

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner-city community of Inglewood, on 8 Avenue SE between 13 and 14 Streets SE. The site is approximately 0.04 hectares (0.09 acres) in size and is approximately 10 metres wide by 37 metres deep. The parcel is currently developed with a single detached home with a detached garage and access from the rear lane. The site is one block north of 9 Avenue SE Neighbourhood Main Street and is well served by public transit including Route 1, 101, 302 and the MAX Purple BRT line on 9 Avenue SE.

The lands surrounding the subject site have a range of land use designations including low density residential developments with Residential – Contextual One / Two Dwelling (R-C2) District to the north and west, St. John the Evangelist Catholic Church with Special Purpose – Community Institution (S-CI) District to the east, and retail and commercial developments with Direct Control (DC) District ([Bylaw 1Z93](#), Site 3) based on the General Commercial (C-2) Districts of Land Use Bylaw 2P80 to the south.

The purpose for this land use amendment is to accommodate the additional discretionary use of a School – Private at this property. Gilbertine Institute, an independent private school operator, currently operates the school at the adjacent St. John the Evangelist Catholic Church. The school currently hosts approximately 60 students at the church. The applicant intends to relocate some of the students from the church to the residence to provide more classroom space for the students. The property would be used for school and church related activities and if these uses are no longer required, the property could continue to accommodate residential uses in the R-C2 District. The DC District would allow all the existing uses in the R-C2 District including Place of Worship - Small.

Community Peak Population Table

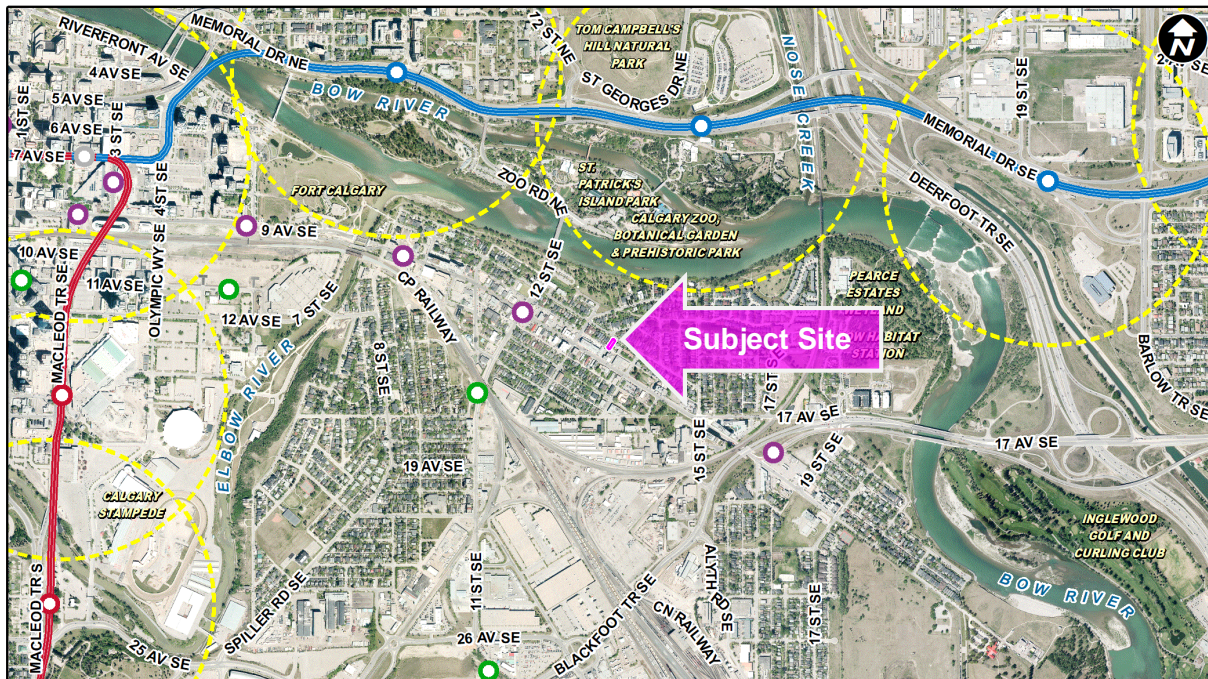
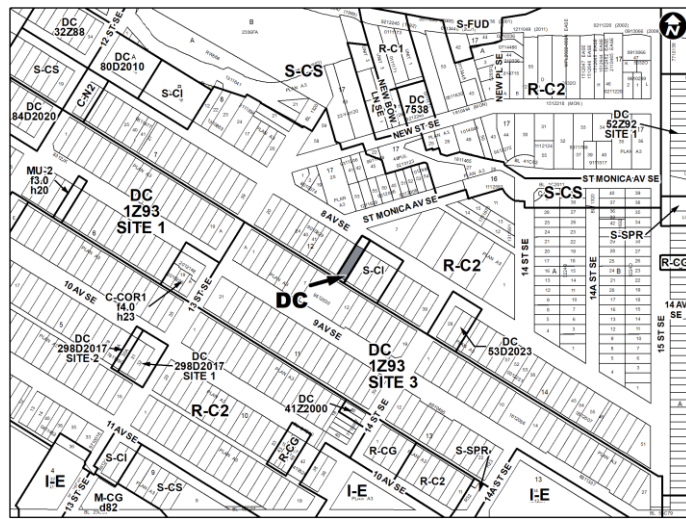
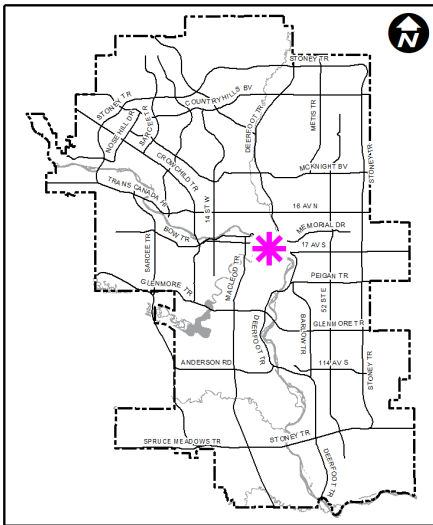
As identified below, the community of Inglewood reached its peak population in 2018, and the population has decreased slightly since then.

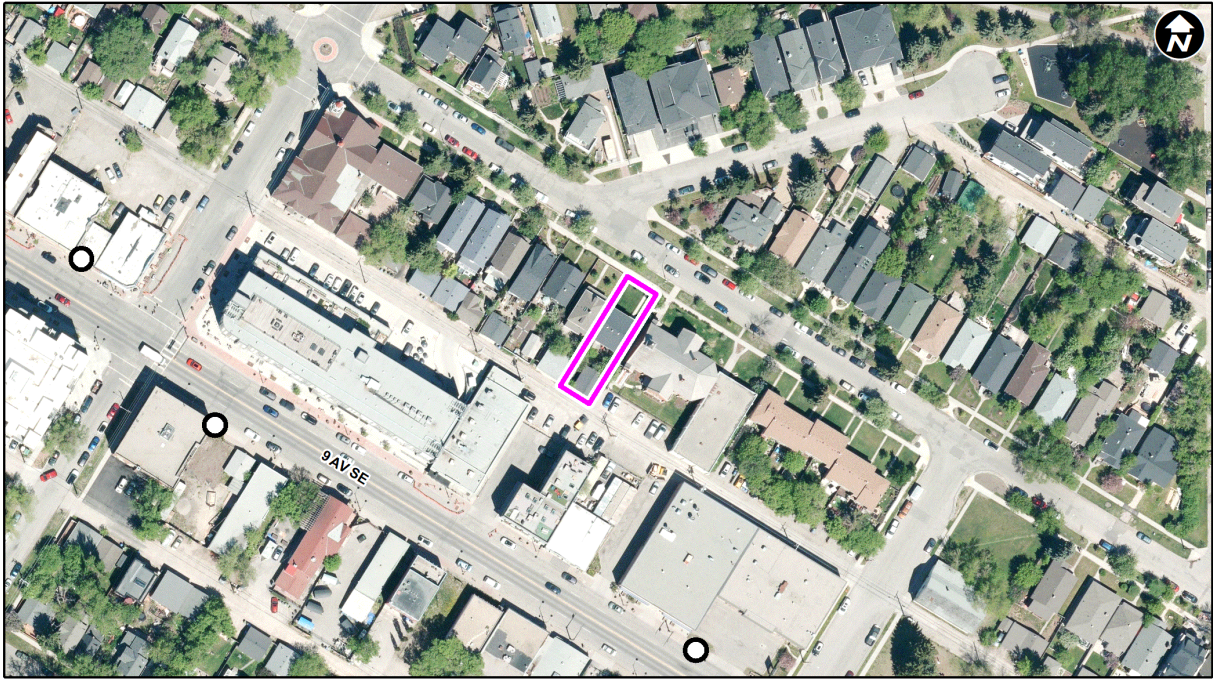
Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	- 48
Difference in Population (Percent)	- 1.18%

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 intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex, semi-detached, single detached dwellings. The district allows for a maximum of two dwelling units per parcel with a secondary suite in the form of a basement suite or backyard suite. The district allows a maximum building height of 10 metres.

The proposed DC District is based on the existing R-C2 District with the additional discretionary use of School – Private. All existing rules and regulations in the R-C2 District would be maintained. The Place of Worship – Small use is listed as a discretionary use in the R-C2 District. The DC District would allow all the existing uses in the R-C2 District including Place of Worship – Small. The DC District would allow for residential uses consistent with the surrounding developments if the private school is not commenced or is discontinued in the future. The DC District does not specify a maximum number of students, as that would be determined at the development permit stage.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a DC District is necessary to provide for the unique characteristics of the proposed School – Private use within the residential context. The S-CI District was initially considered; however, the proposed DC District would be more appropriate as it retains the existing R-C2 District and allows residential uses in case the school is not required and the applicant does not intend to need all the uses from the S-CI District. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

A development permit DP2022-08051 for a change of use application has been submitted and will be further reviewed upon City Council's decision on this land use amendment proposal. The applicant has indicated they would not be proposing any modifications to the building at this time, and the property would be used for school and church related activities.

If approved by Council, the rules of the proposed DC District would provide development guidance for future development on this site. Future development proposal, including use, number of students, on-site parking stalls, location for pick-up and drop-off stalls would be confirmed through the development permit process.

Transportation

A Transportation Impact Assessment was not required as part of the land use amendment application. The area is well served by transit via Routes 1 and 101 located within 240 metres ± of the subject parcel, and Route 302 and the MAX Purple BRT line Route 307 on 9 Avenue SE within 400 metres ± of the site. The site is within 100 metres ± from the existing 5A (Always Accessible for All Ages and Abilities) pathway network along the Bow River. Vehicular access to the parcel is available from the lane. On street parking is restricted to 2-hour parking along 8 Avenue SE adjacent to the parcel. Access, parking will be further reviewed as part of the development permit process.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The subject parcel is located along 8 Avenue SE, which is identified as being a part of the 9 Avenue SE Neighbourhood Main Street in the MDP. Neighbourhood Main Streets are located along Primary Transit Network and typically support a mix of uses within a pedestrian friendly environment. The Neighbourhood Main Streets also provide for a broad mix of residential, employment and retail use with moderate intensification of both jobs and population.

The proposal is in keeping with the relevant MDP policies. The proposed DC District is based on the existing R-C2 District and allows for building form that is sensitive to the existing residential developments in terms of height, scale, and massing.

Calgary Climate 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 approval stages.

Inglewood Area Development Plan (Statutory – 1993)

The site is located within the Residential Area as identified on Map 6: Generalized Land Use – Future in the [Inglewood Area Redevelopment Plan](#) (ARP). The proposal allows the additional use of School – Private and maintains the base R-C2 District to accommodate residential developments.