

Policy Amendment, Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 45 New Street SE, LOC2024-0194

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1154) to the 2025 January 14 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed closure of 0.02 hectares \pm (0.04 acres \pm) of road (all that portion of St. Mary Avenue on Plan A3 (municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241____) adjacent to 45 New Street SE, with conditions (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.25 acres \pm) located at 45 New Street SE and the closed road (Plan A3, Block 17, Lot 30; municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241____) Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 NOVEMBER 28:

That Council:

1. Give three readings to **Proposed Bylaw 5P2025** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 1C2025** closure of 0.02 hectares \pm (0.04 acres \pm) of road (all that portion of St. Mary Avenue on Plan A3 (municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241____) adjacent to 45 New Street SE, with conditions (Attachment 4); and
3. Give three readings to **Proposed Bylaw 13D2025** for the redesignation of 0.11 hectares \pm (0.25 acres \pm) located at 45 New Street SE and the closed road (Plan A3, Block 17, Lot 30; municipally known as St. Monica Avenue S.E. lying within Area A on Plan 241____) Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Housing – Grade Oriented (H-GO) District.

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HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for dwelling units that primarily take the form of a rowhouse, townhouse or stacked townhouse and may include secondary suites.
- This application also seeks to close an adjacent portion of the City's right-of-way and designate that closure area to Housing – Grade Oriented (H-GO) District to allow for consolidation with the adjacent parcel (45 New Street SE) to the north.
- The proposal would allow for development that is compatible with the character of the existing neighbourhood and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Inglewood Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit for a 16-unit development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Inglewood, was submitted by BOLD Workshop Architecture on behalf of the landowners, Kayla Browne (with BOLD Workshop Architecture) and Nicholas Tumu on 2024 July 25. The City of Calgary owns the right-of-way area proposed for closure.

The 0.09 hectare ± (0.21 acre ±) midblock parcel is located in the southeast community of Inglewood, fronting onto New Street SE. The site is currently developed with a single detached dwelling and detached garage at the rear of the property. The surrounding context is comprised primarily of other single-detached dwellings. The proposed ARP amendment would revise the applicable residential policies to allow for increased density beyond the current provisions outlined in Section 2.3, and set a maximum density based on floor area ratio (FAR). This policy amendment is required to accommodate the proposed H-GO District within the ARP. The proposed H-GO district accommodates a range of building forms considered compatible with low density residential development and is therefore aligned with the Residential policies of the ARP. A development permit (DP2024-05493) was submitted on 2024 July 25 for a 16-unit residential development, which is currently under review.

Attachment 3 outlines the 0.02 hectare ± (0.04 acre ±) portion of road right-of-way to be redesignated and closed through the Tentative Road Closure Plan with accompanying conditions (Attachment 4). The Applicant Submission (Attachment 5) indicates that the closed road right-of-way would be consolidated with the adjacent parcel to facilitate the proposed 16-unit residential development.

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The approximately 0.02 hectare ± (0.04 acre ±) closure area is located northwest of the intersection of 14 Street SE and St. Monica Avenue SE and shares a northern boundary with the subject site. The subject closure area is currently undeveloped green space and a sidewalk. A sidewalk and public pathway run along the southern edge of the proposed road closure area and is designated Special Purpose – Community Service (S-CS) District. It connects to the adjacent public park spaces along this path including the nearby Nellie Breen Park south of the subject site. The site is served by transit via the Route 1 (Bowness/Forest Lawn) and Route 101 (Inglewood) buses.

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 road closure and 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 and spoke directly with adjacent neighbours. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, noticed posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 27 letters of opposition and 15 letters of support from the public. The letters of opposition included the following areas of concern:

- increase in density and height relative to adjacent development;
- further impacts to the lack of street parking;
- impact on traffic safety in the surrounding area including the bike lane and Nellie Breen park;
- potential shadowing impacts and privacy considerations;
- considerations of the character along the street and within the neighbourhood;
- loss of existing on-site trees;
- impact on existing public infrastructure and servicing capacities;
- misalignment with the current Inglewood ARP; and
- limited engagement conducted by the applicant with the community.

The letters of support include the following reasons:

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- Inglewood in particular as a opportune location for density, and this property's proximity to the public park network and nearby commercial to support the use;
- general support of the H-GO District for this property and how it can be thoughtfully integrated into the surrounding context;
- proposal addresses the need for additional housing supply and 'mid'-sized housing options throughout the community and city; and
- opportunities to increase the affordable housing supply through this development.

The Inglewood Community Association (CA) submitted comments in opposition to the proposed land use amendment on 2024 September 11 (Attachment 7). Their comments suggested that the site did not appear to be eligible for the H-GO designation as per the Land Use Bylaw site criteria, and that the density proposed is incompatible with surrounding context. The CA also expressed concerns with impacts to the neighbour from the potential relocation required of the power lines and fire hydrant adjacent to the site through a redevelopment.

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 and determined through the ongoing development permit review. The site itself was also confirmed eligible as per Section 1386(d) of the Land Use Bylaw 1P2007, which supports H-GO Districts on Inner City sites within 200 metres of an Urban Main Street area, as identified within the Urban Structure Map of the MDP.

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

IMPLICATIONS

Social

The proposed policy amendment, road closure and land use amendment would allow for the expansion of the developable area and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 explored and encouraged at subsequent development approval stages.

Economic

The proposed policy amendment, road closure and land use amendment would allow for more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

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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. **Proposed Bylaw 5P2025**
3. Tentative Road Closure Plan
4. Proposed Road Closure Conditions
5. Applicant Submission
6. Applicant Outreach Summary
7. Community Association Response
8. **Proposed Bylaw 1C2025**
9. **Proposed Bylaw 13D2025**
10. **CPC Member Comments**
11. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform