

Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17 Avenue SE, LOC2022-0198

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 0.32 hectares \pm (0.80 acres \pm) located at 1439 – 17 Avenue SE (Plan 9211624, Block 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f4.0h22) District and Mixed Use – General (MU-1f5.0h45) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 SEPTEMBER 5:

That Council:

1. Give three readings to **Proposed Bylaw 80P2024** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 266D2024** for the redesignation of 0.32 hectares \pm (0.80 acres \pm) located at 1439 – 17 Avenue SE (Plan 9211624, Block 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f4.0h22) District and 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 amendment 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 the *Inglewood Area Redevelopment Plan (ARP)*.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17
Avenue SE, LOC2022-0198**

DISCUSSION

This application, located in the southeast community of Alyth/Bonnybrook, was submitted by CivicWorks on behalf of the landowner, Calgary Drop-In Centre and Rehab Society, on 2022 November 4.

The subject site is approximately 0.32 hectares (0.80 acres) and is located two blocks, or 300 metres (a four-minute walk), south of 9 Avenue SE. The site is currently developed with a two storey office/warehouse style building with access provided from 17 Avenue SE. The site is in close walking distance to numerous transit services all within less than 300 metres (a four-minute walk). The Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station is proposed to be located less than 230 metres (a four-minute walk) west of the site.

As per 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 and residential dwelling units above. The proposed Mixed Use – General (MU-1f4.0h22 and MU-1f5.0h45) Districts would allow for a maximum floor area ratio (FAR) of 4.0 and building height of 22 metres (about six storeys) for the northern majority of the site (0.25 hectares ±) adjacent to 17 Avenue SE and a maximum floor area ratio (FAR) of 5.0 and building height of 45 metres (about 12 storeys) for the southern portion of the site (0.07 hectares ±). 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 (LOC2022-0064 and LOC2022-0022). LOC2022-0064 is a Mixed Use – General (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 LOC2022-0064. 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 split zoning proposed as part of this application (LOC2022-0198) is intended to integrate with the proposed land use modifiers proposed as part of LOC2022-0022. The Comprehensive Planning Site Application Alignment graphic (Attachment 6) visually describes how the proposed split zoning and TOD improvements will collectively work together to form a comprehensive planning site.

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

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17
Avenue SE, LOC2022-0198**

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, created and distributed a project brochure throughout the neighbourhood, 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 10 letters of opposition from the public. The letters of opposition identified concerns about the current property owner (Calgary Drop-In Centre and Rehab Society) operating an Emergency Shelter on the subject property. As noted in the Applicant Outreach Summary (Attachment 4) the applicant does not intend to operate an Emergency Shelter on the subject property. Emergency Shelter is also not a listed use in the proposed Mixed Use – General (MU-1f4.0h22 and MU-1f5.0h45) District. Emergency Shelter would require a separate application to amend Land Use Bylaw 1P2007 to a Direct Control (DC) District which would require separate public engagement and Council approval.

The CA provided a letter of support on 2024 June 11 (Attachment 5). As the letter indicates, the CA's support was given because the application proposes to step down the maximum building heights to a maximum of 22 metres (about six storeys) 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.

**Policy and Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1439 – 17
Avenue SE, LOC2022-0198**

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 City’s Green Line investments. 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.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 80P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Comprehensive Planning Site Application Alignment
7. **Proposed Bylaw 266D2024**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform