

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Inglewood on the northeast side of 10 Avenue SE, between 12 Street SE and 13 Street SE. The subject site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District and developed with a single storey single detached dwelling and garage accessed by a rear lane.

The surrounding land use context includes low density residential designated R-C2 Districts to the east, west, and south, with the exception of two lots directly to the south across 10 Avenue SE being designated as a Direct Control District ([Bylaw 298D2017](#)), which is intended to accommodate the unique municipally designated Sevenoaks Court heritage building and an addition ([Heritage Calgary Inventory- Resource ID 419](#)). To the north (along 9 Avenue SE) are sites designated as Commercial – Corridor 1 f4.0h23 (C-COR1f4.0h23) District and a Direct Control District ([Bylaw 1Z93](#)), which is intended to accommodate general commercial or mixed-use development.

The site is located in close proximity to numerous community amenities. The site is in close proximity to the Bow River and pathway system, as well as several parks including Mills Park (350 metres) and Nellie Breen Park (550 metres). To the east of the site is the YWCA Calgary, which offers a variety of programs, services, and community spaces. To the north along the Neighbourhood Main Street at 9 Avenue SE is an established commercial area with retail, food and drink establishments, general commercial, and services.

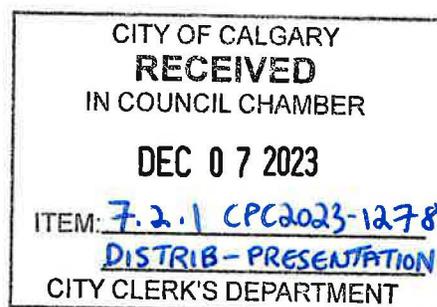
Community Peak Population Table

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

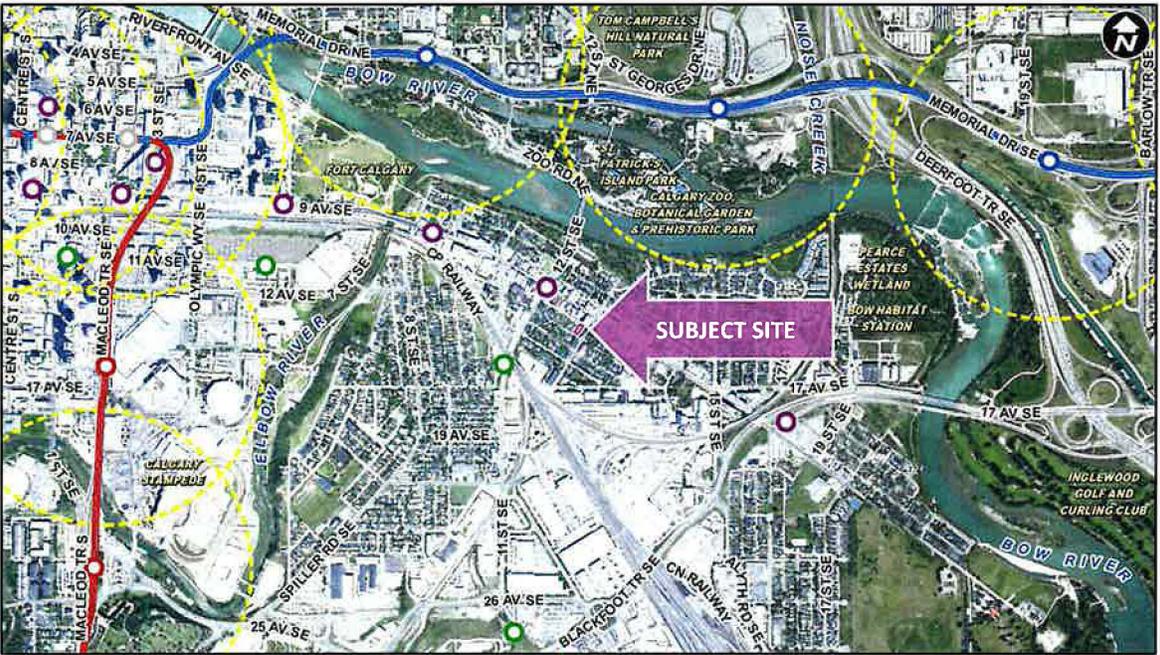
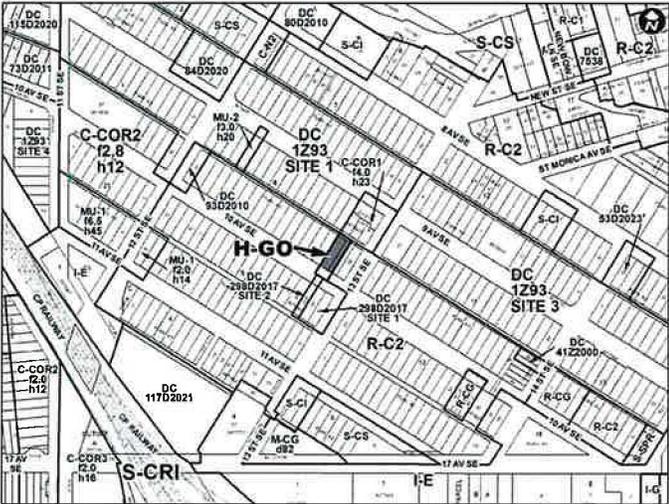
Inglewood	
Peak Population Year	2018
Peak Population	4072
2019 Current Population	4024
Difference in Population (Number)	- 48
Difference in Population (Percent)	- 1.18

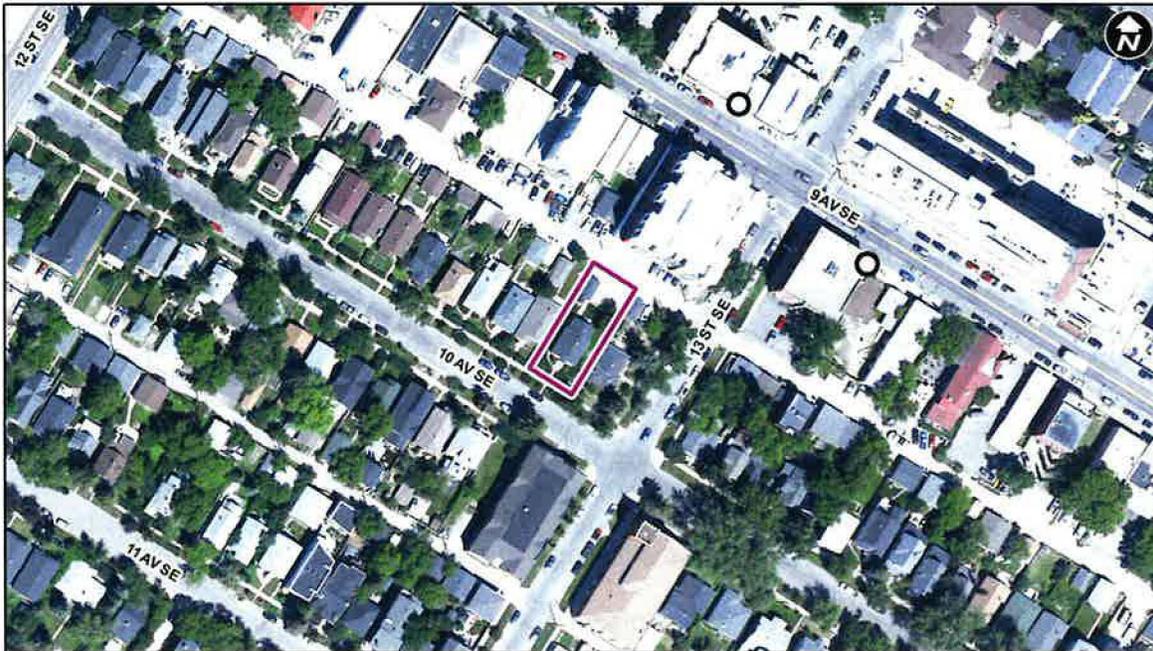
Source: *The City of Calgary 2019 Civic Census*

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 accommodates contextually sensitive redevelopment in the form of single detached, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms where dwelling units may be attached including rowhouse, townhouse, and stacked townhouse units. As part of Administration's review, alternative land use districts were explored, including the Residential – Grade-Oriented Infill (R-CG) District and contextual multi-residential districts. However, it was determined that the H-GO district offered a balance between compatible built form for the current mid-block development context and greater site design flexibility.

There is no maximum density required under the H-GO District; rather, development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;

- a maximum Floor Area Ratio (FAR) of 1.5 that allows for a total developable area of 840 square metres on this parcel;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 motor vehicle parking stalls per unit and suite.

Section 1386(d) of Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas which are not subject to an approved Local Area Plan, the H-GO District is intended for areas that are within the Inner City or Centre City (Greater Downtown) as defined by the Urban Structure Map of the *Municipal Development Plan* (MDP) and meets one of several criteria, including being within 200 metres of a Main Street. The subject site is within 200 metres of the Neighbourhood Main Street along this portion of 9 Avenue SE.

Development and Site Design

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

- ensuring an engaging built interface along 10 Avenue SE;
- architectural features and design;
- the layout and configuration of dwelling units;
- access, parking provision and enabling of mobility options;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 10 Avenue SE.

The parcel is located near an existing on-street bikeway a block away (120 metres or a two-minute walk) on 11 Avenue SE and another (170 metres or a three-minute walk) to the west on 12 Street SE.

The area is well-served by Calgary Transit with access (100 metres or a two-minute walk) to Routes 1 (Bowness/Forest Lawn) and 101 (Inglewood) on 9 Avenue SE. Route 1 services Bowness through downtown to Forest Lawn and runs about every 10 minutes during peak periods. Route 101 services Inglewood and runs every 40 minutes during peak periods. In addition, the MAX Purple BRT (City Centre/East Hills) bus stop is located (300 metres or a four-minute walk) to the northwest of the subject site and runs every 20 minutes at peak periods.

The site is also 270 metres from the future Green Line Ramsay/Inglewood station.

Future direct vehicular access to the proposed development will be required to come from the rear lane. Public parking is limited and the area falls within the Residential Parking Program designated as "D."

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

There are existing sanitary and water services available from 10 Avenue SE for the proposed development. Storm servicing is available from the Lane.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

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.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies this site as part of the **Neighbourhood Main Street** area on Map 1: Urban Structure. The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1), Inner City Area policies (Section 3.5.2), and the MDP's City-wide policies (Section 2). The goals of these policies are to encourage housing diversity including ground-oriented housing, make more efficient use of existing infrastructure, public amenities and transit, and delivers incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the redesignation of the subject site to enable higher density development in close proximity to transit options may allow for more people to choose a car-reduced or car-free lifestyle, thereby reducing vehicular emissions and contributing to the overall goal of achieving net zero emissions in Calgary by 2050 by accelerating the shift in mode share to zero or low emissions modes. Further strategies may be explored and encouraged at subsequent development approval stages.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The [Inglewood Area Redevelopment Plan](#) (ARP) identifies this site as existing and future Residential (Map 5: Generalized Land Use – Current and Map 6: Generalized Land Use – Future). Development goals of the ARP include encouraging new residential development to increase the community's population, promoting a healthy physical environment, and protecting and enhancing Inglewood's unique context. Policies in the ARP provide conditions for redesignation to be considered for existing and future residential areas that are currently designated as low-density districts. The proposed redesignation to H-GO complies with these relevant ARP policies.