

Inglewood Land Use Item CPC2017-300, BYLAWS 53P2017 AND 298D2017 – C2017-1122

EXECUTIVE SUMMARY

At the 2017 September 11 combined meeting of Council, a land use application for 1335 and 1339 – 10 Avenue SE (LOC2015-0042) was referred back to Administration to allow for the application to be re-advertised due to a clerical error.

The application was correctly re-advertised prior to the 2017 November 06 Public Hearing. No other changes were made to the application or proposed bylaws (Attachments 1 and 2). The original cover report, excluding attachments, is included as Attachment 3 to this report.

ADMINISTRATION RECOMMENDATION:

That Council hold a Public Hearing on Bylaws 53P2017 and 298D217; and

1. **ADOPT**, the proposed amendments to the Inglewood Area Redevelopment Plan, in accordance with Administration's recommendation (Attachment 3);
2. Give first and second readings to the proposed Bylaw 53P2017 and
3. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.
4. **ADOPT**, the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 1335 and 1339 – 10 Avenue SE (Plan A3, Block 5, Lots 30 to 32; Plan 7811390, Block 5, Lot 30A) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate preservation of the Sevenoaks Court building and residential development in a variety of forms, in accordance with Administration's recommendation, as amended (Attachment 3);
5. Give first and second readings to the proposed Bylaw 298D2017 and
6. **WITHHOLD** third reading pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2017 September 11 Council referred first reading of Bylaw 298D2017 with the following motion for CPC2017-300:

BRING FORWARD AND REFER, Moved by Councillor Carra, Seconded by Councillor Sutherland, that Item 8.23, Report CPC2017-300, be brought forward and referred to Administration to allow for re-advertising of Bylaw 298D2017 and to return to the 2017 November 06 Public Hearing of Council.

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BACKGROUND

Prior to the 2017 September 11 combined meeting of Council, a clerical error resulted in only a portion of the proposed Bylaw 298D2017 being available to the public, resulting in the application being insufficiently advertised. To meet legislative requirements, Administration needed to re-advertise the application and corresponding bylaws before the application could be heard at a Public Hearing.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application and corresponding bylaws have been correctly advertised prior to the 2017 November 06 Public Hearing.

Stakeholder Engagement, Research and Communication

The application and bylaws were advertised as required in the Calgary Herald. Details of public engagement conducted for the application are outlined in report CPC2017-300 (Attachment 3).

Strategic Alignment

The land use application is in conformance with applicable policies in the Municipal Development Plan (MDP) and the Inglewood Area Redevelopment Plan (ARP) with proposed supporting amendments. Further detail on reasons for the Administration recommendations are contained in report CPC2017-300 (Attachment 3).

Social, Environmental, Economic (External)

Social

No social impact.

Economic

No economic impact.

Environmental

No environmental impact.

Financial Capacity

Current and Future Operating Budget:

There are no implications for the City's operating budget.

Current and Future Capital Budget:

There are no obligations for the City's capital budget.

Risk Assessment

There are no risks associated with the land use application.

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REASON(S) FOR RECOMMENDATION(S):

The land use application has been correctly re-advertised prior to the 2017 November 06 combined meeting of Council. There has been no change to the reasons for Administration's recommendation contained in Cover Report CPC2017-300 (Attachment 3).

ATTACHMENT(S)

1. Attachment 1 – Proposed Bylaw 53P2017
2. Attachment 2 – Proposed Bylaw 298D2017
3. Attachment 3 – Cover Report CPC2017-300, Excluding Attachments