

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Inglewood, at the northeastern corner of 16A Street SE and 28 Avenue SE. The parcel is approximately 0.045 hectares \pm (0.11 acres \pm) and is approximately 11.5 metres wide by 40 metres deep. The site is currently developed with a single detached dwelling with a rear detached garage accessed from the rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings, designated the Residential – Contextual One / Two Dwelling (R-C2) District to the east, north, and west. Development to the south is characterized by a general manufacturing facility, designated [Bylaw 5Z93](#) Direct Control (DC) District.

Community Peak Population Table

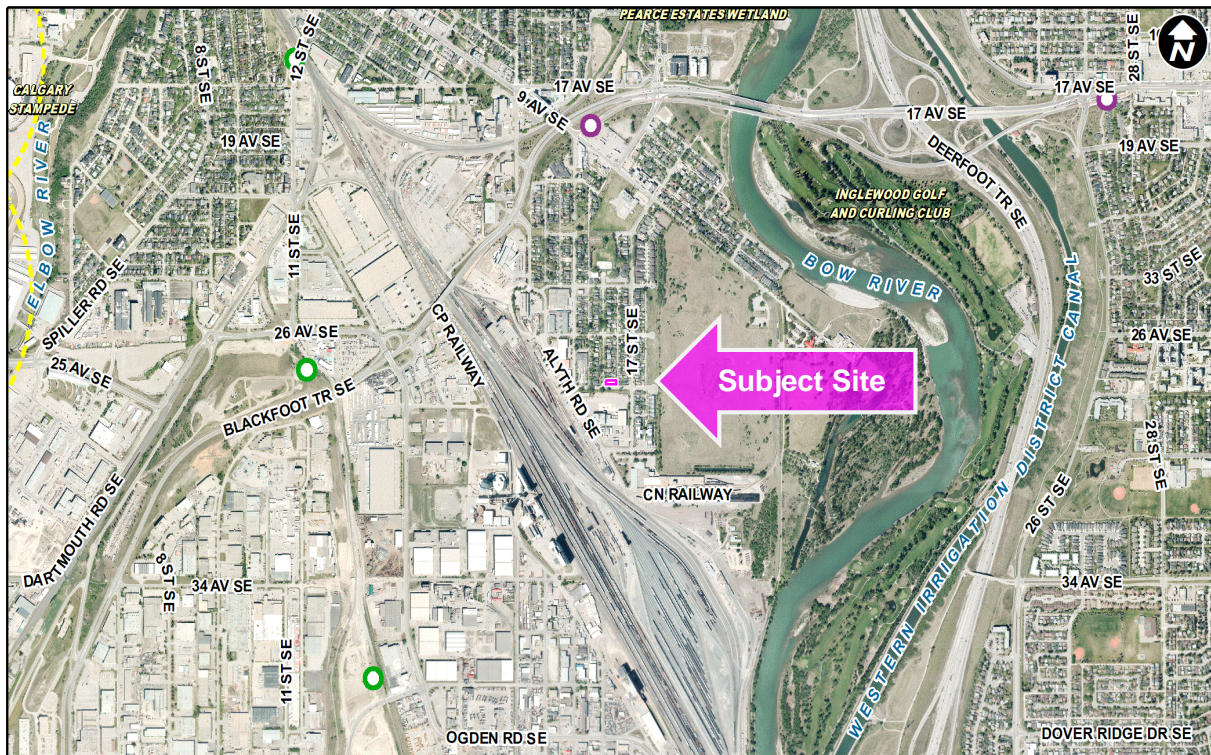
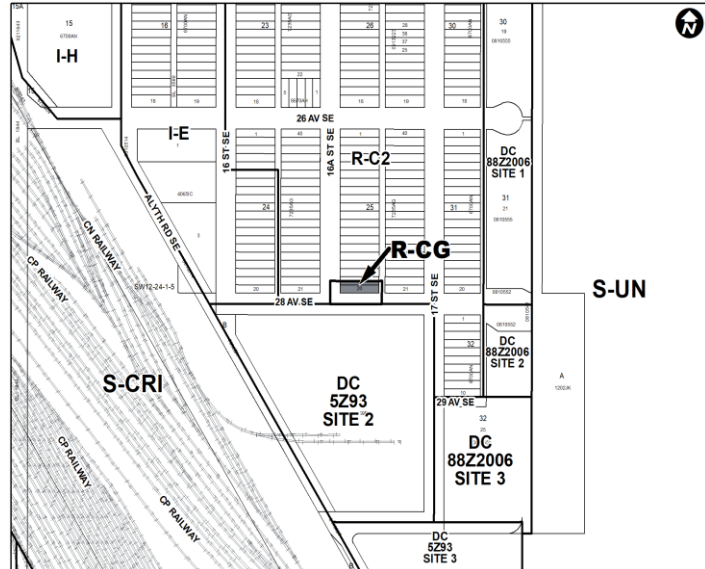
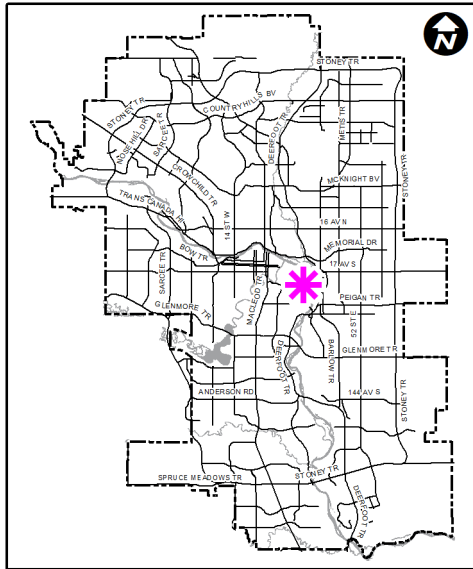
As identified below, the community of Inglewood reached its peak population in 2018.

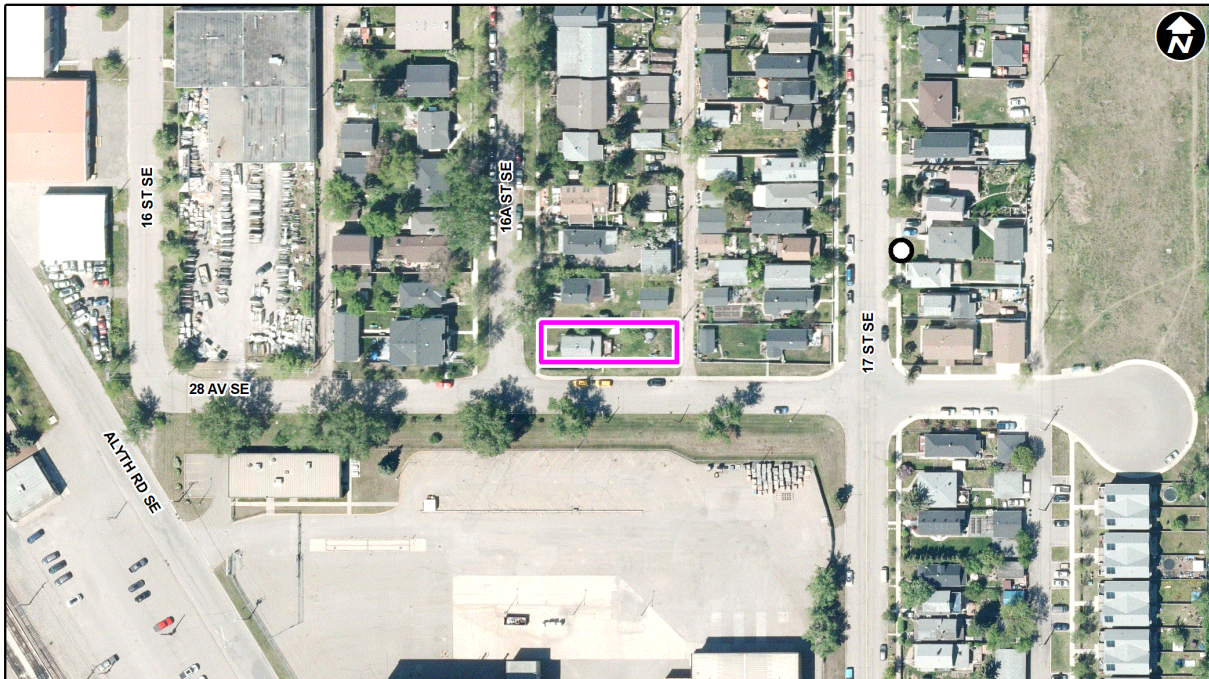
Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.18%

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 R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District. In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing forms of rowhouses and townhouses.

The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to three dwelling units on the subject site. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are allowed in the R-CG District as a permitted use, and do not count towards allowable density.

Development and Site Design

Future redevelopment of the site will be guided by the rules of the proposed R-CG District including the appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process included, but are not limited to:

- ensuring an engaging building interface along 28 Avenue SE and 16A Street SE; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Vehicular access to the subject parcel will only be permitted from the lane to protect continued pedestrian movement along public streets. Existing Transit service is available approximately 160m away along 17 Street SE for routes #101. The future 26 Avenue SE LRT station will be located approximately 2 km west of the site. The nearest future cycling route is the 17 Street SE on-street bikeway. No on-street parking restrictions are along 28 Avenue SE and 16A Street SE. 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 site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

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 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 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 R-CG 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 Developed Residential – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification to allow for a variety of housing types to meet the diverse needs of present and future population and to make more efficient use of existing infrastructure, public amenities, and transit.

Calgary Climate Resilience Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit approval stages.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The subject parcel is located within the Residential Area as identified on Map 6: Generalized Land Use - Future of the [Inglewood Area Redevelopment Plan](#) (ARP). The applicable ARP policies seek to encourage new residential development to increase the community's population, improve the neighbourhood by renovations and rehabilitation, provide for a variety of choice in housing types, and encourage the growth of community spirit.