

**Land Use Amendment in Inglewood (Ward 9) at 2502 – 16A Street SE, LOC2023-0174**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of the 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2502 – 16A Street SE (Plan 7235AG, Block 26, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade- Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 210D2023** for the redesignation of the 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2502 – 16A Street SE (Plan 7235AG, Block 26, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwelling and secondary suites).
- The proposal represents an appropriate density increase of residential sites, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southeast community of Inglewood, was submitted by Horizon Land Surveys on behalf of the landowner, Denise Smith on 2023 July 5. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a rowhouse development in the future.

The 0.06 hectare  $\pm$  (0.15 acre  $\pm$ ) parcel is located on the southeast corner of 24 Avenue SE and 16A Street SE. The parcel is currently developed with a single detached dwelling and has a rear detached garage with access from the rear lane. The site is in proximity to bus stops, outdoor community amenity space, and is adjacent to the Inglewood Community Association. The proposal will allow for the development of rowhouses, townhouses, duplex, semi-detached or single detached dwellings.

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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 the public/interested parties and Community Association was appropriate. In response, the applicant delivered post cards to the homes within a 90-metre radius and reached out to the Community Association and Ward 9 Councillor's office. The Applicant Outreach Summary can be found in Attachment 3.

#### City-Led Outreach

In keeping with Administration's practice, 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 one letter of opposition for this proposal. The letter included concerns around the loss of historical/character homes and the impact that new development will have of the character of the neighbourhood and streetscape.

The Inglewood Community Association provided comments on 2023 August 15 (Attachment 4). The Community Association is generally in support and provided the comments:

- not every site is suitable for R-CG, and there can be site constraints;
- the community supports fades when there are requested relaxations;
- the site maybe suitable for street orientation on both frontage streets; and
- the development orientation should not create significant overlook, privacy, or shadowing impacts.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building, site design and further review of traffic and parking considerations will be evaluated through a future development permit application.

Following Calgary Planning Commission, notification for 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 R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any specific actions that 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.

**Economic**

The proposed land use would allow for an efficient use of land, existing infrastructure and services and provide more housing options in the community of Inglewood.

**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 210D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform