

Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1390 – 17 Avenue SE, LOC2019-0194

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.83 hectares \pm (2.05 acres \pm) located at 1390 – 17 Avenue SE (Plan 8110528, Block 1) from Industrial – Edge (I-E) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a DC District based on the Mixed Use - General (MU-1) District to accommodate a transit supportive mixed-use development.
- The proposal would allow for additional density based on negotiated items that will increase community connectivity, heighten user experience and accommodate development next to the future Inglewood/Ramsay Green Line LRT Station. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP), as amended.
- What does this mean to Calgarians? The proposal would provide for efficient redevelopment of an inner-city site nearby a future Green Line LRT station. It would provide for additional housing within this inner-city community given the existing local amenities and location. It would allow for more efficient use of the existing and planned city infrastructure while introducing additional community amenities at the time of development of the site.
- Why does this matter? The landowners wish to leverage a planned infrastructure investment of the Green Line and in turn, return offsite enhancements to the community.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city that moves.

DISCUSSION

This application was submitted by the landowner, Hungerford Properties (1390 17th Avenue SE Properties GP LTD) on 2019 December 16. On 2020 May 14, CivicWorks was retained by Hungerford Properties to take the application through the approval process.

The site is approximately 0.83 hectares (2.05 acres) in size and is currently developed with a warehouse structure. The site is located along 12 Street SE, directly north of the Canadian Pacific Railway and future Inglewood/Ramsay Green Line LRT Station. The site is considered a transit-oriented development site due to its location in proximity to the planned Inglewood/Ramsay Green Line LRT Station within the primary transit network as well as its location within 250 metres of the MAX Purple BRT Station on 9 Avenue SE.

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The Applicant Submission (Attachment 4) indicates their intent to redevelop the subject site for a transit supportive mixed-use development. A DC District is being proposed to include a bonusing structure that would provide improvements to support the proposed redevelopment as well as a community gathering space and animation to improve the user experience of the area (Attachment 3). The proposed DC District also restricts the height and overall mass of the building, including the massing of the upper storeys to reduce shadowing.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders 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 public stakeholders and the Inglewood Community Association (ICA) was appropriate and to engage and communicate with both prior to submitting a formal application as well as throughout the process.

As part of the application process, the applicant held an in person open house at the Alexandra Centre on 2019 September 04. Members of the community and the ICA, including the Vice President, attended the applicant's 2020 digital open houses held on 2020 November 30, December 02, and December 04. At these digital open houses, the applicant provided information on the land use proposal, conceptual site plans, massing models and public realm improvements. Additionally, the applicant delivered postcards, provided physical and digital feedback forms, published a project website, provided an email and voicemail inbox and installed on-site signage along 12 Street SE and 9 Avenue SE to provide project information, advertise events and gather feedback. The applicant also reached out to the Inglewood Business Improvement Area (BIA). The BIA declined comment on account of the proposal being outside of the Business Improvement Area boundary. A summary of applicant outreach can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners. Administration attended and was available for questions at the applicant led public open house held on 2019 September 04.

Administration received one letter in support of the application and six letters of opposition. Comments received on the initial application included concerns with the maximum building height, increased traffic, and shadowing impacts on nearby residents.

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The ICA provided a letter of objection on 2021 January 09 (Attachment 6). The ICA initiated a community survey to seek feedback on the proposed development. The ICA's community survey indicated approximately 85 percent of the 165 residents who responded to this survey stated they were opposed to the proposed land use redesignation. The majority of respondents were concerned about the height of the building and the associated shadowing impacts. The application was subsequently amended to limit the floor plate area to mitigate shadowing impacts to the north as well as to include community benefit items in order to provide local area enhancements.

Administration considered the relevant planning issues specific to the application, and the revisions from the original proposal, including limiting the floor plate area to ensure light penetration into the community to the north of the site and reducing the base density from 4.0 FAR to 3.0 FAR, and determined the revised proposal to be appropriate. The site access, materials, unit count, and bonus density items will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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

Although the subject site is just under one hectare in size, it is currently under-utilized as an industrial development. The proposal would allow for a mix of uses for Calgarians to live, work and play within the already established inner-city community of Inglewood. The DC District would provide additional housing choices by accommodating a range of unit types and sizes supportive of different mobility choices within a well-connected location.

Environmental

Although this proposal does not include specific actions at the land use amendment stage to address the objectives of the [Climate Resilience Strategy](#), further opportunities to align future development on this site will be explored and/or implemented at the development permit and building permit stages.

Economic

Redevelopment of the site could capitalize on the investment of the nearby future Green Line LRT station by adding approximately 53,950 square metres (580,713 square feet) of residential and commercial floor area. These future residents and commercial opportunities could further support the local Inglewood economy while providing additional opportunity for local small businesses to grow.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendments to the Inglewood Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform