

Land Use Amendment in Inglewood (Ward 9) at 1421 – 8 Avenue SE, LOC2022-0187

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 1421 – 8 Avenue SE (Plan A3, Block 12, Lot 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of a School – Private, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 6:

That Council give three readings to **Proposed Bylaw 138D2023** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 1421 – 8 Avenue SE (Plan A3, Block 12, Lot 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of a School – Private, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the additional discretionary use of School – Private and maintain the residential uses listed in the R-C2 District.
- The proposal allows for development that can be 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 land use would allow for an additional use of School – Private that provides learning and educational services for Calgarians.
- Why does this matter? The proposal would enable the existing building to be used for a private school and allow the opportunity to retain the residential uses if a private school is no longer required.
- A development permit for a change of use has been submitted and is under review.
- There is no previous Council direction.

DISCUSSION

This land use amendment application was submitted on 2022 October 12 by Sean Hedley on behalf of landowner St. John the Evangelist, Calgary Catholic Congregation, Inc. A land use amendment is required to allow the existing residence to be used for a private school. As indicated in the Applicant Submission (Attachment 3), the school currently operates at the adjacent St. John the Evangelist Catholic church, and the intention is to provide more classroom space for the students and transfer some of the students from the church to the residence.

The subject parcel is located at the midblock on 8 Avenue SE between 13 and 14 Streets SE. The parcel is approximately 0.04 hectares (0.09 acres) in size and is currently developed with a single detached dwelling with a detached garage. The surrounding developments include a mix of low-density residential developments, churches, commercial developments, and park space. The site is one block north of the 9 Avenue SE Neighbourhood Main Street and is well served by public transit, including the MAX Purple BRT line.

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The proposed DC District would allow for the School – Private use within the existing building while providing the opportunity to maintain the residential uses if the school is no longer required. A change of use development permit application DP2022-08051 (Attachment 5) has been submitted and is under review. The applicant intends to use the property for school and church related activities and the DC District would allow all the uses in the R-C2 District including Place of Worship – Small.

A detailed planning evaluation of this land use amendment 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

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 Community Association was appropriate. The applicant delivered information to adjacent residences within a 100-metre radius and attended a general meeting at the Inglewood Community Association to discuss the proposal with residents. The applicant and school staff held an additional meeting with residents to answer questions and provided a guided tour of the school. The Applicant Outreach Summary can be found in Attachment 4.

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 ten letters from the public with the following concerns:

- increase traffic and parking issues;
- potential expansion of the school; and
- incomparable use, public safety, and noise concerns from students.

No letter was received from the Inglewood Community Association at the time of writing this report. Administration contacted the community association and circulated the proposal twice, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The number of students, on-site parking stalls, location for pick-up and drop-off stalls 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.

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IMPLICATIONS

Social

The proposed land use would allow for a private school to be located within the community at a scale that fits within the surrounding developments.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

This proposal enables efficient use of the existing building to provide the additional use of a private school while allowing residential uses to remain should the school be no longer required.

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 138D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2022-08051) Summary
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform