

Applicant Submission



August 10, 2023

1514 10th Avenue SE
Calgary, Alberta

**Re: 1510 10th Avenue SE (Inglewood)
Land Use Redesignation (existing R-C2 to proposed H-GO)**

The subject parcel is located in the community of Inglewood/Ramsay, a historic community in Ward 9 (Councillor Gian-Carlo Carra), and consists of approximately 0.038 ha. The land is privately owned. The current land use designation is R-C2 (Residential - Contextual One/Two Dwelling) which primarily permits contextually sensitive redevelopment in the form of single and/or semi/duplex dwellings. Policy plans to consider with development of the subject site are the Municipal Development Plan, Calgary Transportation Plan, drafted Area Redevelopment Plan for Inglewood, and the Planning Policies all lending themselves to support further intensification of this area with direct consideration to existing and potential/future neighbouring Land Use. There is currently an approved discretionary Single Detached Dwelling with basement Secondary Suite and Accessory Residential Building (garage) Development permit relating to this site.

The site is conveniently located within a half block of 9th Avenue SE, a Main Street in the community of Inglewood which further ties into the City's downtown core less than 2km west. The eternity of the adjoining transportation networks, afforded by both road and pathways, bring unparalleled access to community and city-wide amenities, services, and destinations. Localized trips are effortless with walking, biking, and public transit (MAX Purple Bus Rapid Transit line and future Inglewood-Ramsay Green Line Station), while further destinations are readily available as arteries of Blackfoot Trail, 17th Avenue, and Deerfoot extend from the Main Street.

The site is encompassed by Land Uses of greater density, height, and use. Surrounding current and potential/future Land Use supports a density increase with consideration to the higher intensifications of Residential - Grade Oriented Infill at the west; rowhousing, Industrial - Edge at the south - commercial use/shops, Direct Control (1Z93 site 3) to the north; commercial/automotive, and future comprehensive planning of the Brewery-Rail Lands to the west and south.



Redesignation of the subject site to H-GO reflects the existing Low Density neighbours while acknowledging the higher adjacent Uses. H-GO will afford a higher intensity development which remains in the form of a grade-orientated housing design to bridge the current gap of existing and future neighbouring Uses. H-GO offers a greater variety of housing opportunities and options that are essential, necessary, and fitting as infrastructure is already in place to support the revitalization and intensification of underutilized land. This change of Use brings an expansion of housing choices, strengthens affordability, along with options for multi-generational living which builds on the community's accessibility and diversity.

Inglewood community is encouraging of projects that are sensitive in scale which is where our proposed Redesignation has considered its proximity to single, multi, commercial and further future intensification of the area - bounding itself closer to the extents of a single family envelop well adding to the density in living with accounts for private residences. This development form affords both a fiscal and social access point in the housing market, though our drive is to offer housing choice through intensification which is scalable and respectful within the fabric of our neighbouring community properties.

Thank you for your consideration, and I look forward to your response in moving towards an approval. If you need more information, please do not hesitate to contact myself directly at 403.968.0606 or stephen@flo designs.ca.

Sincerely,



Stephen Kerr AT BDT BGs
Flo Designs