

Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street SE, LOC2022-0114

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give first reading to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place;
3. Give first reading to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 806 – 14 Street SE (Plan A3, Block 14, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate preservation of the Stewart Livery Stable (White Barn) and low-density residential development, with guidelines (Attachment 3); and
4. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council:

1. Give first reading to **Proposed Bylaw 22P2023** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place;
3. Give first reading to **Proposed Bylaw 53D2023** for the redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 806 – 14 Street SE (Plan A3, Block 14, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate preservation of the Stewart Livery Stable (White Barn) and low-density residential development, with guidelines (Attachment 3); and
4. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place.

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouses in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites). Furthermore, it will allow for the legal protection and designation of the Stewart Livery Stable (White Barn) as a Municipal

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Historic Resource, an addition to this building and the additional discretionary use of Live Work Unit.

- The proposal represents an appropriate density increase of a residential site, allows for development that is generally compatible with the character of the existing neighbourhood 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? The proposed DC District would allow for a greater variety of housing options within the community, the retention and repurposing of the historically significant Stewart Livery Stable (White Barn) and more efficient use of land, existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide housing diversity to meet the needs of different age groups, lifestyles and demographics for inner-city living that is supported by convenient access to local amenities and services.
- An amendment to the *Inglewood Area Redevelopment Plan* is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Inglewood, was submitted by New Century Design on behalf of Pen Ventures, owner of Inglewood14 Inc. (Ryan Doherty), on 2022 June 30.

The approximately 0.09 hectare parcel, located at the southeast corner of 8 Avenue SE and 14 Street SE, is currently developed with a two and a half storey barn, known as the Stewart Livery Stable (White Barn), that lies adjacent to the rear lane. The remainder of the parcel is vacant. Vehicular access is currently provided from the rear lane accessed from 14 Street SE.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), the applicant has identified the intent to retain and repurpose the Stewart Livery Stable, add a live work unit and provide up to five rowhouses and a semi-detached dwelling.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and the respective community association was appropriate. In response, the applicant held in person and online meetings with residents and the Inglewood Community

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Association, conducted site tours and delivered postcards to 100 neighbours. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four letters of opposition and one letter in support regarding the application. The letters of opposition included the following areas of concern:

- the potential loss of the Stewart Livery;
- increase in density;
- increased traffic and parking in the area;
- impacts on neighbour views and privacy;
- impacts of increased shadowing and height; and
- potential changes to community character.

The Inglewood Community Association provided a conditional letter in support on 2022 September 9 (Attachment 6), subject to the resolution of the following matters:

- That the land use change be conditional on an approved development permit which incorporates the main structure of the Stewart Livery Stable, and
- That the land use change be conditional on preserving the main structure of the Stewart Livery Stable with a Heritage Designation.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

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Environmental

The applicant has indicated that they will retain and repurpose the Stewart Livery Stable as part of a future development permit. This will align at a high level with the *Calgary Climate Strategy – Pathways to 2050* (Program B, which seeks to retrofit existing buildings). Further opportunities to align future development on this site with applicable climate strategies will continue to be encouraged at the development permit stage.

Economic

The ability to increase the housing density in this location would 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 application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 22P2023**
3. **Proposed Bylaw 53D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform