

Land Use Amendment in Inglewood (Ward 9) at Multiple Addresses, LOC2023-0198

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.39 hectares ± (0.96 acres ±) located at 1003, 1005, 1007, 1009 and 1013 – 11 Street SE (Plan A2, Block 13, Lots 8 to 15) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f6.3h38) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefront required at grade to promote active streetscape.
- The proposal enables Transit Oriented Development (TOD) near the future Green Line Ramsay-Inglewood LRT Station, facilitates an active pedestrian environment to align with the Ramsay-Inglewood Public Realm Improvements project, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Inglewood Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposed land use amendment would enable more housing opportunities within the inner city, support alternative modes of transportation, provide additional commercial amenities in the area and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide additional commercial and employment opportunities, align with the City's growth direction and infrastructure investments and contribute to creating a vibrant TOD site next to the future LRT station.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Inglewood, was submitted by Meditated Solutions on behalf of the landowner Cumming Properties Ltd. on 2023 July 13.

The subject site is comprised of five parcels with a combined area of approximately 0.39 hectares (0.96 acres). The site is located one block south of the 9 Avenue SE Neighbourhood Main Street (a two-minute walk) and is in close walking distance to numerous transit services all within less than 300 metres (a four-minute walk) including BRT stops near 9 Avenue SE and the Green Line Ramsay-Inglewood LRT Station is proposed approximately one block south of the site.

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a higher density mixed-use building with required commercial uses at grade and residential dwelling units above. The proposed Mixed Use – Active Frontage (MU-2f6.3h38) District would allow for a maximum floor area ratio (FAR) of 6.3 (building floor area of approximately 25,000 square metres) and a maximum building height of 38 metres (approximately 10 to 12 storeys).

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No development permit application has been submitted at this time.

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

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 the community association was appropriate. In response, the applicant met with the Inglewood Community Association (CA), Inglewood Business Improvement Area (BIA), Ward 9 Councillor's Office and contacted adjacent landowners and businesses regarding the proposal. 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 one letter of opposition from the public. The letter of opposition identified concerns about the losing of the existing character building, traffic congestion, parking shortage, building height and shadow impacts.

The Inglewood CA provided a letter of support on 2023 November 20 (Attachment 4). The CA supported the proposal to accommodate higher density development on this site but had concerns with building height proposed over six storeys and indicated that adequate parking should be provided with the future development. No formal letter was received from the Inglewood BIA. Administration followed up with the Inglewood BIA but did not receive further response on the proposal.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables sustainable long-term urban growth in area supported by primary transit and amenities, and the proposed density would allow for the opportunity to redevelop this site into a TOD. The existing building is not identified on the Inventory of Evaluated Historic Resources, however there would be opportunity to explore commemorative features explaining the historical significant of the site at the development permit stage. The building and site design, setbacks, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

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IMPLICATIONS

Social

This proposal provides additional housing options that may better accommodate the varied housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

Environmental

The proposal would enable compact urban development next to a future LRT station, and would support alternative modes of transportation including public transit, walking, and cycling. This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stages.

Economic

The proposed land use amendment would enable more efficient use of existing infrastructure and maximize the Green Line investment. The proposal would also enable additional commercial and employment opportunities within this community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

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