

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Inglewood at 1420 – 15 Street SE. The site is approximately 0.06 hectares (0.15 acres) in size and is 15.24 metres wide by 39.6 metres long. The site is currently developed with a single detached dwelling and detached rear garage accessed from the lane.

Development to the north, south, east, and west consists of a mixture of single detached and semi-detached housing that falls within the Residential – Contextual One / Two Dwelling (R-C2) District. A small cluster of parcels designated as Residential – Grade Oriented Infill (R-CG) District exists southeast of the site at the corner of 15 Street SE and 14 Avenue SE.

Community Peak Population Table

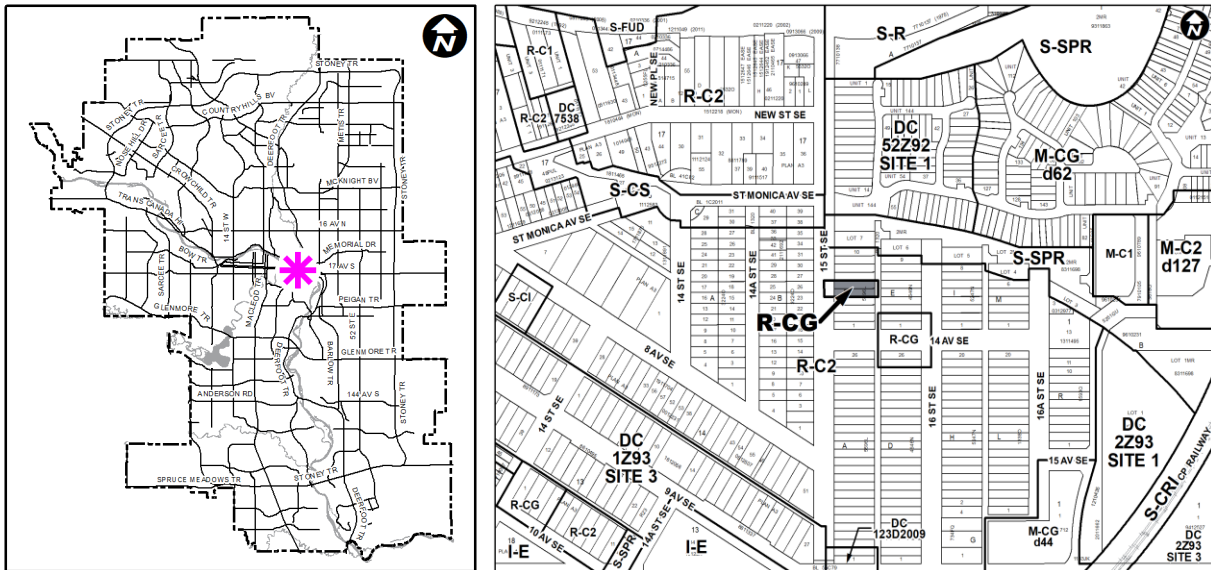
As identified below, the community of Inglewood reached its peak population in 2018.

Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.2%

Source: *The City of Calgary 2019 Civic Census*

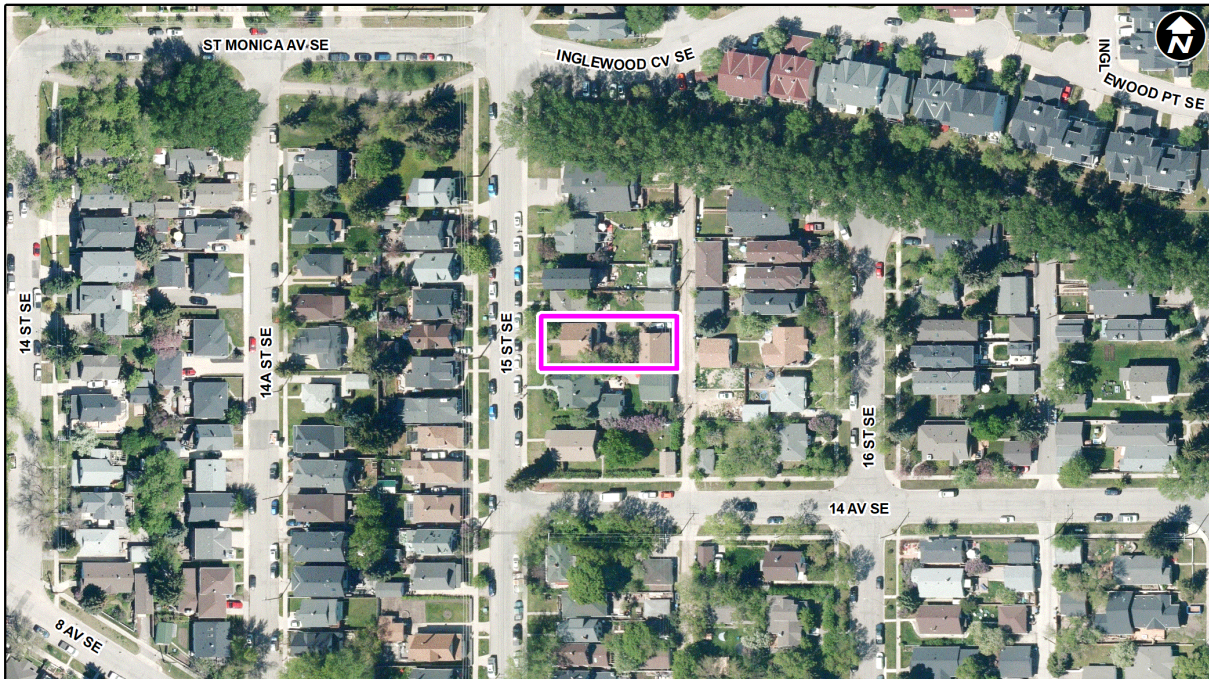
Additional demographic and socio-economic information may be obtained online through the [Inglewood Community Profile](#).

Location Maps



Previous Council Direction
None.

Planning Evaluation



Land Use

The existing R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single/contextual single detached, semi/contextual semi-detached, and duplex dwellings. Backyard suites are considered a discretionary use in the R-C2 District; however, backyard suites are only allowed to be located accessory to a single detached dwelling or a contextual single detached dwelling in the R-C2 District. As the applicant is seeking to develop a semi-detached dwelling with backyard suites, the existing R-C2 District cannot accommodate the redevelopment proposal.

The proposed R-CG District allows for a range of low-density housing forms such as single/contextual single detached, semi/contextual semi-detached, duplex dwellings, and rowhouses. Backyard suites are also considered a discretionary use in the R-CG District and are allowed to exist accessory to a wider range of housing products, one of which is a semi-detached dwelling. As the applicant is seeking to develop a semi-detached dwelling with backyard suites, the R-CG redesignation is necessary to accommodate the redevelopment proposal.

The R-CG District limits density to a maximum of 75 units per hectare. As the site is 0.06 hectares in size, the maximum primary dwelling count for this site is four (4). Under Bylaw 1P2007, backyard suites do not count towards the density calculations for units per hectare, meaning the application for a semi-detached dwelling with two backyard suites is well under the maximum unit per hectare density calculation.

Section 354 (1) of Land Use Bylaw 1P2007 allows only one backyard suite per parcel. Should Council approve this application, the applicant intends on subdividing the R-CG parcel into two separately titled parcels to allow for development of two backyard suites accessory to the semi-detached dwelling. Furthermore, the applicant will not be applying for additional basement

secondary suites as Section 354 (4) of Land Use Bylaw 1P2007 does not allow a backyard suite and a secondary suite to operate on the same parcel.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this mid-block redevelopment site, additional items that will be considered through the development permit review process include, but are not limited to:

- minimizing overlooking and privacy for both residents and neighbours; and
- establishing well-considered landscaping and amenity space design.

Transportation

Pedestrian and vehicular access to the site is available via 15 Street SE and the adjacent lane. The *Calgary Transportation Plan (CTP)* classifies 15 Street SE as a Residential Street. The area is served by Calgary Transit Route 1 (Bowness-Forest Lawn) and Route 101 (City Centre-Inglewood) with a bus stop on 9 Avenue SE – approximately 300m south of the site adjacent to the YWCA Site. Route 1 provides transit service every 30 minutes and Route 101 provides service every 40 minutes during peak hours.

The site is within 300 metres of the on-street and separate biking facilities located along 9 Avenue SE. On-street parking adjacent to the site is unrestricted. The future Greenline station is within 800 metres of the site and is therefore not in the Transit Oriented Development area. A Transportation Impact Analysis was not required in support of the land use redesignation 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 and sanitary utilities are available adjacent to the site, while public storm utilities are not available. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use redesignation builds on the principles of the IGP by means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The subject site is located within the 25-decibel level of the [Airport Vicinity Protection Overlay](#) (AVPA). Residential development is allowable within the 25-decibel level.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential Inner-City area on Map 1 – Urban Structure of the [Municipal Development Plan](#) (MDP). The relevant MDP policies encourage infill redevelopment and modest intensification of inner-city communities to optimize efficient use of existing infrastructure, public amenities, and transit, while delivering small and incremental benefits to climate resilience. The proposed redesignation from R-C2 to R-CG is consistent with the applicable policies of the MDP.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. While this application does not include any actions that specifically meet the objectives of this plan, opportunities to align the development of this site with applicable climate resilience strategies will be explored and encouraged during the review of the development permit.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The subject site falls within the Residential area on Map 6 – Generalized Future Land Use of the [Inglewood Area Redevelopment Plan](#) (ARP). The intent of this area is to support new residential development to increase the community's population, improve the neighbourhood by renovations and rehabilitation without substantial changes to the physical scale, historic character, or way of life for residents. The proposed redesignation from R-C2 to R-CG is consistent with the applicable policies of the Inglewood ARP.