

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Inglewood at the southeast corner of 24 Avenue SE and 16A Street SE. The parcel is approximately 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide by 40 metres. The parcel is currently developed with a single detached dwelling and has a rear detached garage with access from the rear lane.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District. The parcel to the north across 24 Avenue SE is designated as Special Purpose – Community Service (S-CS) District and is the location for the Inglewood Community Association.

A bus stop serviced by Route 101 (Inglewood) is 65 metres (a one-minute walk) to the east of the site on southbound 17 Street SE. The subject site is located approximately 540 metres (an 11-minute walk) from the MAX Purple eastbound and westbound stop and within a 550 metres (a six-minute walk) from amenities along 9 Avenue SE (Neighbourhood Main Street).

Community Peak Population Table

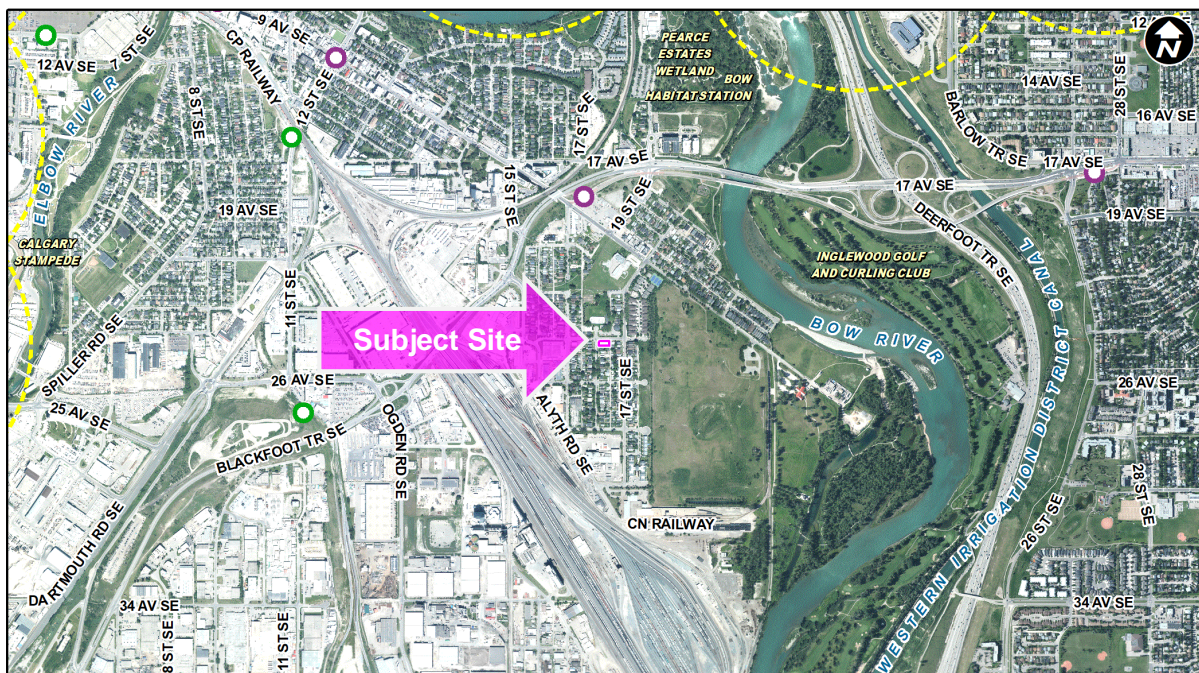
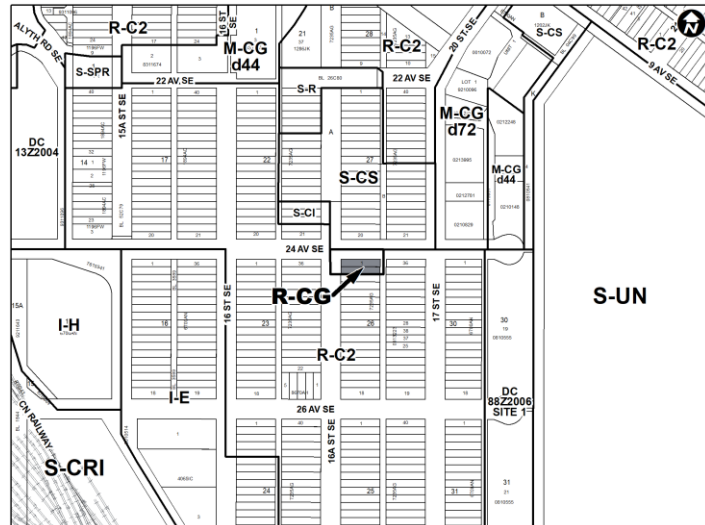
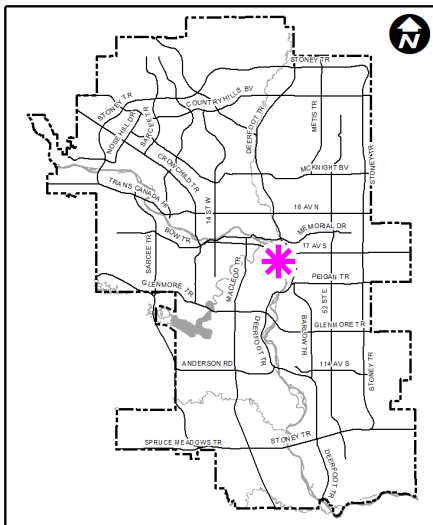
As identified below, the community of Inglewood reached its peak population in 2018.

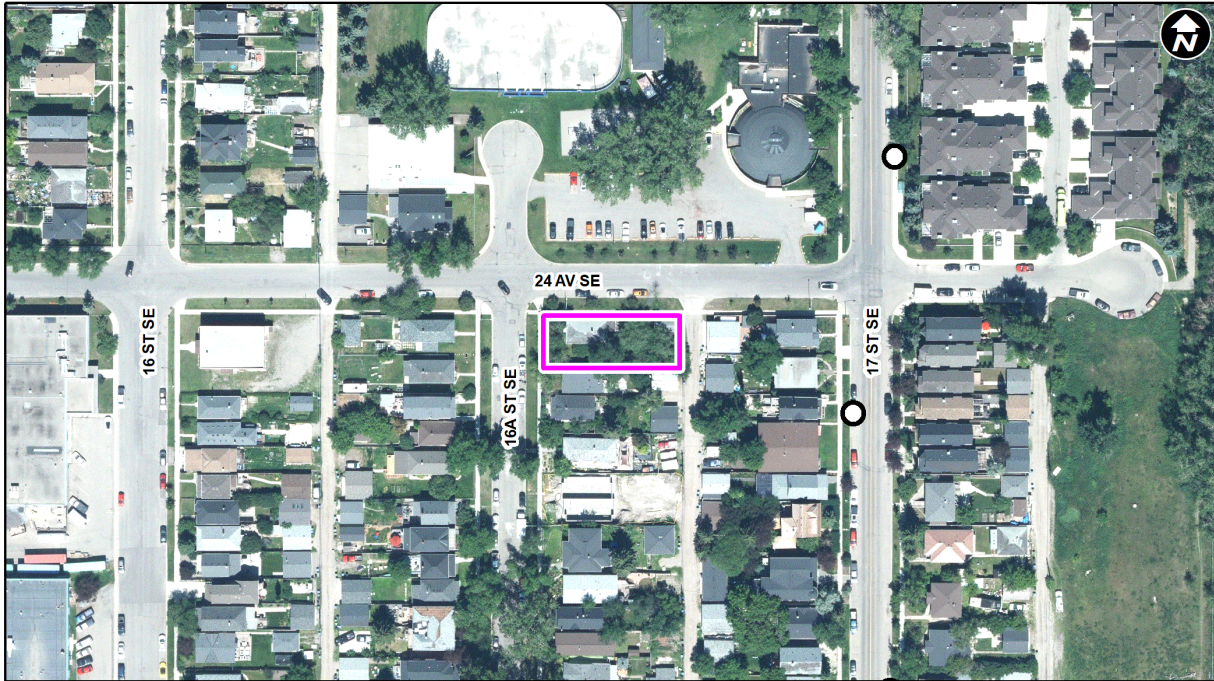
Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	± 48
Difference in Population (Percent)	-1.18%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Inglewood Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwelling 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 a permitted use within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for all uses in the R-C2 District in addition to rowhouses and townhomes. The R-CG District has a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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, massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered though the development permit process include but not limited to:

- ensuring an engaging interface along 24 Avenue SE and 16A Street SE; and
- mitigating shadowing, overlook and privacy concerns.

Transportation

Vehicular access to the site is available via the lane from 24 Avenue SE. The area is served by Calgary Transit Route 101 (Inglewood) with a bus stop approximately 65 metres (a one-minute walk) to the east of the property on southbound 17 Street SE. Route 101 provides transit service every 12-minutes during the peak hours. The subject site is located approximately 540 metres (an 11-minute walk) from the MAX Purple eastbound and westbound stop. The site is within a 900-metre radius of the future Green Line 26 Avenue LRT Station and is therefore not in the Transit Oriented Development area. On-street parking adjacent to the site is un-regulated on both 16A Street SE as well as 24 Street SE. There are no designated cycling facilities adjacent to the site though the 5A Network (Always Availability for All Ages and Abilities) recommends an on-street bikeway approximately 60 metres to the east along 17 Street SE. A Transportation Impact Assessment 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

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

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 contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City Area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The policies in the MDP encourage redevelopment and modest intensification to allow for a variety of housing types and

make more efficient use of existing infrastructure, public amenities, and transit. The proposal complies with the relevant MDP policies as the proposed R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development 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 Redevelopment Plan (Statutory – 1993)

The [Inglewood Area Redevelopment Plan](#) (ARP) identifies the subject land as Residential on Map 6: Generalized Land Use – Future. The policies in the ARP encourages residential development to allow for additional population in the neighbourhood provided that the new development is compatible with existing development and contributes to the streetscape. The proposed land use amendment is in alignment with the applicable policies in the ARP.