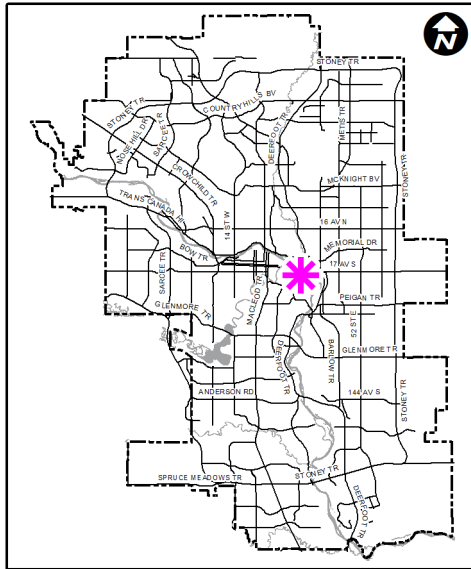
As identified below, the community of Inglewood reached its peak population in 2018.

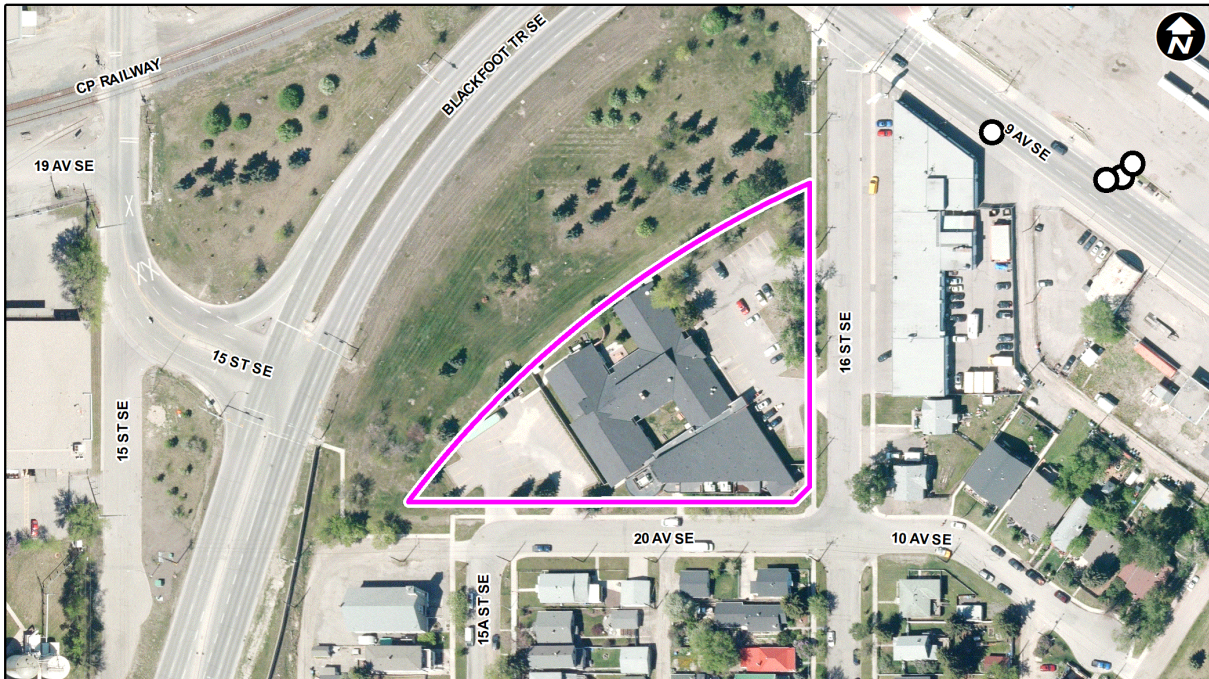
Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.18%

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





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential Grade-Oriented (M-CGd30) District is a residential designation in developed areas that provides for multi-residential development in a variety of forms, of low height and low density. There is a current density modifier of 30 units per hectare on the parcel that equates to a maximum of 19 units that can be provided.

The proposed M-CGd33 District will increase the proposed density to a maximum of 33 dwellings per hectare. Based on the parcel area, this would allow a maximum of 21 dwellings units on site.

Development and Site Design

If this redesignation is approved by Council, the rules of the M-CG District will provide guidance for the future site development including appropriate uses, building massing, height, landscaping and parking.

Additional items to be considered through the development permit process will include, but are not limited to an assessment of any impacts of additional density on traffic and parking, and the quality of residential amenity spaces to be provided.

Transportation

Pedestrian and vehicular accesses are available via 16 Street SE and 20 Avenue SE. The site is located approximately 250 metres (a three-minute walk) from Transit stops, which includes stops for Routes 1, 101 and 307 (Max Purple BRT). There is on-street parking adjacent to the site.

A Transportation Impact Assessment was not required as a part of this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm (deep utilities) exist in proximity to the site for future development site servicing needs. Servicing requirements will be determined at the time of development, to the satisfaction of Water Resources.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has been 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 the efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25–30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The proposed M-CGd33 District is an allowable use within the 25-30 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policy 3.5.2 states that sites within the inner-city area may intensify if the proposal is consistent and compatible with the existing character of the neighbourhood.

The MDP's city-wide policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. The city-wide policies also encourage a full range of housing forms, tenures and affordability, along with community

services and facilities to help stabilize population declines and encourage personal growth, health and learning opportunities.

Overall, the proposed modest increase in density to this multi-residential land use district meets the applicable policies of the MDP.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has proposed the following two climate resilience measures on the development permit application:

- the project will be seeking CMHC funding (RHI and Co investment) which requires surpassing NECB requirements. This will be achieved through improved wall and window performance as well as through mechanical systems. These actions will support Program 2: Energy Consumption Information, and
- the installation of an electric-vehicle-ready wiring/conduit to six stalls in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The subject parcel is located within the 'Residential' area as identified on Map 6: Generalized Land Use – Future in the [Inglewood Area Redevelopment Plan](#) (ARP). Policy 2.3.6 states that to encourage a variety of housing types, medium-density (up to 40 units per acre), low-to-medium-profile residential projects may be considered on a limited basis, where unique site and edge conditions merit an alternate approach to the typical block-lot configuration. The proposed development meets the intent of this policy.