

**LAND USE AMENDMENT  
INGLEWOOD / AYLTH / BONNYBROOK (WARD 9)  
9 AVENUE SE AND 15 STREET SE  
BYLAW 115D2015**

**MAP 11/14C**

**EXECUTIVE SUMMARY**

This application is for the proposed redesignation of the former Calgary Brewing and Malting Company site, located at 1539 and 1543 - 17 Avenue SE, and 1891 - 15 Street SE from Industrial – General (I-G) District and Industrial – Edge (I-E) District to a Direct Control District based on the Industrial – General (I-G) District. This Direct Control District is intended to allow for the adaptive re-use of the existing buildings on site with limited additions and a broader range of commercial uses.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 June 04

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 115D2015; and

1. **ADOPT** the proposed redesignation of 3.31 hectares  $\pm$  (8.17 acres  $\pm$ ) located at 1539 and 1543 – 17 Avenue SE and 1891 – 15 Street SE (Plan 3711HK, Lot 1; NE 1/4 Section 11-24-1-5) from Industrial – General (I-G) District and Industrial – Edge (I-E) District **to** DC Direct Control District to accommodate a broad range of commercial uses, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 115D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed redesignation allows for the adaptive re-use of the site, and is in alignment with the policies in the Municipal Development Plan with respect to the redevelopment of Standard Industrial Areas and development near Neighbourhood Corridors. The application also conforms to the Inglewood Area Redevelopment Plan, which calls for the upgrading and intensification of the areas around 9 Avenue SE. The proposed land use retains the industrial character of the site while allowing for a range of complementary commercial uses that could be accommodated on the site.

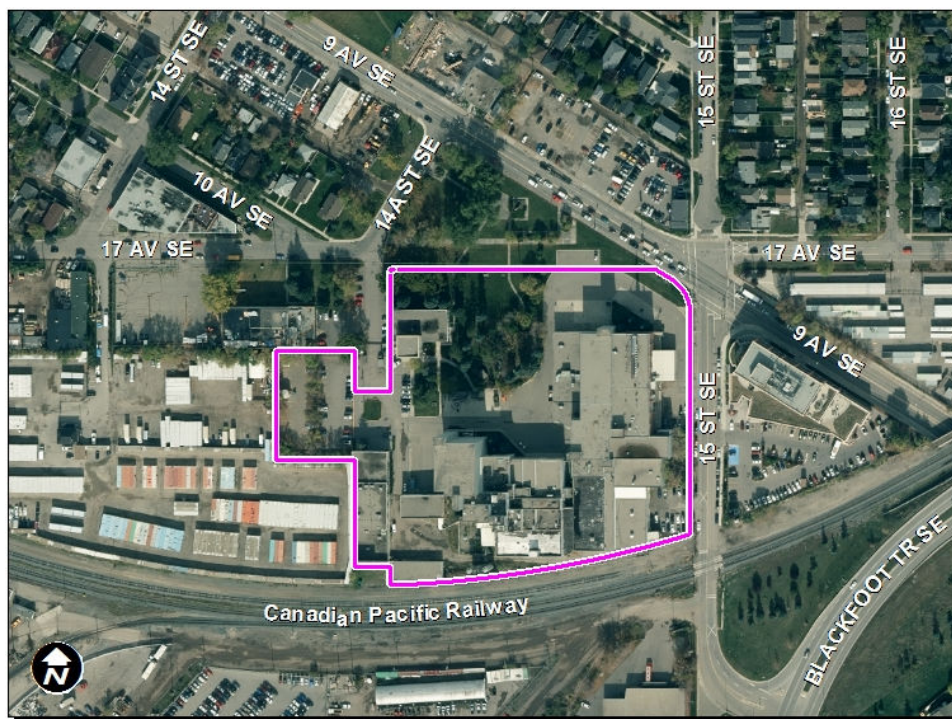
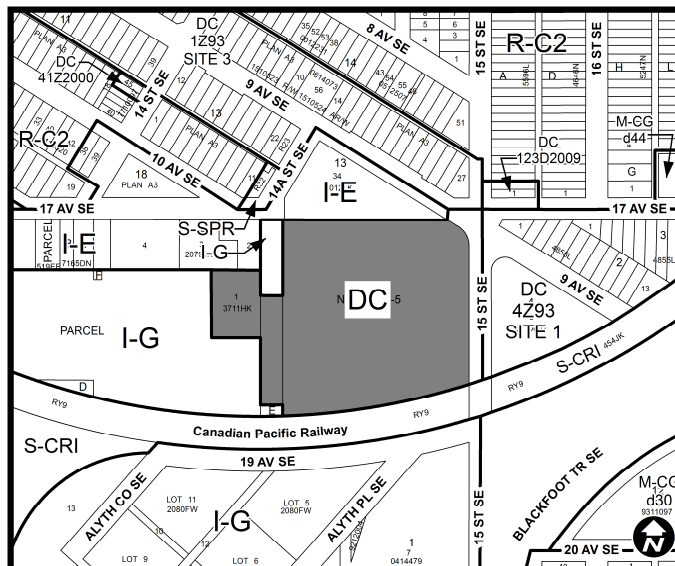
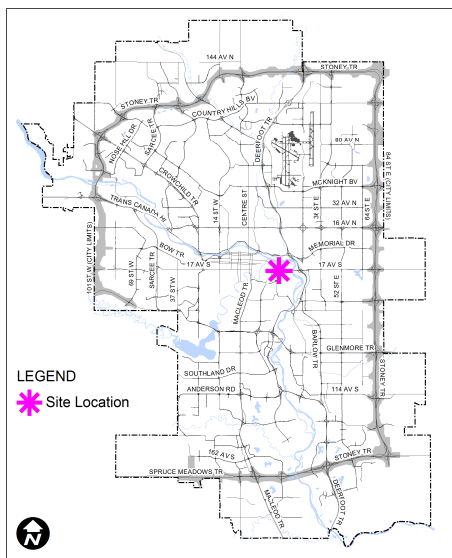
**ATTACHMENT**

1. Proposed Bylaw 115D2015

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.31 hectares ± (8.17 acres ±) located at 1539 and 1543 – 17 Avenue SE and 1891 – 15 Street SE (Plan 3711HK, Lot 1; NE 1/4 Section 11-24-1-5) from Industrial – General (I-G) District and Industrial – Edge (I-E) District to DC Direct Control District to accommodate a broad range of commercial uses with guidelines (APPENDIX II).

Moved by: G.-C. Carra

Carried: 8 – 0

2015 June 04

**AMENDMENT:**

Amend Direct Control Guideline “7” to read “Additions to existing buildings to accommodate the discretionary uses listed in 5(2) may be allowed to a maximum of 25 per cent of the gross floor area of an associated building existing at the date of passage of this Direct Control Bylaw.”

Moved by: M. Logan

Carried: 8 – 0

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**Applicant:**

Brown & Associates Planning Group

**Landowner:**

AECO Holdings Ltd

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	N	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	N	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Y	6
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	N	7
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	N	8
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	N	8
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	N	8
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Y	8

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located at the intersection of 15 Street SE and 9 Avenue SE in the Inglewood community. The application area consists of 4 titled parcels, currently designated I-G and I-E, which form one redevelopment site, containing a variety of building types, including a number of buildings formerly operated as the Calgary Brewing and Malting Company. These buildings include the former brewhouse, bottling plant, and administration buildings, as well as several other historic buildings, such as a former fish hatchery and the Horseman's Hall of Fame. The buildings on site vary widely in their condition, and therefore not all buildings on site are expected to be suitable for redevelopment. It should be noted, however, that any buildings that are proposed to be significantly altered or removed would be subject to separate applications, with a full review by Administration.

The Calgary Brewing and Malting Company site is on the City Wide Historic Resource list of Evaluated Historic Resources by the Calgary Heritage Authority. It is not currently legally protected at the federal, provincial, nor municipal level. Legal historic protection of the site is not being pursued by the property owner at this time, and therefore, the Direct Control District has been drafted in order to limit development on the site so as to not significantly alter the character of the site. Rather, the redesignation proposes the adaptive re-use of the existing buildings and provides direction for limited proposed additions.

**LAND USE DISTRICTS**

This application proposes to redesignate the subject parcels from the current Industrial – General (I-G) and Industrial – Edge (I-E) Districts to a DC Direct Control District that is based on the I-G District. The proposed DC, attached to this report in APPENDIX II, retains the permitted and discretionary uses from the I-G District and adds 10 discretionary uses that could only be located within existing buildings or in additions to existing buildings at the discretion of the Development Authority.

Five of the additional discretionary uses proposed in this DC are currently available as discretionary uses in the I-E District, namely: Artist's Studio, Drinking Establishment – Small, Fitness Centre, Liquor Store, and Medical Clinic. These uses, along with the other five additional discretionary uses, (Market, Market – Minor, School – Private, Retail and Consumer Service, and Supermarket) could be accommodated on the site and be complementary to the permitted and discretionary Industrial uses in the I-G District. These additional uses should be sensitively integrated into the site in order to respect both the industrial character and the historic nature of the site.

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The DC also proposes rules with respect to the location of uses on the site. One of the proposed rules would give the Development Authority the discretion to relax the separation distance between Liquor Stores within this specific Direct Control site, thus allowing the potential for more than one Liquor Store use to locate on this site, but not impacting the separation distance requirement from other Liquor Stores that are located outside of this DC area. Similarly, the separation distance between a Liquor Store and a School – Private, located solely within this site, would be able to be relaxed at the Development Authority’s discretion.

Section 7 of the proposed DC introduces a limit on additions to existing buildings in order to encourage re-use of the existing buildings but to allow for moderate expansions to accommodate new uses. This would allow additions up to a maximum of 25 percent of the gross floor area of buildings that currently exist on the site.

## **LEGISLATION & POLICY**

### Municipal Development Plan (MDP)

The Municipal Development Plan recognizes this site as being located at the edge of a Standard Industrial Area, adjacent to the Neighbourhood Corridor. Neighbourhood Corridors are intended to accommodate future urban growth that supports the highest levels of transit service, higher job or residential intensities and mixed use. Standard Industrial areas typically consist of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are intended to offer a broad variety of industrial uses and as these areas redevelop, the industrial character should be maintained. The MDP also recognizes that portions of Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business areas, given their proximity to existing communities and the Primary Transit Network. This application is consistent with these policies by maintaining the industrial character of the site and introducing a limited number of complementary, non-industrial discretionary uses.

The MDP also supports protection of historic resources, as historic preservation is recognized as being a part of good city building and community identity. Heritage buildings and historic districts serve to enhance perspective, understanding and awareness of the city’s past and helps to build a sense of identity and pride in Calgary’s local communities. The MDP suggests that historic preservation also provides economic and environmental benefits, as the reuse of existing structures may have significant energy savings. These historic structures and districts can stimulate commercial activity and increase tourism opportunities.

Throughout the evaluation of this application by Administration, the applicant was encouraged to pursue legal protection of the historic elements of the site. However, the applicant has chosen not to legally protect the site at this time. In light of this fact, Administration has worked with the applicant to create a Direct Control District that will allow for the adaptive re-use of the existing buildings on site with moderate intensification at the Development Authority’s discretion. This is intended to enable a sensitive activation of the site, while limiting the potential risks to the historic elements as much as possible. The sensitive, adaptive re-use of the existing historic buildings on this site is in line with the policies in the MDP.

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Inglewood Area Redevelopment Plan (ARP)

The Inglewood Area Redevelopment Plan (ARP), Map 6: “Generalized Land Use – Future,” identifies this site as primarily industrial with commercial identified near 9 Avenue SE. Goals of the Inglewood ARP include encouraging the upgrading and intensification of the 9 Avenue commercial area, providing Inglewood residents with a legitimate and effective means of participating in the development of the community; preserving Inglewood’s historic buildings, improving neighbourhood open space systems, and encouraging the development of commercial tourist and recreational activity related to the resources in the community. This land use application is intended to reinvigorate the site, while maintaining the industrial function, in line with the intent of the Inglewood ARP.

This redesignation is intended to allow an initial redevelopment on the site, with more comprehensive redevelopment of the site to be determined at a later date. Due to the limited scope of this application and the retention of the industrial character of the site, this application is in line with the intent of the Inglewood ARP and therefore no amendment to the ARP is being proposed at this time. Any future applications in this area that would significantly alter the character of the site away from the vision in the ARP, including a Development Permit application, would require consideration of a policy amendment at that time.

Airport Vicinity Protection Area (AVPA)

The majority of the subject site falls within the 25-30 Noise Exposure Forecast (NEF) contour, with the easternmost portion of the site falling within the 30-35 NEF contour. That easternmost portion of the site will, therefore, be subject to certain use limitations. Residences, schools, medical care facilities and campgrounds are prohibited in the 30-35 NEF area, covering only a strip of the easternmost portion of the site adjacent to 15 Street SE. Only the “School – Private” and “Medical Clinic” uses proposed here would be impacted by this limitation, as no other restricted uses are proposed in this Direct Control District. These restrictions will be reviewed and enforced, where applicable, at future development stages.

**TRANSPORTATION NETWORKS**

Transit service is available to service the subject site along 9 Avenue SE, directly north of the subject site, with both eastbound and westbound bus stops located within 100 - 200 metres of the properties.

A Transportation Impact Assessment (TIA) will be required at the Development Permit stage to ensure that the appropriate transportation connections are provided. For future development, the applicant was encouraged to develop a site master plan and address through a TIA pedestrian/cyclists/motorist connectivity, access location, parking and the internal road network.

Access will be provided through a right in/right out on 9 Avenue SE (north of the site) and an all turn intersection on 15 Street SE. Further access locations may be identified through the TIA at the Development Permit stage.

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**UTILITIES & SERVICING**

Utilities are available to service this site, and servicing will be provided to the satisfaction of the Manager of Development Engineering.

**ENVIRONMENTAL ISSUES**

None.

**ENVIRONMENTAL SUSTAINABILITY**

None.

**GROWTH MANAGEMENT**

There are no growth management concerns for this area.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Inglewood Community Association reviewed the application and submitted a letter of support, attached as APPENDIX III.

**Citizen Comments**

One letter was received from an adjacent owner stating that there were no objections to the proposed redesignation, provided that their industrial operations would not be affected.

**Public Meetings**

No public meetings were required nor held by Administration in association with this application.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

AECO Holdings Ltd. has requested Brown & Associates Planning Group to prepare a land use redesignation for the +/- 3.31 ha (+/- 8.17 ac) site located at 1805 & 1891 15<sup>th</sup> Street SE, 1537 9<sup>th</sup> Avenue SE, 1539 & 1543 17<sup>th</sup> Avenue SE in the community of Inglewood (the Brewery site). The site was previously used as a brewery from 1892 to 1994 and has been largely inactive since.

The intent of this application is to maintain the industrial nature of the site while providing the opportunity for a broader range of uses through the introduction of adaptive reuse within the existing buildings. The proposed redesignation will change the land use that presently accommodates the existing buildings and parking areas on site from its present zoning of Industrial – General (I-G) and Industrial Edge (I-E) to a Direct Control District based on the I-G District.

At present the former Brewery site is underutilized and accommodates self-storage within the Bottling Plant building, a wine distribution outlet and non-conforming liquor store (Zyn) within the former Horseman's Hall of Fame building, and limited office in the Administration Building. The proposed land use amendment would allow for this prominent site within the community to begin the process of reactivation in a manner that would complement the surrounding uses and become a unique destination within Inglewood and the city as a whole.

This redesignation will enable the site to maintain its existing industrial character and nature while allowing for its adaptive reuse for a broader range of uses aligned with the goals of both the Inglewood Area Redevelopment Plan and the Calgary Municipal Development Plan. Furthermore, the proposed land use amendment will bring the existing liquor store and office use into conformity with the current land use bylaw and enable its relocation to the Bottling Plant building as part of the first phase of redevelopment for the site.

We look forward to Calgary Planning Commission and City Council's support of this application which will reinvigorate the Brewery site.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to:
- (a) allow for staged, adaptive reuse of existing **buildings** while maintaining the historic industrial character of the site;
  - (b) allow for a broader range of **uses** within existing **buildings** that are compatible with industrial **uses** and serve the surrounding community including limited commercial, **Office** and institutional **uses**.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

- 4 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

**Discretionary Uses**

- 5 (1) The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District.
- (2) The following **uses** are **discretionary uses** within existing **buildings** at the date of passage of this Direct Control District:
- (a) **Artist's Studio;**
  - (b) **Drinking Establishment – Small;**
  - (c) **Fitness Centre;**
  - (d) **Liquor Store;**
  - (e) **Market;**
  - (f) **Market – Minor;**
  - (g) **Medical Clinic;**
  - (h) **School – Private;**
  - (i) **Retail and Consumer Service; and**
  - (j) **Supermarket.**

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Location of Uses

- 6 (1) Goods for sale associated with a **Market** may be sold outside of a **building**.
- (2) Minimum separation distances between a **Liquor Store** and a **School – Private** within this Direct Control District may be relaxed at the discretion of the **Development Authority**.
- (3) Minimum separation distances between **Liquor Stores** within this Direct Control District may be relaxed at the discretion of the **Development Authority**.

Rules for Additions

- 7 Additions to existing **buildings** to accommodate the **discretionary uses** listed in 5(2) may be allowed to a maximum of 25 per cent of the **gross floor area** of **buildings** existing at the date of passage of this Direct Control Bylaw.

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified in this Direct Control District, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Gross Floor Area for Offices and Administration Areas

- 9 The cumulative **gross floor area** of **Office uses** in a **building** is not restricted in **buildings** existing at the date of passage of this Direct Control Bylaw.

Landscaping in Setback Areas

- 10 All **setback areas** on a **parcel** not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be **hard landscaped** or **soft landscaped** or a combination thereof to the satisfaction of the **Development Authority**.

Employee Area

- 11 The provision of an outdoor area for the use of employees is not required for a **development permit** for a change of **use** within existing **buildings**.

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APPENDIX III

LETTERS SUBMITTED



INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>th</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9  
PHONE: 403-264-3835  
FAX: 403-261-2724  
EMAIL: [info@icacalgary.com](mailto:info@icacalgary.com)

February 10, 2015

Development Circulation Controller  
Development and Building Approvals #8201  
Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

Dear Robyn Jamieson:

Re: LOC 2014-0201, 1543 17 Avenue SE

The Redevelopment Committee (RDC) has reviewed the application regarding Land Use Amendment from I-G and I-E to DC at the above location. We met with the applicants and looked at preliminary plans. We support the additional six uses that are being inserted to the I-G regulations to develop the DC guidelines. However, we are loathe to have I-G permitted and discretionary uses on Ninth Avenue proper and would therefore like to have the existing I-E zoning remain as such with the six additional uses added to it where applicable within the new DC area. We had also requested that the developer contact us to advise whether new uses that qualified under the permitted portions of the I-G or I-E zoning could go forward without a DP. As we did not hear back, we would also request that any new uses would require a development permit. Given that a new DC is being established it would be nice to get a general statement about allowing the redevelopment with a range of commercial and retail uses while respecting the historic role of the Brewery site.

A motion to support the rezoning subject to the above noted changes was put to the general meeting of the ICA on February 9. The motion was carried.

On a process level, we would like to indicate that we highly regret the absence of a bylaw checklist as it is essential to a fulsome review of any project. We also consider that the Community Context Questionnaire is an unsubstantive addition to the community circulation and no substitute for the complete assessment and related correspondence that accompanies each of our responses to any given permit.

If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION  
Redevelopment Committee

"signed"  
L.J. Robertson  
Chair

A. Dean

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APPENDIX IV

SITE PLAN

