

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0568
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**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
LOC2018-0054, Bylaw 197D2018**

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 March 09, by Alpine Vaults Holding Corporation, representing Next Steps Investments Inc. The application proposes to redesignate the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2f3.0h20) District to allow for:

- mixed-use development on Inglewood's 9 Avenue SE main street;
- a maximum floor area ratio (FAR) of 3.0;
- a maximum building height of 20.0 metres; and
- a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

The proposal is in keeping with applicable policies of the Municipal Development Plan and the Inglewood Area Redevelopment Plan.

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 1309 – 9 Avenue SE (Plan A3, Block 6, Lot 5) from DC Direct Control District **to** Mixed Use – Active Frontage (MU-2f3.0h20) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:

That Council hold a Public Hearing on Bylaw 197D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 1309 – 9 Avenue SE (Plan A3, Block 6, Lot 5) from DC Direct Control District **to** Mixed Use – Active Frontage (MU-2f3.0h20) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 197D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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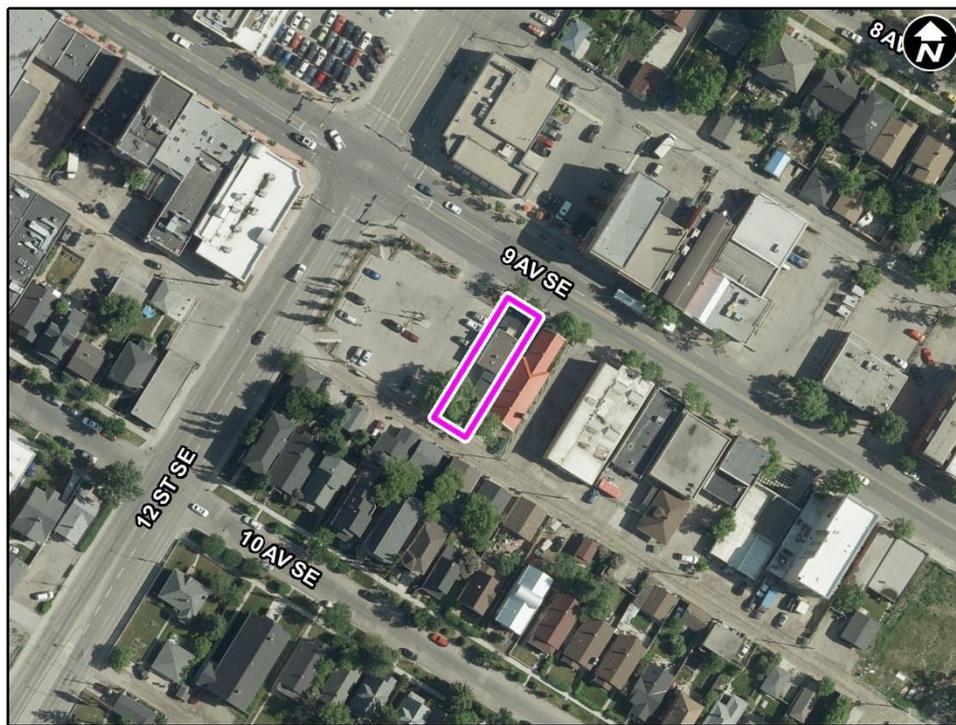
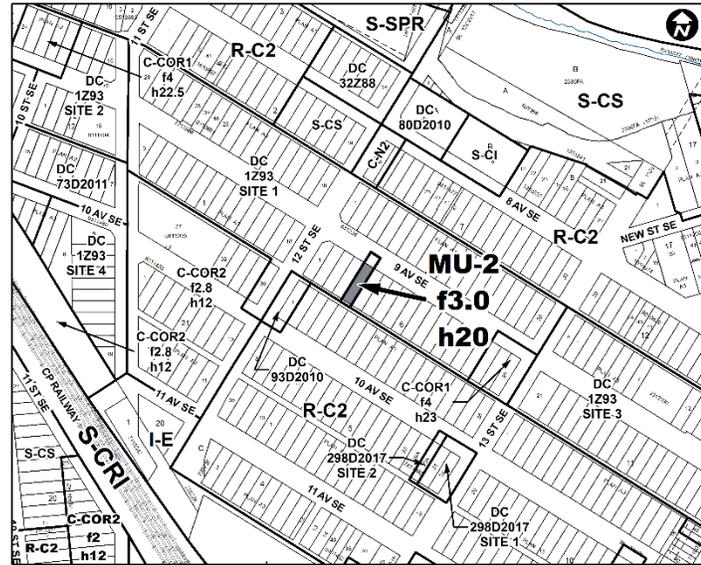
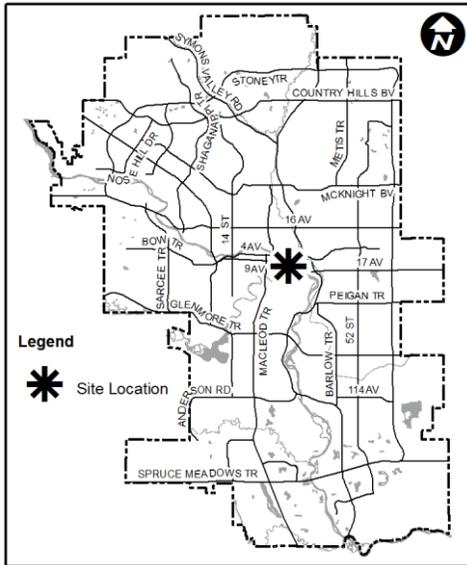
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BACKGROUND

The applicant is contemplating the future use of Cannabis Store and is seeking the redesignation to provide flexibility for future redevelopment. At this time, the applicant is not considering demolition and redevelopment of the site, but rather the allowable uses within the land use district.

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Location Maps



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Site Context

The subject site is located along the south side of 9 Avenue SE, the historic main street and commercial heart of Inglewood. The 9 Avenue SE main street contains a wide variety of retail stores, restaurants, residential and other commercial developments. The majority of the main street, from 11 Street SE to 15 Street SE, are designated the same DC Direct Control District (Bylaw 1Z93) as the subject site. Lands to the south of the site consist of existing low density residential development. Presently, the site comprises a single storey vacant building, previously used as a retail store. On-site parking is accessed via the rear lane.

As identified in *Figure 1*, Inglewood's peak population was in 2017, reaching 4,008 residents.

Figure 1: Community Peak Population

Inglewood	
Peak Population Year	2017
Peak Population	4,008
2017 Current Population	4,008
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Inglewood](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for mixed-use development on Inglewood's 9 Avenue SE main street. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 1Z93) to Mixed Use – Active Frontage (MU-2f3.0h20) District. The subject site is identified as 'Site 1' within the existing DC. The existing DC from 1993 restricts a number of automotive uses, such as automotive sales and retail, auto-body and paint shops, automotive services, and automotive specialities. The existing DC allows for buildings up to 15 metres to the eaveline and 20 metres to the roof peak; the proposed amendment is not requesting changes to the height of what is currently allowed. The proposed MU-2f3.0h20 District is intended to:

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- promote development with storefronts along a continuous block face on 9 Avenue SE;
- allow a maximum floor area ratio (FAR) of 3.0; and
- allow a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

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Implementation

The applicant's submission indicates they are interested in using the existing building for cannabis retail use. On 2018 April 5, Council approved a new definition for cannabis retail in Land Use Bylaw 1P2007. This new use is called Cannabis Store and is proposed within specific land use districts, including the MU-2 District. Cannabis Store is not being contemplated in any pre-1P2007 Bylaw DC Districts. The existing DC from 1993 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district. A discretionary development permit is also required for change of use, subject to Council's decision on this land use redesignation and contingent on Cannabis Store use being added to the MU-2 district in Bylaw 1P2007.

Administration has received the associated change of use development permit for Cannabis Store on 2018 April 24. The overall development impact, use area, required parking and any other site planning consideration will be evaluated during the development permit review.

Infrastructure

Transportation Networks

A transportation impact assessment (TIA) and parking study were not required as part of this land use amendment. At the development permit stage, access is anticipated to be from the lane to protect the pedestrian realm along 9 Avenue SE. Ninth Avenue SE is classified as a Neighbourhood Boulevard street type and is also a frequent bus service route for transit. The parcel is also located within 400 metres of the future Inglewood / Ramsay LRT station along the Green Line alignment.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

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

The Inglewood Community Association indicated general support for the proposed land use redesignation in a letter received on 2018 April 10 (Attachment 2).

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Administration also received four letters in response to the notice posting. One letter was seeking clarification on the application; one letter raised concerns with the proposal, and two letters stated support for the land use redesignation. Administration followed up with the resident who was seeking additional information and no further comments were provided. Reasons stated for opposition:

- Concerns with loss of historic building and character of the community (*The applicant is not intending to redevelop the site at this time and the existing building is not designated as a historic building*);
- Concerns with loss of convenient surface parking in Inglewood (*The subject site is not currently used as a surface parking lot*); and
- Does not support underground parking due to safety issues (*The associated development permit is for change of use within the existing building, no new building or underground structure is being proposed at this time*).

Reasons stated for support:

- Residents have met with the applicant to discuss the application;
- Redesignations are necessary in order to encourage a diversity of business; and
- Proposed height and density is similar to what the current land use allows;

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The site is located within the 'Neighbourhood Main Street' area as identified on Map 1: Urban Structure Map in the Municipal Development Plan (MDP). The MDP also identifies 9 Avenue SE as part of the Primary Transit Network. Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment.

The land use policies in section 3.4.3 encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Main Streets, with the highest densities occurring in close proximity to transit stops. The policy discourages auto-oriented uses and designs that generate high volume of traffic, consume large amounts of lands in low density

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form, require extensive surface parking, and create negative impacts for pedestrian travel and access.

The subject site is located within a 400 metre radius of the future Inglewood / Ramsay LRT Station along the Green Line alignment. The proposed land use amendment application is to allow for the site to develop with higher intensity mixed-use development that is transit-oriented and is in keeping with the above MDP policies.

Inglewood Area Redevelopment Plan (Statutory, 1993)

The existing Inglewood Area Redevelopment Plan (ARP) identifies the site as located within the 'Commercial Area' on the Generalized Land Use – Future Map (Map 6). The overall objective of the commercial policies is the development of an attractive pedestrian-oriented retail / residential strip which encourages a business and residential mix with building design reflecting the historic traditions of the area.

Section 3.3.1.g states, "Residential development is encouraged along 9 Avenue SE in low rise apartment form above grade level retail."

Section 3.3.1.h states, "New development designed to serve or sell vehicles, except on currently operating sites, will be discouraged. Any continuation of auto related uses shall be considered on the merit of each application having regard to the quality of the site development and its ability to enhance the retail and pedestrian environment along 9 Avenue SE. No change of use to auto sales lots will be permitted. Any changes to the use of existing auto-related uses (particularly auto body / paint shops) must not result in negative impacts on nearby housing."

The proposed MU-2 District is in keeping with the ARP policies, and promotes development of buildings that are scaled to the street and the surrounding neighbourhood provided in the form of mixed-use buildings with a variety of uses along the street. The district also provides building design requirements to orient both commercial and residential uses to the street, promoting the interaction of ground level businesses and housing with people moving along the sidewalk and along the 9 Avenue SE Main Street. The MU-2 District does not include major auto-oriented uses and facilitates development at a walkable scale that supports cycling and transit use.

It should be noted that there are several other City projects underway in Inglewood, including a new ARP for the community of Inglewood and Ramsay, and the 9 Avenue SE Streetscape Master Plan. The new ARP will account for the new Green Line LRT station. Draft policies and land uses are being developed and reviewed. Even though the proposal was assessed under the current Inglewood ARP, it is anticipated the proposed land use district will comply with the new ARP policies, which are anticipated to be presented to Council by 2018 December. As part of the implementation phase of the Main Streets initiative, The City is also developing a streetscape master plan for 9 Avenue SE. The plan design is focusing on pedestrian and transit and is exploring the visual elements of the street including sidewalks, street furniture, trees and open spaces, parking lanes, and public art opportunities.

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Social, Environmental, Economic (External)

The recommended land use district will help to implement policy goals of providing more compact, complete communities with a diversity of housing and a variety of shops and services that meet daily needs. The district will help promote high quality walking environments along the main street, which serve as a focal point for neighbourhood activity. The district also allows for a broad range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

No environmental issues have been identified at this time.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the Municipal Development Plan (MDP) and the Inglewood Area Redevelopment Plan (ARP). The site is located within close proximity to the proposed Inglewood / Ramsay Greenline LRT station and is within the Neighbourhood Main Street intended to support a greater mix of uses to serve changing community needs.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Letters Received by Calgary Planning Commission
4. Calgary Planning Commission Motions and Amendments
5. Proposed Bylaw 197D2018