

Applicant Submission



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Proposed Land Use Change Applicant Summary (Updated April 10, 2024)

Project Location: 1401 17 AV SE
Existing Land Use: Industrial - Edge (I-E) District
Proposed Land Use: Mixed Use - General (MU-1f5.0h45) District
LOC Application No.: LOC2022-0064

APPLICATION SUMMARY

On behalf of Hungerford Properties, CivicWorks has made a Land Use Redesignation (LOC) application to transition a parcel located at 1401 17 AV SE with a site area of 0.53 hectares (1.31 acres) from the existing Industrial - Edge (I-E) District to the Mixed Use - General (MU-1) District (MU-1f5.0h45). The subject site is situated at 1401 17 AV SE in the community of Alyth / Bonnybrook, immediately bordering the official boundaries for the community of Inglewood, and located approximately 200 metres from the future Ramsay/Inglewood Green Line Light Rail Transit (LRT) Station. Surrounded by a mix of multi-residential, industrial, and special purpose Land Use Districts, the subject site is bounded by the Canadian Pacific Kansas City (CPKC) lines to the southwest, multi-residential development to the north, and industrial buildings within the Industrial - Edge (I-E) District and Industrial - General (I-G) District to the east and immediate south. If approved, the proposed land use would allow for mixed-use development with a maximum height of approximately 12 storeys (45 metres) and a maximum Floor Area Ratio (FAR) of 5.0.

COMPREHENSIVE PLANNING SITE

The adjacent lands to the southeast and east of the site are known as the *Brewery-Rail Lands* and are part of a Comprehensive Planning Site that 1401 17 AV SE falls within. Currently under review, the Brewery-Rail Lands application (LOC2022-0022) by MATCO Development seeks to transition lands from the I-E and I-G Districts (and a Direct Control [DC] District based on the I-G District) to various DC Districts based on the Mixed Use - General (MU-1) District. The site to the immediate east (1439 17 AV SE) additionally has an application submitted that is under review, LOC2022-0198 for The Calgary Drop-In Centre, which is also part of the Comprehensive Planning Site. The proposal for this site at 1401 17 AV SE has been informed through comprehensive planning activities to ensure alignment with the Brewery-Rail Lands Comprehensive Planning Site.

TRANSIT-ORIENTED DEVELOPMENT ALIGNED WITH MOBILITY IMPROVEMENTS

The subject site is situated in a context of substantial City-led investment. Transit leads this investment with the Green Line Ramsay/Inglewood LRT Station and the MAX Purple Bus Rapid Transit (BRT) line. This site has some of the greatest Transit-Oriented Development (TOD) potential for the Ramsay/Inglewood Green Line LRT Station, where transit-supportive density levels are encouraged. Hungerford Properties recognizes that progressive proposals for redevelopment can include investments in the local community linked to a greater public benefit resulting from the proposed growth change. In light of this, a 12.0-metre-wide public access easement is proposed with a new multi-use pathway along the southern border of the site adjacent to the CPKC lands. This proposed public access easement will address multi-modal connectivity, allowing for a new strategic connection aligned with recent and proposed surrounding redevelopment applications. This multi-use pathway constitutes the final proposed link to complete a comprehensive multi-use pathway adjacent to the CPKC line from the proposed Ramsay/Inglewood Green Line LRT Station all the way to 15 ST SE. The proposed multi-use pathway along the border of 1401 17 AV SE is suggested to link with a proposed multi-use pathway to the northwest at 1390 17 AV SE (Bylaw 117D2021), as well as to the southeast across the Brewery-Rail Lands (LOC2022-0022). This public access easement is proposed to be included in an amendment to the *Inglewood Area Redevelopment Plan*.



ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital. The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

ALIGNMENT WITH LOCAL AREA PLAN

The proposal is generally aligned with the goals of the statutory *Inglewood Area Redevelopment Plan (ARP)*, but will require a policy amendment to support a redesignation to the Mixed Use - General (MU-1) District and provide applicable development guidelines for the site, including the proposed 12.0-metre-wide public access easement. The *Inglewood ARP* assigns the site under its *Industrial Land Use*, but notes in its objectives and policies that the amount of land available for industrial development close to housing within the community should be reduced and that the impact of industrial development on the residential portions of the community should be minimized. The overall goals of the *Inglewood ARP* also encourage new residential development to increase the community's population, and promote a healthy physical environment by addressing noise, pollution, odour and other environmental concerns. This proposal will rehabilitate a brownfield site, providing a more sensitive transition from the freight rail corridor to the low-density residential context to the northeast of the site.

As a best practice, the Applicant project team also reviewed draft emerging policy in addition to the applicable statutory policy. This proposal is also aligned with the draft *Historic East Calgary Communities Local Area Plan* (non-statutory draft - June 2021) that is based on a multi-year engagement process and considerable effort from community groups, citizens, and City Administration. The draft Local Area Plan (LAP) assigns the subject site area with a "Comprehensive Planning Site" policy modifier intended for large sites where additional comprehensive planning and detailed design is required to support future planning applications. No Building Scale modifiers have been identified yet for this Comprehensive Planning Site. In conjunction with the other submitted Comprehensive Planning Site applications (LOC2022-0022 and LOC2022-0198), maximum building heights proposed along 17 AV SE are predominantly Low Scale (up to 6 storeys), with maximum building heights proposed to increase westward towards the future Ramsay/Inglewood Green Line LRT Station. This site is proposed as Mid Scale (up to 12 storeys) as a transition to the site at 1390 17 AV SE, located immediately adjacent to the future Ramsay/Inglewood Green Line LRT Station and already approved with a maximum height of 65 metres (approximately 20 storeys).

APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and the broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city. The Applicant-led outreach process commenced following submission of the LOC application and provided opportunities across a variety of platforms for citizens, community groups and all other outreach participants to learn about the vision and to share their comments and questions.

This LOC application was supported by a dedicated project website, phone line and email inbox for public questions and comments, along with custom on-site signage, and mailers hand-delivered to residents living nearby to the project site.



Key application materials were also shared directly with the local area Ward 9 Councillor's Office and Inglewood Community Association, including at digital and in-person meetings held by the Applicant project team. Key elements of our outreach process included:

- **Custom On-site Signage:** *Installed on-site at application submission.*
- **Project Website:** *Dedicated project website (www.hungerfordpropertiesinglewood.com), providing convenient access to project information and an online feedback form.*
- **Project Voicemail and Email inbox:** *Project phone line / voicemail inbox (587.747.0317) and email (info@HungerfordProperties.com) serve as direct lines to the project team.*
- **Community Advertorial:** *Included in the Inglewood Community Association Newsletter, delivered community-wide.*
- **Digital Meetings:** *Held with the Inglewood Community Association and Ward 9 Councillor's Office.*
- **In-Person Information Session:** *Project team open house with live Q&A open to all members of the public.*
- **Neighbour Postcards:** *Delivered to surrounding area residents at application submission and again to advertise the In-Person Information Session.*
- **Applicant-led Outreach Summary:** *A summary report providing details of the outreach conducted, common feedback themes heard and project team responses to common feedback themes.*

As our outreach process draws to a close and we approach key decision points in the application process, the project team prepared an *Applicant-led Outreach Summary* to share with community groups and The City, while also publishing it on the dedicated website for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters were sent to directly affected adjacent property owners, with key application information and contact details for The City of Calgary File Manager and the Applicant.
2. Application materials submitted to The City of Calgary were circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage was posted on site by the Applicant, with key application information and contact details for The City of Calgary File Manager and the Applicant.

CONCLUSION

The proposed land use change and development vision is in keeping with the general goals of the *Inglewood Area Redevelopment Plan*, the draft non-statutory policies of the *Historic East Calgary Communities Local Area Plan*, and the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan*. The proposed change would enable the introduction of new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or info@HungerfordProperties.com, referencing 1401 17 AV SE / LOC2022-0064.