

**Land Use Amendment in Inglewood (Ward 9) at 1429 and 1431 – 9 Avenue SE,  
 LOC2024-0002**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares ± (0.22 acres ±) located at 1429 and 1431 – 9 Avenue SE (Plan A3, Block 11, Lots 34 to 35 and a portion of Lot 33) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefront to promote an active streetscape.
- The proposal enables higher density development next to the MAX Purple Bus Rapid Transit (BRT) station, facilitates an active pedestrian environment with commercial uses along the 9 Avenue SE Main Street 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 land use amendment enables additional housing and commercial opportunities within the inner city and promotes Transit-Oriented Development.
- Why does this matter? The proposal allows for more efficient use of existing infrastructure and nearby amenities, aligns with the City's growth direction and infrastructure investments and contributes to a vibrant Main Street.
- A concurrent development permit for a mixed-use building was submitted and Administration will be ready to approve the development pending Council's decision on this land use redesignation.
- There is no previous Council Direction regarding this proposal.

**DISCUSSION**

This application, located in the southeast community of Inglewood, was submitted by Battistella Developments on behalf of the landowner 2628 Investments Ltd. on 2024 January 3 and since then the landownership has been changed to Blues by Battistella Inc.

The subject site is comprised of two parcels with a combined area of approximately 0.09 hectares (0.22 acres). The site is located on the south side of the 9 Avenue SE Main Street between 13 Street SE and 14 Street SE. Transit stops for the MAX Purple BRT are located within 350 metres (a five-minute walk) of the site at the junction of 9 Avenue SE and 12 Street SE. Transit stops for Route 302 (BRT Southeast/City Centre) are located within 600 metres (an eight-minute walk) of the site at the junction of 9 Avenue SE and 11 Street SE. The site is located approximately 450 metres away from the future Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station.

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a mixed-use building with retail uses at grade and residential dwelling units above. The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District would allow for a maximum floor area ratio

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(FAR) of 4.0 (building floor area of approximately 3,620 square metres) and a maximum building height of 24 metres (approximately six storeys). A concurrent development permit (DP2024-00043) has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application. The proposed development, known as Blues by Battistella, is for a four storey mixed-use development with commercial retail units at grade and 30 residential units consisting of a mix of one bedroom and two bedroom units.

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) and Ward 9 Councillor's Office. The applicant also 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 30 letters of opposition, two letters neither in support or opposition, and five letters in support from the public on the concurrent applications. The letters of opposition identified concerns primarily about the loss of the existing music venue, traffic congestion, parking shortages, building height and shadow impacts. The letters of support speak to the benefits of additional housing supply in a location that is well served by transit.

The CA provided a letter of support for the proposed land use amendment on 2024 February 23 (Attachment 4). The BIA provided comments on 2024 February 9. The BIA supports the proposed building heights and setback from 9 Avenue SE but has concerns about the loss of the existing building (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables additional housing in area supported by primary transit and would promote active at grade commercial uses along the Main Street. The proposed development would not create shadow impacts on the existing residential developments to the south. The development provides 17 underground motor vehicle parking stalls to reduce demand for street parking and 34 bicycle parking stalls to encourage alternative modes of transportation. While the existing building is not identified on the Inventory of Evaluated Historic Resources, the applicant has collaborated with Heritage Calgary, the

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Music Mile Society, and City Administration to propose a commemorative plaque and murals which celebrate the Blues Can and music culture in Calgary.

Following Calgary Planning Commission, notifications for a 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.

## **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**

This application included actions to address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed land use would enable compact urban development near BRT stations and would support alternative modes of transportation including public transit, walking, and cycling. The development proposes electrical vehicle ready conduit lines for some of the underground motor vehicle parking stalls and additional indoor secure bike storage stalls.

### **Economic**

The proposal would enable efficient use of existing infrastructure and maximize public transit investment including MAX Purple BRT and Green Line LRT. The proposal would also enable additional commercial and employment opportunities within the 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. Application Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Inglewood Business Improvement Area Response
6. Development Permit (DP2024-00043) Summary

**Planning and Development Services Report to  
Calgary Planning Commission  
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform