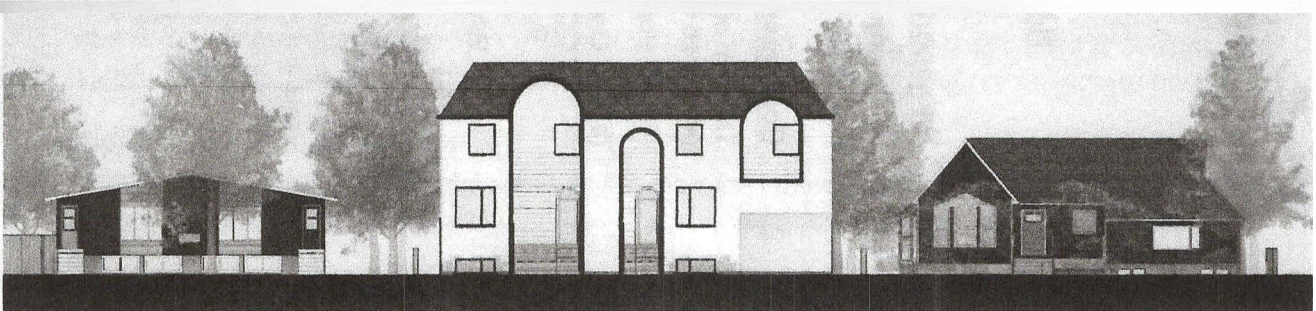


LOC2024-0194

**45 New Street SE Road Closure and Land Use
Amendment R-CG to H-GO**



Appendix A - Inglewood Area Redevelopment Plan

2.3.4 New opportunities for residential development on City owned lands should be identified and aggressively pursued. The City should, in appropriate ways and where feasible, facilitate the creation of residential development opportunities on privately owned land.

2.3.5 The redesignation of privately-owned lands in the community from R-2/R-2A (low density detached housing) to RM-1 or RM-2 (low density/family oriented townhousing) for small sites (.4 ha. or less) on a limited basis is in the best interest of the community if they meet the conditions set out in the Implementation Section (2.4.).

2.3.6 The City Administration should work with the Community to facilitate processing of applications for residential development.

Multi-unit Housing

New development possibilities as outlined in the above policies envisage and encourage some new townhousing development in Inglewood in the range of 12 to 30 units per acre with a 3 storey maximum height. Individual projects of this density and height containing up to approximately 10 units can be absorbed into the existing R-2 areas as outlined in 2.4.5 below with careful design. No wholesale redevelopment of major portions of any residential street is supported without full public review and an amendment to the ARP. This policy encourages low to medium density townhousing; however, many sites may only be appropriate for detached housing while other sites (generally those not surrounded by

existing development) may be able to accommodate higher density apartment housing.

To encourage a variety of housing type, medium density (up to 40 upa) low to medium profile residential projects may be considered on a limited basis, where unique site and edge conditions merit an alternate approach to the typical block-lot configuration. 19P2006

Infill Housing

New narrow lot housing (infill) has been built in Inglewood as in other inner city communities. This type of housing has been very controversial in several communities because it often entails the construction of two homes on a site which originally accommodated a single bungalow. The new homes are usually narrower, taller and extend much further back in the yard than the adjacent older homes causing a variety of shadowing, privacy, and streetscape impacts.

City Council has adopted a number of measures designed to ensure the opportunity for public review and appeal of infill housing applications and decisions. Generally the quality of infill housing being constructed in the inner city is very high and the new buildings are often replacing deteriorated houses in the community.

In Inglewood sensitively designed infill development will be valuable to maintain the overall quality of the housing stock, increase the population and provide variety in available housing. It should however respect the existing development.

Appendix B - Extract of Inglewood ARP

2.4 IMPLEMENTATION

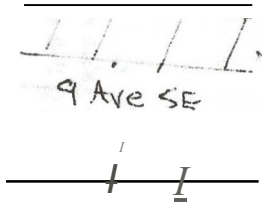
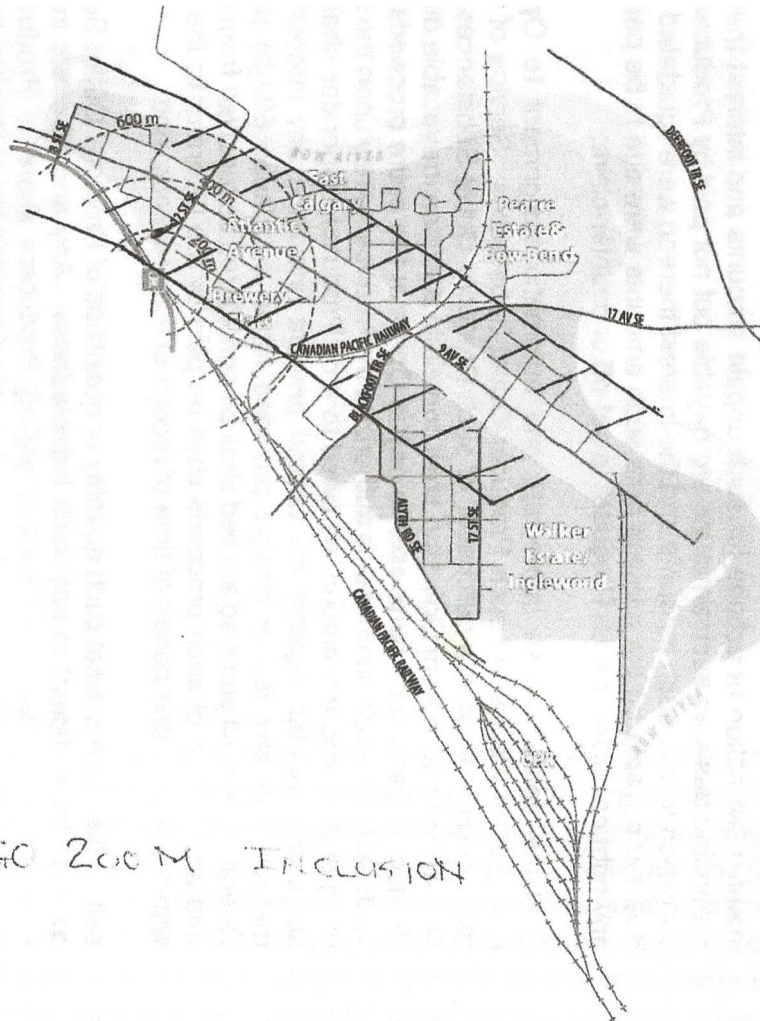
- 2.4.1 The Province of Alberta and CMHC should continue to be urged to take the action necessary to expand eligibility and increase funding for the Residential Rehabilitation Assistance Program (RRAP). Provisions to extend eligibility to houses which have already received RRAP support should be included in the program.
- 2.4.2 CP Rail will be requested to conduct operations of its yard facilities in such a way as to minimize odour and noise impacts on Inglewood, and other affected communities.
- 2.4.3 All City owned land not required for road utility or park purposes should be made available for sale to the public. City Departments will cooperate by defining their future needs as precisely as possible and releasing any lands possible for redevelopment.
- 2.4.4 A cost sharing program with area industries will be funded to buffer residential areas from adjacent industrial areas through fence construction, tree planting, etc. Such a program should be designed to cost the City no more than \$10,000 per year and to be reviewed in five years. The City would contribute fifty percent of the cost of any improvements. The community association will coordinate the program in conjunction with the Planning & Building Department and the Engineering Department.

2.4.5 The disposition of small remnant, otherwise undevelopable parcels of City owned land to adjacent owners should be expedited if surplus to City needs.

- 4.6 The redesignation or privately-owned lands in the community from R-2/R-2A (low density detached housing) to RM-1 or RM-2 (low density/family oriented townhousing) for small sites (.4 ha+ or less) is supported in principle on a limited basis. The following conditions should be met in any such redesignation:
 - a. Area residents must be fully involved in the redesignation and development permit process.
 - b. The site is either currently vacant, substantially underdeveloped or developed with housing which has substantially deteriorated, and the site is not completely surrounded by lower density housing. Generally, sites on the edges of lower density areas are most appropriate for this type of redesignation.
 - c. Traffic and other impacts have been thoroughly analyzed and can be minimized.
 - d. The appearance of new developments should be compatible with existing nearby development. The edges of new developments are very important and should be attractively designed or screened to enhance the area.

Hlmdcal Neighbourhoods

- Atlantic Avnue
- BreweryFlm
- CPR
- East Calgary
- Pllarce Estate&Bow Bend
- Walker fsbtelnglewood
- LRT Alignment
- f:1 LRTStations
- 200m, 400m,600m Station Buffers



HGC 200 M INCLUSION

We are **opposed** to the land use amendment, LOC2024-0194, to redesignate 45 New Street SE to H-GO on the following grounds:

- The notion of having a large-scale higher density housing form located mid-block surrounded by smaller scale original housing is not upholding the policies of compatibility and sensitivity and is contrary to the Inglewood Area Redevelopment Plan.
- The arbitrary definition of main street and defined extents of HGO redesignation blanket the neighbourhood without local consideration of historic use of the lands, the lotting patterns, road network, and the existing housing stock. If approved the Proposed development will set a precedent for large scale development in an assault of the historic areas and character of the neighbourhood.
- Inglewood has 11 Land Use Changes in progress for high density developments that will almost double the population. These projects are aligned along 9th Ave and in strategic locations, i.e. The Brewery Lands etc, which more conform with the ARP.
- The impact of having 6 vehicles navigating onto a busy regional sidewalk and entrance to a popular park have not been considered.
- The H-GO land use district without an associated LAP will intentionally be limiting our ability to comment on the development as it is engrained into the land use district.