

**Policy and Land use Amendment in Inglewood (Ward 9) at multiple addresses,
LOC2022-0129**

RECOMMENDATIONS:

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 0.27 hectares $\pm$ (0.66 acres $\pm$) located at 1204, 1210, 1212 and 1216 – 11 Avenue SE (Plan A3, Block 21, Lots 11 to 16) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Mixed Use – General (MU-1f6.5h45) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject site to allow for an integrated mixed-use facility including a fire station, residential dwelling units and street-oriented commercial uses.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and is following Council's direction to plan and deliver multi-service and mixed-use facilities that utilize City-owned land more efficiently.
- What does this mean to Calgarians? The proposed Mixed Use – General (MU-1f6.5h45) District would enable sustainable long-term urban growth at a location that is supported by primary transit infrastructure and nearby amenities while supporting a mix of residential and commercial uses as well as a fire station.
- Why does this matter? The proposed land use would allow for the construction of an integrated mixed-use facility, enabling the Calgary Fire Department (CFD) to locate and deliver essential protection services that respond to the evolving needs of inner-city communities, while also enabling the market housing for greater housing choice.
- No development permit has been submitted for this site at this time.
- An amendment to the *Inglewood Area Redevelopment Plan* (ARP) is required.
- The CFD received Council-approved funding and direction in the 2019-2022 budget cycle for the construction and operation of a new fire station on the subject site leading to a public selection process for a delivery partner through the Integrated Civic Facility Planning program.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment application was submitted on 2022 July 15 by CivicWorks on behalf of the landowner, The City of Calgary. The project site, known as Inglewood Station, has been an integral part of CFD long-term planning for growth and change. The original western portion of the site was purchased by The City of Calgary in 1986, supplemented by an additional land purchase in 2010 for the delivery of a new priority fire station. As per the Applicant Submission (Attachment 3), the intent of this application is to facilitate the delivery of a new priority fire station within a mixed-use transit-supportive development.

Policy and Land use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2022-0129

The subject site is comprised of four parcels with a combined area of approximately 0.27 hectares (0.66 acres). The lands are currently occupied by a temporary site activation known as 'Gopher Park' on the western portion and a City-operated surface parking lot on the eastern portion. The site is located two blocks south of 9 Avenue SE Main Street and is in close walking distance to numerous transit stations, including the Max Purple Bus Rapid Transit Station and the future Ramsay-Inglewood Light Rail Transit Station which are both within 300 metres (a three-minute walk).

Given the significance of the civic integrated facility within a transit-oriented area, Administration presented the land use and concept design proposal to the Urban Design Review Panel (UDRP) and Calgary Planning Commission (CPC) in early 2022 for pre-application review. Overall, the proposed land use district and scale was considered appropriate, and additional comments were provided to encourage the development of a pedestrian-oriented development. The response to the CPC comments can be found in Attachment 7.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 the level of outreach with relevant public groups and the respective Community Association (CA) was appropriate. In response, the applicant created a comprehensive outreach framework which included in-person, digital, and distanced information sharing strategies and consultation tools. Some of these strategies include onsite signage, mail drop-off, an information package for delivery to local residents, businesses, and CAs' monthly newsletter, and a comprehensive project [website](#) with online feedback opportunity.

Approximately 1,250 tri-fold project information mailers were delivered to local area residents and businesses. The applicant held two outreach events, including one in-person and one digital, and met with the Inglewood Business Improvement Area (BIA) representatives to discuss the proposal. Meeting opportunities were also extended to the Inglewood and Ramsay CA. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site with two large format signs and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received seven letters in support, eight letters of opposition, and four neutral responses from the public.

The letter of support included the following topics:

- efficient use of lands to reduce urban sprawl and support growth strategically next the future Ramsay-Inglewood Green Line station;

**Policy and Land use Amendment in Inglewood (Ward 9) at multiple addresses,
LOC2022-0129**

- innovative way of integrating residential and commercial uses with the fire station; and
- mixed-use development will support and contribute to a diverse and vibrant environment.

The letters of opposition included the following areas of concern:

- increased noise, traffic, and parking issues;
- intensity and building height and subsequently reduced sunlight and privacy;
- loss of the temporary 'Gopher Park' activation on land owned by the City; and
- inadequate public infrastructure to support the increase intensity in this area.

The Inglewood CA provided a letter in opposition on 2022 September 9 (Attachment 6) identifying the following concerns:

- the proposed land use application is referencing the draft local area plan which is non-statutory and is not appropriate for the evaluation of this proposal; and
- the proposed land use application should be tied to the development permit to provide more information about the proposed development.

No formal letters were received from the Ramsay CA and Inglewood BIA, however they identified concerns for activity level of the future fire station. Administration had further discussion with the Inglewood and Ramsay CA and clarified that the proposal is reviewed based on the land use and transit-supportive policies including the MDP, and the Transit Oriented Development Policy Guidelines. In addition, a "Frequently Asked Questions" component is provided within the Applicant Outreach Summary to respond to questions such as the need for an integrated mixed-use facility, and anticipated emergency call volume.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed MU-1f6.5h45 District enables sustainable long-term urban growth in area supported by primary transit and amenities, while the proposed density would allow for the opportunity to develop this site into a transit-oriented development. Given the unique characteristics of the future integrated facility with mixed-use development, Administration has drafted site specific guidelines to amend the existing *Inglewood ARP* to achieve appropriate built form (Attachment 2).

Following Calgary Planning Commission, notifications for a 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

The future integrated mixed-use facility would provide additional housing choices, commercial services, and co-location with the fire station that will improve emergency services for citizens. The development seeks to promote the use of nearby public transit, city bike paths, and encourage walking and cycling for a more equitable housing choice. The private developer is open to explore affordable market rate housing options as part of the project and additional details including unit mix will be further reviewed at the development permit stage.

**Planning and Development Services Report to
Calgary Planning Commission
2022 December 01**

**ISC: UNRESTRICTED
CPC2022-1242
Page 4 of 4**

**Policy and Land use Amendment in Inglewood (Ward 9) at multiple addresses,
LOC2022-0129**

Environmental

This application does not include any actions that specifically address the objectives of the Calgary Climate Strategy – Pathways to 2050. The land use amendment application would enable a more compact urban development and allow for the efficient use of existing infrastructure and City-owned lands. Further opportunities to align future development on this site with applicable climate strategies would be explored and implemented at future development approval stages.

Economic

The proposed land use amendment would enable a multi-residential development with commercial space that would support local businesses and provide employment opportunities for Calgarians. The proposed integrated mixed-use facility would allow for the efficient development and delivery of emergency response services, especially when compared to a typical standalone facility.

Service and Financial Implications

No anticipated financial impact.

RISK

A replacement station is needed for the existing Fire Station 1 located in the Downtown Core. Demolishing and rebuilding Station 1 is cost prohibitive and will not result in required service-level improvement. Without the future fire station, the level of service required in this area may be inadequate to serve Calgarians to the standards set by Calgary City Council. Contingent on City Council's decision on the land use amendment and development permit approval, the future Inglewood fire station is anticipated to be constructed by early 2025 and would improve response times to surrounding communities. The continuity of the emergency response is a critical factor to ensuring the safety of Calgarians.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Inglewood Area Redevelopment Plan
3. Applicant Submission
4. Application Brief
5. Applicant Outreach Summary
6. Community Association Response
7. Calgary Planning Commission Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform