

Land Use Amendment in Inglewood (Ward 9) at 1301 – 10 Avenue SE, LOC2023-0002

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 1301 – 10 Avenue SE (Plan A3, Block 5, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h14) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:

That Council give three readings to **Proposed Bylaw 168D2023** for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 1301 – 10 Avenue SE (Plan A3, Block 5, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h14) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a mixed-use development with commercial and residential uses in the same building, up to 14 metres (four storeys) in height.
- This proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and *Inglewood Area Redevelopment Plan* (ARP). It actively promotes an optimal balance of density and neighborhood-scale retail and commercial uses along a vibrant thoroughfare within an inner-city community.
- What does this mean to Calgarians? This application would provide local commercial uses and additional housing options for inner city living with access to alternative transportation modes.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that would help revitalize this section of Inglewood.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southeast community of Inglewood, was submitted by Modern Office of Design + Architecture on behalf of the landowner, 102057639 Saskatchewan LTD. (Jeff Richards), on 2023 January 4. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has identified the intent to build a mixed-use development in the future.

The site is approximately 0.08 hectares (0.19 acres) in size and is located at the southeast corner of 12 Street SE and 10 Avenue SE. The site is currently developed with a single detached dwelling and a detached garage. The future Ramsay/Inglewood Green Line Light Rail Transit (LRT) station is located approximately 200 metres south (a three-minute walk) from the site and the 9 Avenue SE Main Street is located approximately 100 metres north (a two-minute walk).

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 respective community association was appropriate. In response, the applicant engaged the Inglewood Community Association (CA), the Inglewood Business Improvement Area (BIA), the Ward 9 Councillor's office and delivered information pamphlets to nearby homes within a one block radius. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any letters of opposition or support regarding this application from the general public. However, a letter of support was received on 2023 February 28 from the Inglewood Community Association, which can be found in Attachment 4.

IMPLICATIONS

Social

The proposed MU-1f2.0h14 District would allow for a wider range of commercial and housing types than the existing land use district and will better accommodate the housing needs of different age groups, lifestyles and demographics. The option for developments to include local commercial uses at grade may provide an opportunity to activate and animate this part of the street.

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 approval stages.

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Economic

The proposed land use amendment would enable the potential development of both residential dwelling units and commercial uses. This would provide increased housing options while supporting local business and employment opportunities within Inglewood and surrounding communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 168D2023**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform