

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Inglewood at 2231 - 16 Street SE. The parcel is approximately 0.06 hectares ± (0.15 acres ±) in size, has approximately 5.15 metres of frontage onto 16 Street SE, and has an approximate depth of 40 metres. The site is currently developed with a single detached dwelling with a detached garage accessed from the rear lane. Surrounding development is characterized primarily by single detached and semi-detached dwellings, designated Residential – Contextual One / Two Dwelling (R-C2) District to the north and west. Lands to the south and east are owned by the City of Calgary and currently operate as a temporary off-leash dog park which are designated Multi-Residential – Contextual Grade-Oriented (M-CGd44) District.

In response to a series of Notice of Motions (NM2016-35 and NM2017-25) and a formal report (PUD2018-0576) to Standing Policy Committee (SPC) on Planning and Urban Development on 2018 June 14, Administration undertook a comprehensive review of three vacant City-owned parcels in the community of Inglewood (2255 - 15A Street SE, 2230 - 16th Street SE and 1851 - 9 Avenue SE). The parcels were created as a result of the Blackfoot Trail SE realignment in the 1970s. Two of the parcels are currently used as temporary off-leash dog areas, while the third parcel is used as a pedestrian connection to 9 Avenue SE As per Council direction, Administration investigated the potential to create marketable lots for the purpose of both market-rate and affordable housing, and to provide an enhanced public open space. No formal applications have been submitted by the City of Calgary’s Real Estate & Development Services (RE&DS) group to solidify the future of 2255 - 15A Street SE, 2230 - 16th Street SE and 1851 - 9 Avenue SE Administration has discussed the proposed R-CG redesignation for 2231 - 16 Street SE with RE&DS and has determined the proposal to be appropriate.

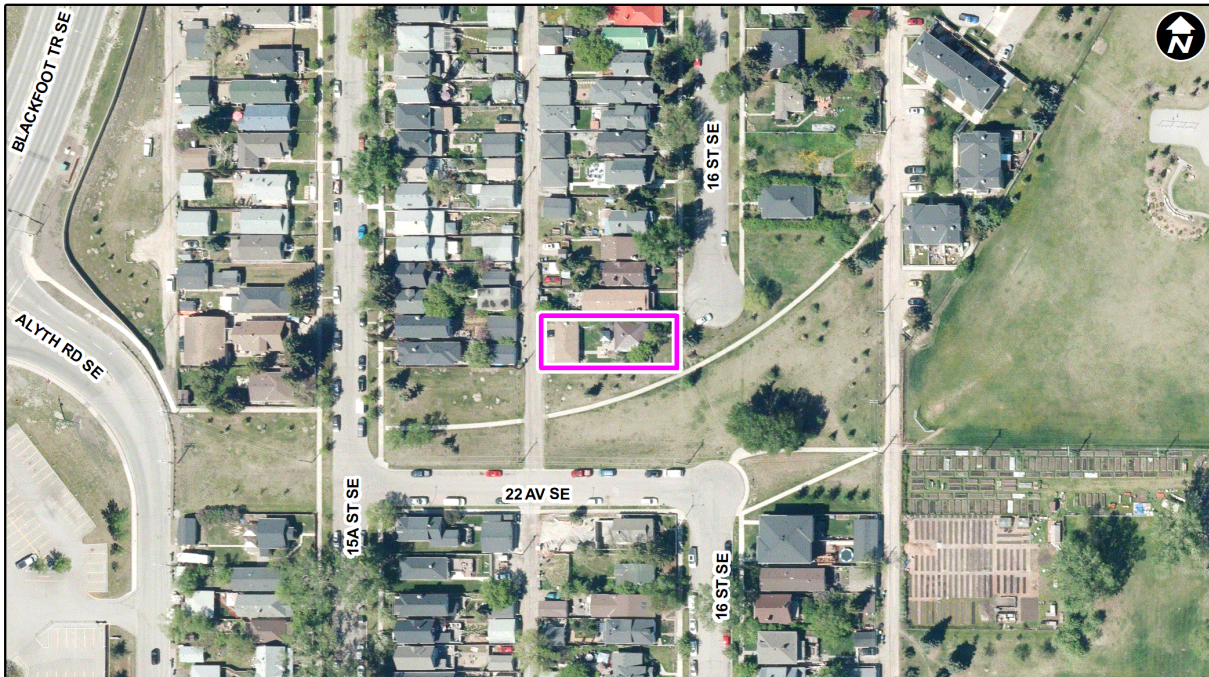
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (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 Residential – Grade-Oriented Infill (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 four 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

The rules of the proposed R-CG District would provide guidance for future redevelopment of the site including the appropriate uses, building height and massing, landscaping and parking. Given the unique context of this site and its adjacency to a City of Calgary temporary off-leash dog park with multi-residential land use (M-CGd44), additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging building interface along 16 Street SE;

- ensuring the built form that is applied for at development permit stage carefully considers the future potential use(s) of the City of Calgary M-CGd44 site to the south, and
- mitigating shadowing, overlooking, and privacy concerns of adjacent parcels.

Transportation

Pedestrian and vehicular access to the site is available via 16 Street SE and the rear lane. There is a Calgary Transit MAX Purple Bus Rapid Transit Station approximately 300 metres (five-minute walk) northeast of the site on 9 Avenue SE, and therefore the site is within the Transit Oriented Development area (TOD). On-street parking adjacent to the site is unrestricted on 16 Street SE. A Transportation Impact Assessment (TIA) was not required as part of the 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 a future development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's 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 (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. The proposed land use redesignation, therefore, aligns with the applicable policies of the MDP.

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 permit approval stages.

Inglewood Area Redevelopment Plan (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. The proposed land use redesignation, therefore, aligns with the applicable policies of the ARP.