

Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0868
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**Land Use Amendment in Inglewood (Ward 9) at 1302 – 11 Avenue SE,
LOC2018-0112**

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 May 14 by Amrit Design Drafting Services, representing Veena and Rambir Mann. The application proposes to redesignate the subject parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h14) District to allow for:

- mixed-use development on Inglewood's 12 Street SE;
- a maximum floor area ratio (FAR) of 2.0;
- a maximum building height of 14.0 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 RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 1302 – 11 Avenue SE (Plan A3, Block 5, Lots 35 and 36) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.0h14) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

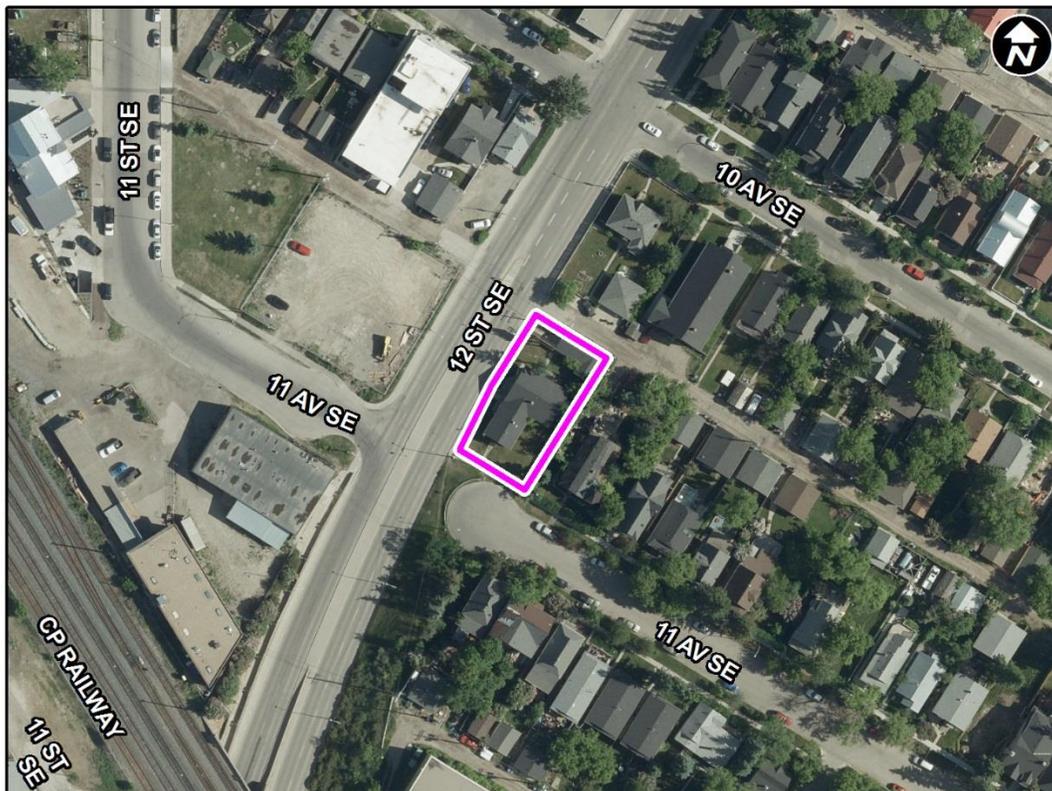
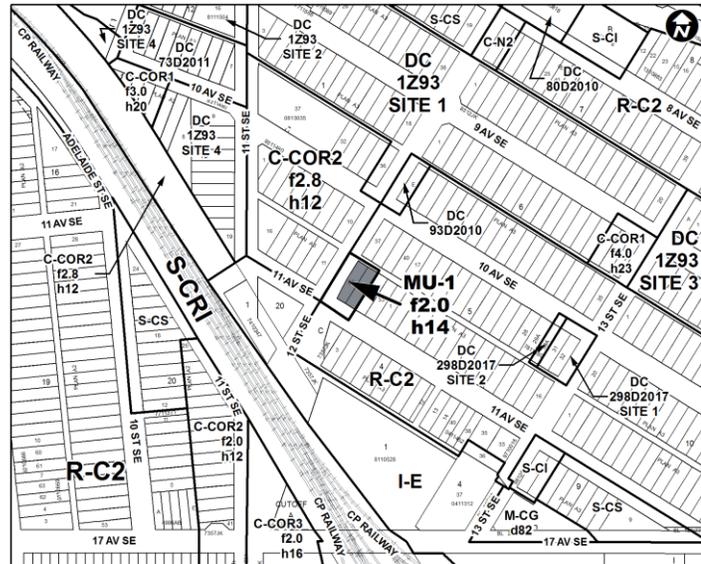
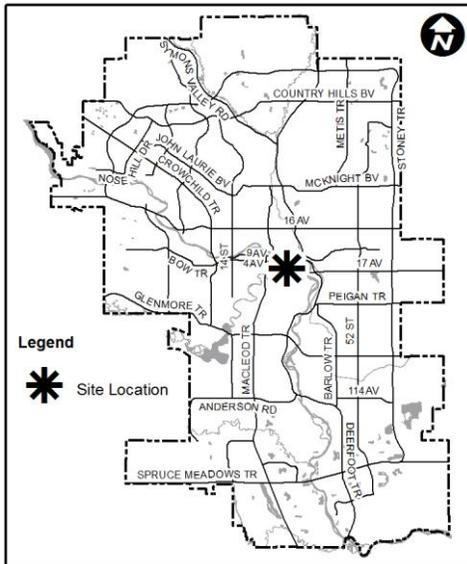
None.

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 east side of 12 Street SE, just south of the historic main street and just north of the future Inglewood/Ramsay Green Line LRT Station. Vehicular access to the site is off of 11 Avenue SE and the lane to the north. The lands to the east of the site consist of existing low density residential development. Presently, the site comprises a single storey building that is being used for rental accommodations. 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 12 Street SE corridor. 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 Residential – Contextual One / Two Dwelling (R-C2) District designation to Mixed Use – General (MU-1f2.0h14) District. The proposed MU-1f2.0h14 District is intended to:

- mixed-use development on Inglewood's 12 Street SE;
- a maximum floor area ratio (FAR) of 2.0;
- a maximum building height of 14.0 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.

Implementation

The applicant's submission indicates they are interested in using the existing building for cannabis retail use. On 2018 April 05, 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

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land use districts, including the MU-1 District (to be confirmed at the 2018 July 23 public hearing of Council). A discretionary development permit is also required for change of use, subject to Council's decision on this land use redesignation.

Administration received the associated change of use development permit for Cannabis Store on 2018 April 26 (DP2018-1960). The overall development impact, use area, required parking and any other site planning consideration will be evaluated during the development permit review.

There is another site, 100 metres to the northeast of the subject site at 1309 – 9 Avenue SE, that has also applied for a land use amendment and development permit to facilitate a Cannabis Store (LOC2018-0054, DP2018-1739). The land use amendment for that site is scheduled to be decided at the 2018 July 23 public hearing of Council. As that site is within 300 metres of the subject site, only one of the two may be approved for a Cannabis Store. Development permit applications for Cannabis Stores are processed in the order in which they are received. Decisions on development permits for Cannabis Stores are scheduled to be made starting approximately 2018 July 30 (allowing for operations to commence 2018 October 17, the date set for Federal legalization of recreational cannabis). What this means is that the other site may already be approved for a Cannabis Store by the time this application is presented to Calgary Planning Commission. The applicant has been informed and wishes to proceed because the MU-1 District allows for a greater range of potential uses.

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 and/or 11 Avenue SE to protect the pedestrian realm along 12 Street SE. As 12 Street SE is a four-lane divided arterial, no direct access should be allowed onto an arterial. The parcel is also located within 150 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.

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The Inglewood Community Association indicated general support for the proposed land use redesignation in a letter received on 2018 June 12 (Attachment 2).

Administration received six letters of opposition representing eight individuals. The main concerns raised in the public submissions were the following:

- Traffic: There were concerns expressed about site access and impacts to traffic flows on adjacent streets. Parking on adjacent streets was also identified as an issue.
- Height: There were concerns about the height allowed by the proposed district given the low-density context of the site. The applicant reduced the height proposed from 20 metres to 14 metres to address this concern.
- Commercial Use: There were concerns about having a retail store at the end of a residential block.
- Area Character: There were concerns about the loss of the historic character of the community through higher-density, commercial redevelopment.

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 'Developed – Inner City' area as identified on Map 1: Urban Structure Map in the *Municipal Development Plan (MDP)*. Policies for this area encourage redevelopment to maintain and expand local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations. The subject site is located within a 150 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 MDP policies.

Inglewood Area Redevelopment Plan (Statutory, 1993)

The existing *Inglewood Area Redevelopment Plan (ARP)* identifies the site as located within the 'Residential Area' on the Generalized Land Use – Future Map (Map 6). The boundary lines between policy areas on the map are vague and the site is at the intersection between commercial, residential and industrial areas. The overall objective of the residential policies is

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to support population increases so that local services can be maintained. While a redesignation to a mixed-use district is not explicitly endorsed by the ARP, there is no policy that prohibits this land use amendment and Administration believes that this fits the spirit and intent of the ARP. Furthermore, with the future Inglewood / Ramsay Green Line LRT station approximately 150 metres to the south of the site, this land use amendment is considered to align with transit-oriented development objectives.

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.

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 near a future LRT station, which will serve as a focal point for community 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.

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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 future Inglewood / Ramsay Green Line LRT station and the 9 Avenue SE Neighbourhood Main Street.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter