

Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
JANUARY 23:**

That Council give three readings to **Proposed Bylaw 48D2025** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

Opposition to Recommendation: Commissioner Damiani

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 choice 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.
- A development permit for a grade-oriented residential development was 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 Horizon Land Surveys on behalf of the landowners, Francesco Cerato and Ana Maria Medina Rojas on 2024 September 5. The Applicant Submission can be found in Attachment 2. The approximately 0.08 hectare (0.19 acre) midblock parcel is located on the south side of 8 Avenue SE between 14 Street SE and 15 Street SE and is currently occupied by low density residential dwellings. Vehicle access is provided from the rear lane. The site is well-served by Calgary Transit including Bus Rapid Transit (BRT) service along the 9 Avenue SE Neighbourhood Main Street,

Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223

is within proximity to various parks and open spaces, and is within 850 metres (a twelve-minute walk) of the future Ramsay/Inglewood Green Line station. A development permit (DP2024-07430) for a grade-oriented residential development with five dwelling units with five secondary suites was submitted on 2024 October 18 and is under review.

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 met with the Inglewood Community Association (CA) and Ward 9 Councillor's Office and submitted a development permit to provide more details with the proposed land use amendment. The applicant also dropped off post cards to nearby residents regarding the proposal. 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 15 letters of opposition from the public for the proposal. The letters of opposition included the following areas of concern:

- increased traffic impacts on 8 Avenue SE and the rear laneway, and pedestrian safety concerns due to more traffic;
- increased infrastructure and parking demand in the area;
- incompatible building height and shadow impacts; and
- loss of the existing character buildings and existing trees.

Administration also received two letters of support from the public, which indicate support for the following reasons:

- contribution to a mixture of residential housing types to meet the evolving needs of the community; and
- additional housing supply in a location that is close to 9 Avenue SE Main Street, Max Purple BRT, and other local amenities.

The Inglewood Community Association provided a letter of opposition on 2024 October 22 and expressed concerns with the ongoing intensification in the area, increased traffic impacts to the adjacent developments, incompatible development with the surrounding low-density areas, lack of development permit detail, and lack of community engagement (Attachment 4).

Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to low-density districts and to provide for a modest density increase while being sensitive to adjacent developments. The proposal would enable additional housing in an area well-supported by primary transit, and it accommodates a range of building forms that would be contextually appropriate in low-density areas. A development permit application (DP2024-07430) was submitted to provide more details with the proposed land use amendment. The development permit is under review and the building and site design, number of units, on-site parking and site servicing capacity will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the proposal 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 proposed application would allow for additional housing types and 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*, however the proposed land use would enable compact urban development near an existing bus rapid transit station and would support alternative modes of transportation including public transit, walking and cycling.

Economic

The proposal would enable more efficient use of existing infrastructure and capitalize on public transit investment including for the MAX Purple Bus Rapid Transit and Green Line Light Rail Transit.

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. Community Association Response
5. **Proposed Bylaw 48D2025**
6. **Public Submissions**
7. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2025-0074
Page 4 of 4**

Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform