

Applicant Submission



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August 9, 2023

Summary

Address: 1336 10 Av SE

Current Zoning: R-C2

Proposed Zoning: H-GO

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 1336 10 Av SE.

Ellergodt Design is submitting this application for a land-use amendment at 1336 10 Av SE on behalf of the landowner, 1353561 BC Ltd. The existing zoning is R-C2 (residential – contextual one/two dwelling) and the proposed zoning is H-GO (housing – grade oriented). This new zoning will allow modest densification in a key area within the inner city, following council-approved principles in the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), the Guide for Local Area Planning, and the Calgary Climate Strategy - Pathways to 2050.

Subject Parcel

This proposed land-use amendment is for a rectangular parcel of land in the community of Inglewood in Calgary's Southeast. The parcel is relatively flat in nature, rectangular in shape, and 15.08 x 37.55m in dimension (49' x 123'). 10 Av SE is located at the South frontage, and this property is one lot in from the corner intersecting with 13 St SE. Currently existing on the land is a bungalow and detached garage built in 1940, with access to a rear lane. There is currently some fencing and minor landscaping within the property.

This property within Inglewood is in an area that has seen significant public investment through infrastructure upgrades, public amenities, and transit inclusions, and significant private investment through redevelopment, local businesses, and real estate.

Transit: Most notably, the future green line LRT Inglewood/Ramsay station is located at the intersection of 12 St SE and the CP Railway line, just 300m away from the subject parcel. MAX Purple and route 302 has a stop at the 9 Av and 12 St SE intersection just 160m from the subject parcel. Additionally, regular bus routes 1 and 101 have stops within 100m of the subject property, with the 1 operating as primary transit. The blue/red LRT line station at City Hall is 1.8km away and additional bus routes 17 and 24 are 640m away.

Road Networks: Inglewood is uniquely located within the city with good access to road networks such as Deerfoot Trail via 9th Av and 17th Av, Blackfoot Trail, Ogden Road, Memorial Drive via 12 St, and 9th Av SE providing direct access into the City center.



Public Green Spaces: Within approximately 1km, there are 12 public green spaces with various amenities accessibly by walking. Notably, The Calgary Zoo, access to the Bow River Pathway, Pearce Estate Park, Enmax Park, St. Patrick's Island, and Fort Calgary. Within easy bicycling distance are other such amenities as the Inglewood Bird Sanctuary, Inglewood Golf Course, the East Village Riverwalk, Cemetery Hill, and the Stampede Grounds. This area is extremely accessible to a variety of public use areas, each of which providing activities and amenities, and several allowing extensions to other parts of the City such as Eau Clair and Bridgeland.

Schools: Within 1-2km are 4 primary schools. The closest post-secondary school will be accessible by bus or LRT.

Employment Centers: Several employment centers are within walking distance, and countless more within a short transit or car commute. Nearby employment might include main street businesses along 9th Av, light industrial/commercial areas in South Inglewood and Ramsay, the Calgary Zoo, the Stampede Grounds, and the YMCA on 9th Av and 17 Av SE. The downtown core is minutes away via car or bus and future green line LRT.

With proximity to good road networks, excellent public transit access, dozens of green spaces and public amenity sites, schools, and countless employment centers nearby, this site is in a prime location for densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.

Local Context

A broader view of the local vicinity is helpful in understanding the compatibility of this type of zoning. To the North of this subject property is the 9th Avenue Main Street, which includes several buildings of varying sizes, including multi-family, mixed-use, commercial, and using zonings such as C-COR and DC (based on C-2), notably including a newly built 6-storey mixed-use building called the Irvine in Inglewood built in 2020.

To the East of the subject property is mostly R-C2 existing dwellings such as older bungalows and 2-storey homes with some infills. However, at the intersection of 10 Av and 14 St one block to the East is a rowhouse in the R-C2 district built in 1912, and across the street is an R-CG development of several rowhouses built in 2020.

To the South of the subject property is notably the Sevenoaks Court, a historic 3-storey apartment building built in 1906 to 1913 and currently within a DC (based on M-C2) zoning. Otherwise, south of the property mostly comprises of R-C2 existing dwellings such as older bungalows and 2-storey homes with some infills, including additional commercial uses closer to the rail line.

To the West is more R-C2 housing stock with additional mixed uses including commercial areas and uses near 12 St SE.

Inglewood is a very diverse area fueled by the commercial success of the 9th Av Main Street. Among this subject property are several rowhouse style developments, apartments, and commercial uses mixed among smaller and lower density houses. An H-GO style development would not be out of context when considering local or nearby context.



The H-GO District

The HGO district was developed by the City to provide development opportunities for more housing choices for Calgarians in an effort to help combat housing shortages city-, province-, and country-wide.

An H-GO zoned property would allow a development with the following characteristics:

- 12m building height maximum (3-storeys) with height chamfer restrictions to adjacent low-density zoned parcels,
- Floor Area Ratio of 1.5,
- 60% parcel coverage maximum,
- Parking Requirements of 0.5 per unit and suite, with additional mobility storage for units and suites without parking, and,
- At-grade orientation of all units.

An H-GO zoned property can only be permitted within areas either:

- Neighbourhood Connector and Neighbourhood Flex urban form categories through an approved local area plan, or,
- Within 200m of a Main Street, 600m of an LRT platform, 400m of a BRT station, or 200m of a Primary Transit Network.

On a property of this size, 49.5x123' at 1336 10 Av SE, an H-GO zoning would support a 2 to 3 storey development with 4 primary units, 4 basement suites, a 4-car parking garage, and mobility storage options. This would mean approximately 9 to 12m building height, floor areas for each primary unit at approximately 1100 to 1400 square feet with 2 to 3 bedrooms each, floor areas for basement suites at approximately 500 square feet with 1 bedroom each, making up a total floor area ratio around 1.0.

1336 10 Av SE is within 200m of a Main Street (9th Av SE), within 600m of an approved LRT platform, within 400m of a MAX bus stop, and within 200m of a primary bus stop. The Historic East Calgary Communities Local Area Plan is not currently approved as discussed below. Based on transit locations, this parcel of land is eligible for H-GO zoning.

Local Area Redevelopment Plan

In May of 2018, the first draft of the Historic East Calgary Area Redevelopment Plan was released for community engagement. Through planning, community input, and city policy changes, the latest version of the Draft Historic East Calgary Communities Local Area Plan was released in June of 2021. However, the Local Area Plan has been put on pause and will be revisited following Heritage Conservation Tools and Incentives work. To date, the LAP still has not been approved, and as such the original ARP from 1993 is in effect.

Though now quite outdated, the 1993 Inglewood Area Redevelopment Plan has several key goals of the ARP when considering new development. This includes encouraging new residential development to increase the communities population, encouraging upgrading and intensification of the 9th Av commercial area, helping protect and enhance Inglewood's unique character, preserving historic buildings, allowing for population increase sufficient to revitalize



local facilities, ensuring people who now live in Inglewood will be able to afford to remain in the future, providing a variety of choice in housing types, and to encourage the growth of community spirit.

The ARP notes that Inglewood is an "urban village" in the centre of the city and a reasonable population increase over time will allow shops and community services to remain in the community. Inglewood as a whole is in the perfect location for missing middle style development to help support more housing for more Calgarians within established communities.

Calgary's Growth and Housing

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years.

This land-use amendment is proposing only two buildings with 4 units and 4 suites and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas of Inglewood which are adjacent to a Main Street allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers such as the downtown core.

Concurrent DP Application

In order to ease concerns of those considering this application and to help provide a more comprehensive review of the actual development, a concurrent DP application will be applied for during the review of this land-use amendment. Though not submitted at the same time, the DP will be submitted prior to the CPC meeting for this amendment. The proposed development will consist of a 2-building, 4-unit development with 4 secondary suites and an accessory building (garage), all of which meeting H-GO bylaws.



Conclusion

The approval of this land-use amendment for 1336 10 Av SE to the H-GO zoning will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 4-unit and 4-suite development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owner, 1353561 BC Ltd, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

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Residential Designer

Ellergodt Design
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