

Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17 Avenue SE, LOC2022-0064

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 0.53 hectares \pm (1.31 acres \pm) located at 1401 – 17 Avenue SE (Plan 9210938, Block 1, Lot 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f5.0h45) District.

HIGHLIGHTS

- This application proposes to redesignate the site to allow for a street-oriented mixed-use development with commercial uses promoted at grade to encourage an active streetscape.
- The proposal enables Transit Oriented Development (TOD) near the future Green Line Ramsay/Inglewood LRT Station and facilitates an active pedestrian environment in alignment with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendments would enable more housing opportunities within the inner city, support alternative modes of transportation, provide additional commercial amenities in the area and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide additional commercial and employment opportunities, align with the City's growth direction and infrastructure investments and contribute to creating a vibrant TOD site next to the future LRT station.
- The proposal requires minor amendments to the *Inglewood Area Redevelopment Plan* (ARP).
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Alyth/Bonnybrook, was submitted by CivicWorks on behalf of the landowner 1390 17th Avenue SE Properties GP LTD. (Hungerford Properties) on 2022 April 11.

The subject site is approximately 0.53 hectares (1.31 acres) and is located two blocks, or 300 metres (a four-minute walk), south of 9 Avenue SE. The site is in close walking distance to numerous transit services all within less than 300 metres (a four-minute walk) including Bus Rapid Transit (BRT) stops near 9 Avenue SE. The Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station is proposed to be located less than 230 metres (four-minute walk) west of the site.

As indicated in the Applicant Submission (Attachment 3), the intent of this application is to facilitate a higher density mixed-use development with the option for commercial uses at grade

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17
Avenue SE, LOC2022-0064**

and residential dwelling units above. The proposed Mixed Use – General (MU-1f5.0h45) District would allow for a maximum floor area ratio (FAR) of 5.0 (building floor area of approximately 26,500 square metres) and a maximum building height of 45 metres (approximately 12 storeys). No development permit application has been submitted at this time.

This application has been assessed in conjunction with two related policy and land use amendment applications (LOC2022-0198 and LOC2022-0022). LOC2022-0198 is a Mixed Use – General (MU-1f4.0h22/MU-1f5.0h45) proposal that is being considered at the 2024 September 5 Calgary Planning Commission (CPC) meeting, and LOC2022-0022 is an Outline Plan and Land Use proposal that is still being reviewed by Administration. Collectively, these three applications are designed to function as a comprehensive planning initiative; however, each can also operate independently.

The active Brewery Rail Lands Outline Plan and Land Use application (LOC2022-0022) proposes a municipal reserve trail along the northern boundary of the Canada Pacific Kansas City (CPKC) rail line that will eventually connect to the 12 metre wide publicly accessible private open space that is being protected as part of this file. The proposed rail trail will provide a pedestrian linkage from the future Ramsay/Inglewood Green Line LRT Station at the 12 Street SE underpass, extending through the site located at 1390 – 17 Avenue SE (approved under LOC2019-0194), continuing through the subject site at 1401 – 17 Avenue SE, and ultimately reaching a proposed heritage precinct situated at the core of the Brewery Rail Lands Outline Plan (LOC2022-0022). The Transit Oriented Development Connection Improvements (Attachment 6) visually describes this pedestrian linkage, the TOD improvements, and how each application is intended to collectively function.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. In response, the applicant met with the Inglewood Community Association (CA), posted custom on-site signage for the duration of the application, held various in-person open houses and information sessions, created a project webpage, and met with the Ward 9 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of opposition from the public. The letter

Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17 Avenue SE, LOC2022-0064

of opposition identified concerns about the proposed height of 12 storeys, amount of parking in the area, loss of privacy, increased traffic, and shadowing impacts.

The Inglewood CA provided a conditional letter of support on 2024 June 11 (Attachment 5). The CA indicated concerns with the proposed building height at 45 metres across the entire site. The CA noted that support could be given if a transitional building height approach was adopted that brought the proposed heights down to 22 metres adjacent to 17 Avenue SE. No formal letter was received from the Inglewood Business Improvement Area (BIA).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables sustainable long-term urban growth in area supported by primary transit and amenities, and the proposed density would allow for the opportunity to redevelop this site into a TOD. The building and site design, setbacks, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy and land use application 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

This proposal provides additional housing options that may better accommodate the varied housing needs of different age groups, lifestyles, and demographics, fostering a more inclusive community.

Environmental

The proposal would enable compact urban development next to a future LRT station and would support alternative modes of transportation including public transit, walking, and cycling that can reduce greenhouse gas emissions. However, this application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stages.

Economic

The proposed land use amendment would enable more efficient use of existing infrastructure and maximize the Green Line investment. The proposal may also enable additional commercial and employment opportunities within this community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

**Planning and Development Services Report to
Calgary Planning Commission
2024 September 05**

**ISC: UNRESTRICTED
CPC2024-0963
Page 4 of 4**

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1401 – 17
Avenue SE, LOC2022-0064**

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Amendments to the Inglewood Area Redevelopment Plan
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Community Association Response
- 6. Transit Oriented Development Connection Improvements

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform