

Land Use Amendment in Inglewood (Ward 9) at 1336 – 10 Avenue SE, LOC2023-0236

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1336 – 10 Avenue SE (Plan A3, Block 6, Lot 33 and a portion of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 34D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1336 – 10 Avenue SE (Plan A3, Block 6, Lot 33 and a portion of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 December 7:

“The following documents were distributed with respect to Report CPC2023-1278:

- A presentation entitled "LOC2023-0236 Land Use Amendment"; and
- Revised Attachment 1”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community, and aligns with policies in the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) district would 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.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, located in the southeast community of Inglewood, was submitted on 2023 August 14 by Ellergodt Design on behalf of the landowner, 1353561 B.C. Ltd. (Jeremy Black-Beatty). The approximately 0.06 hectare (0.14 acre) site is a single parcel located on the northeast side of 10 Avenue SE, between 12 Street SE and 13 Street SE. It is

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currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables development of grade-oriented housing forms that would be contextually appropriate in low-density residential areas. The site meets the Land Use Bylaw's locational criteria for the district and supports the development of a greater variety of housing near existing transit service, community amenities, retail and services, and a future Green Line Light Rail Transit (LRT) station. No development permit had been submitted at the time this report was written.

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 respective community association was appropriate. In response, the applicant reached out to adjacent residents and the Inglewood Community Association (CA) about the application. This was done through distribution of an informational postcard, which was dropped off at 68 nearby residences along 10 Avenue SE on 2023 October 6. The applicant also sent information to the CA but did not receive a reply. 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 four letters of opposition from the public. The letters of opposition included the following areas of concern:

- height;
- privacy and overlook issues on adjacent lots;
- parking and traffic congestion; and
- incompatibility with the existing heritage context.

No comments from the Inglewood Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed through the development permit process.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council 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

The proposal would add to the range of housing types available in the community, which can support housing affordability and ensure that the housing needs of various demographics are met appropriately. This may enable different demographics to find suitable housing in Inglewood, enhancing the diversity and inclusivity of the community.

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 discussed in the development permit review.

Economic

The ability to develop additional units on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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. **Proposed Bylaw 34D2024**
5. **CPC Member Comments**
6. **Public Submission**

General Manager (Name)	Department	Approve/Consult/Inform