

**Land Use Amendment in Inglewood (Ward 9) at 1514 – 10 Avenue SE, LOC2023-0249**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 1514 – 10 Avenue SE (Plan A3, Block 13, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for development of grade-oriented housing where dwelling units may be attached or stacked within a shared building or cluster of buildings that may also include secondary suites.
- This proposal represents an appropriate density increase of a residential site, 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)* and *Inglewood Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District may 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 Flo Designs on behalf of the landowners, Debra and Gary Helmer on 2023 August 28. No development permit has been submitted at this time. The Applicant Submission can be found in Attachment 2. The approximately 0.04 hectare (0.09 acre) midblock parcel is located on the north side of 10 Avenue SE between 14 Street SE and 14A Street SE and is currently vacant. Vehicle access is provided from the rear lane. The site is well-served by Bus Rapid Transit (BRT) service along the 9 Avenue SE Neighbourhood Main Street, is within 350 metres (six-minute walk) of various parks and open spaces, and is within 600 metres (eight-minute walk) of the future Ramsay/Inglewood Green Line station.

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

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### 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 respective community association was appropriate. In response, the applicant reached out to the Inglewood Community Association (CA) and responded to area residents who reached out for further information on the project. The Applicant Outreach Summary can be found in Attachment 3.

### City-Led Outreach

In keeping with Administration's practices, 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- loss of property value for neighbouring homes; and
- reduced privacy for neighbouring lots.

The CA provided a letter of objection on 2023 October 16 (Attachment 4), citing concerns with the lack of development permit drawings to support the land use application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to low-density districts and to accommodate a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units, on-site parking, and site servicing capacity will be reviewed and determined at the future development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## IMPLICATIONS

### Social

The proposed application would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

### 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 would allow for more efficient use of existing infrastructure and services.

**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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform