

Land Use Amendment in Inglewood (Ward 9) at 2740 – 16A Street SE, LOC2022-0050

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.11 acres ±) located at 2740 – 16A Street SE (Plan 7235AG, Block 25, Lot 20 and a portion of Lot 19) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the site to allow for rowhouses, in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (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 R-CG District would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted by Calgary Technology Homes on behalf of the landowner, Nazish Kanwal, on 2022 April 11. The approximately 0.05-hectare parcel is located at the northeast corner of 16A Street SE and 28 Avenue SE in the community of Inglewood. The site is currently developed with a single detached dwelling with rear lane access. The proposed land use amendment would accommodate rowhouses (up to three units on this site) that would be compatible with the surrounding developments. A development permit has been submitted and is under review.

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

ENGAGEMENT AND COMMUNICATION

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

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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 public stakeholders and the community association was appropriate. The applicant indicated the following community outreach activities were conducted:

- applicant met with the Inglewood Community Association (CA) on multiple occasions;
- applicant notice posted the proposed development on-site; and
- notification letters were distributed to residents within walking proximity of the site.

Further details can be found in Attachment 3, Applicant Outreach Summary.

City-Led Outreach

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

Administration received three letters of opposition and from the public regarding the proposal. The letters of opposition included the following areas of concern:

- increased traffic;
- increased density; and
- community character.

The Inglewood CA submitted a formal letter of support on 2023 February 28 to the File Manager (Attachment 4).

Administration considered the relevant planning issues specific to the proposed redesignation 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 is designed to provide a modest density increase within a neighbourhood while being sensitive to adjacent homes.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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

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

Environmental

This application does not include any action that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of the land, existing infrastructure and services and provide more housing opportunities in the community.

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. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform