

Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.31 hectares ± (0.77 acres ±) located at 914 – 11 Street SE (Plan 0813035, Block 1, Lot 37) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Direct Control (DC) District to accommodate General Industrial – Light, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 21D2025** for the redesignation of 0.31 hectares ± (0.77 acres ±) located at 914 – 11 Street SE (Plan 0813035, Block 1, Lot 37) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Direct Control (DC) District to accommodate General Industrial – Light, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to accommodate an additional use of General Industrial - Light.
- The proposal allows for an appropriate building form and set of uses along a Neighbourhood Main Street and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Inglewood Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This application would support a well-established local business that represents and celebrates the western heritage of Calgary.
- Why does this matter? The proposed DC District based on the C-COR2 District with the additional use of General Industrial – Light is required to allow for SmithBilt Hats' relocation and expansion at the new location. This will enable additional commercial and employment opportunities that may help activate and contribute to the commercial and retail vibrancy of the 9 Avenue SE in Inglewood.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This land use amendment application in the southeast community of Inglewood was submitted by Max Tayefi Architect on behalf of the landowner, Cam Clark Real Estate Corp. on 2024 March 31. No development permit has been submitted at this time.

The 0.31 hectare (0.77 acre) corner parcel is located at the northeast corner of 11 Street SE and 10 Avenue SE. The subject parcel is approximately 110 metres (a two-minute walk) from 9 Avenue SE which is the Neighbourhood Main Street in the community. There are a range of shops, services and amenities along 9 Avenue SE that primarily consist of residential, employment and retail uses that serve the larger community.

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The subject site is currently occupied by SmithBilt Hats, which operates two locations in Inglewood. Recently, SmithBilt Hats relocated the commercial and retail operations to the subject site, in accordance with the regulations of the C-COR2 District.

The site is developed with a three-storey commercial building. Access to the site is available from both 10 Avenue SE and the rear laneway.

As per the Applicant Submission (Attachment 3), this application proposes a DC District based on C-COR2 District and the intent is to accommodate the additional use of General Industrial – Light with at-grade commercial to ensure SmithBilt Hats can continue to manufacture and fabricate their product as part of their daily business operation. Although the business is commercial in nature, their business operation involves light manufacturing and fabrication which is why General Industrial – Light is required to be added to the subject site.

Redesignating the site to a DC District is necessary to accommodate the proposed use, as the only districts in the Land Use Bylaw that permit General Industrial – Light are industrial districts, which are not suitable for the subject site. To align the development with the vision of creating an active, pedestrian-friendly environment, Administration collaborated with the applicant to incorporate specific provisions within the DC District that regulate at-grade commercial uses.

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 hosted an engagement session with the Inglewood Community Association (CA) and the Inglewood Business Improvement Area (BIA) to present the proposal. The Applicant Outreach Summary can be found in Attachment 4.

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. No public comments were received.

The Inglewood CA and the Inglewood BIA each provided a letter of support (Attachment 5 and Attachment 6). Reasons for support including the following:

- builds community identity and represents western heritage;
- being a reputable local business that integrates well into the community; and
- creates more commercial and employment opportunities in this area of Inglewood.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

This application is anticipated to support and celebrate the western heritage of Calgary, and may further contribute to supporting the Calgary Stampede - an annual festival that attracts over one million visitors per year.

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 permit stages.

Economic

This application would allow a well-known local business to relocate and expand its commercial and employment offerings in the community. It would also make more efficient use of infrastructure and services while maximizing the Green Line investment due to its close proximity to the future Ramsay/Inglewood LRT Station.

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 21D2025**
3. Applicant Submission Form
4. Applicant Outreach Summary
5. Community Association Response
6. Business Improvement Area Response
7. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform