

Background and Planning Evaluation

Background and Site Context

Located in the community of Inglewood, the proposed road closure area is a portion of public open space adjoining a public lane serving residential development, as depicted in the Registered Road Closure Plan. The proposed road closure area is approximately 0.006 hectares in size and is adjacent to a residential parcel (1342 8 Avenue SE) along 8 Avenue SE between 12 Street NE and 13 Street SE.

The subject site is adjacent to a three-storey apartment development to the west, single-detached dwellings to the east and north and a public open space (Off-leash dog park) to its north across the public lane.

Community Peak Population Table

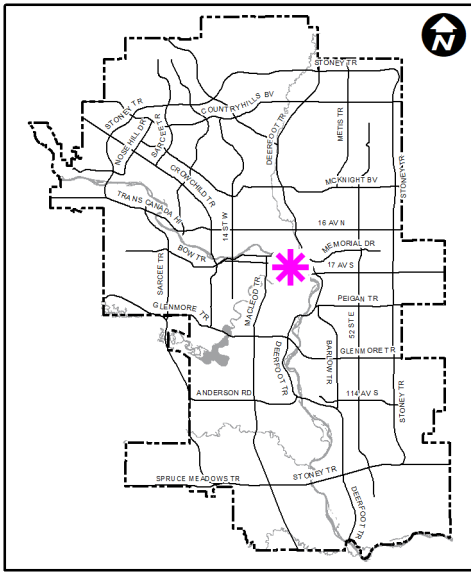
As identified below, the community of Inglewood reached its peak population in 2018.

Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.2%

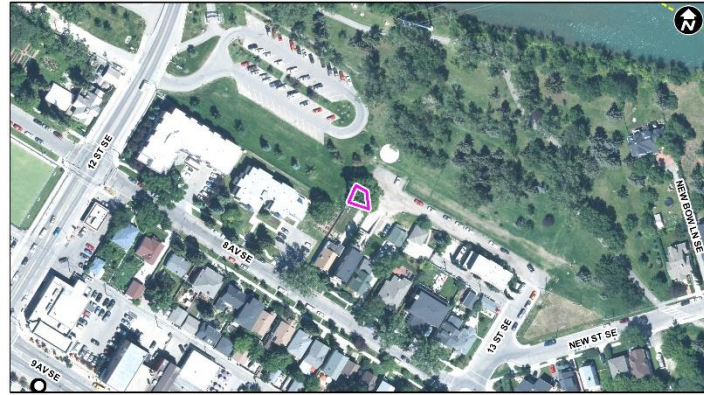
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Inglewood Community Profile](#).

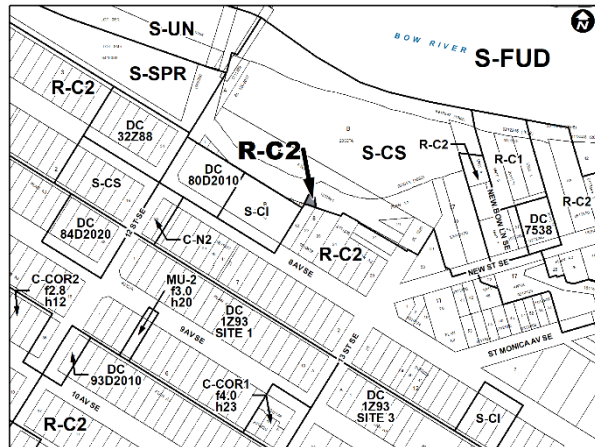
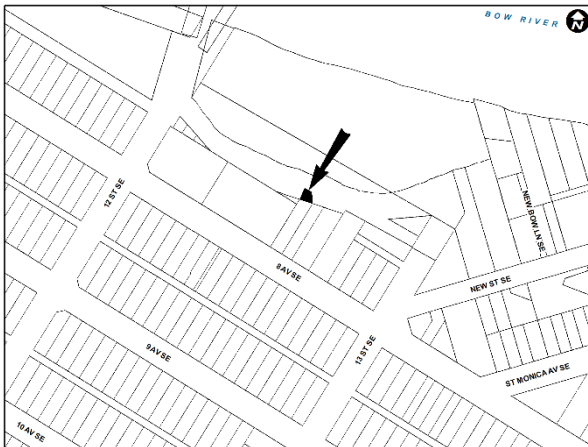
Location Maps

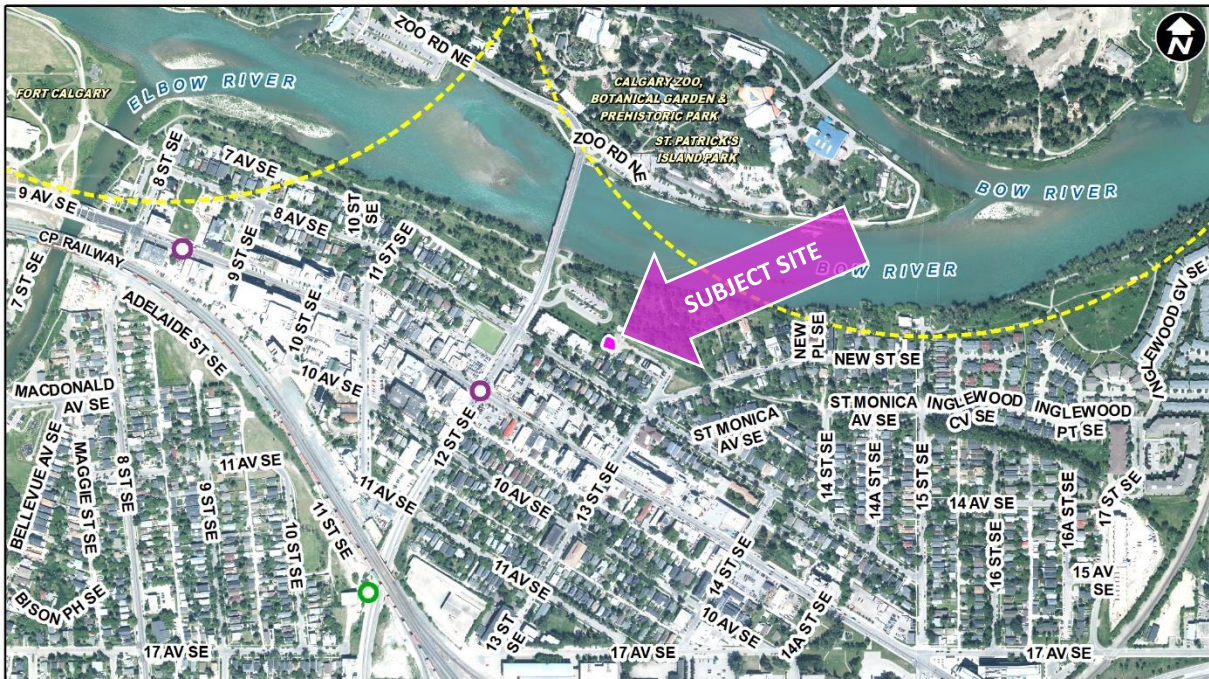


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes to close a portion of public lane that is approximately 0.006 hectares in size. This closed portion of the lane is to be consolidated with the adjoining residential parcel, eventually forming a portion of the vehicular access to this parcel and facilitating its eventual redevelopment. Without this portion of the lane, connecting the adjoining parcel with the existing lane can only be accomplished by way of removing two existing mature trees. The closure of the portion of the laneway as proposed provides a vehicular access that avoids the removal of the matures trees.

Land Use

The proposed R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex, semi-detached, and single detached dwellings in the developed area. Redesignation of the portion of lane to be closed and redesignated to the R-C2 District will ensure cohesive land use districts are established with not only the adjoining parcel, but with the existing development pattern within the immediate area.

Development and Site Design

If the application is approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building height, landscaping and parking.

Transportation

Pedestrian infrastructure surrounding the subject site includes existing sidewalks on each side of 8 Avenue SE, 12 Street SE and 13 Street SE, all providing connections to 9 Avenue SE. Vehicular access to the subject parcel is provided from the rear end of the parcel having access to only a portion of a public lane, where the remaining portion adjoins public open space areas. Currently, vehicular access into the parcel from the rear lane requires vehicles to steer across a portion of the public open space, accommodated informally without any form of easements or other means of acknowledgement from the City. For this reason, the road closure would formally accommodate vehicular access to the subject parcel and maintain the existing rhythm of development on the subject block being served by the public lane.

The site is well served by Calgary Transit with bus stops located within 230 metres for Route 1 (Bowness/Forest Lawn), Route 101 (Inglewood) and MAX purple 307 Bus Stops. The existing 5A (Always Available for All Ages and Abilities) pathway along Bow River is located 120 metres north of the site, and the existing on-street bikeway is located along 8 Avenue SE. Street parking is restricted to a 2 hour limited on the adjacent streets during peak hours. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the subject site.

Utilities and Servicing

Public water, sanitary and storm utilities exist within 8 Avenue SE, where the existing residential lots are serviced from. Servicing requirements will be determined upon redevelopment. Any existing utilities that may be located within the proposed road closure lands are to be protected or relocated to the satisfaction of the utility owners.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has 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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed road closure and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Inglewood Area Redevelopment Plan (Statutory - 1993)

The Residential policies of [The Inglewood Area Redevelopment Plan](#) (ARP) guide future redevelopment of the subject site and surround residential areas. Its primary objective is to encourage the construction of more housing to increase the population of Inglewood. Secondary objectives include the following:

- promote stability within the community;
- improve the interface between residential and non-residential activities;
- improve existing residential areas by renovation and rehabilitation where feasible; and
- provide for a variety of accommodations recognizing differences in age, family size and income.

The proposed road closure and redesignation to the R-C2 District would accommodate stability within the community by maintaining community assets such as the two matures trees (Manitoba Maple – each valued at more than \$9,000), that would otherwise be removed to accommodate redevelopment of the adjoining residential site through conventional means. This application also improves existing residential areas by facilitating renovation or redevelopment of an existing residential parcel, aligning with the objectives of the ARP.