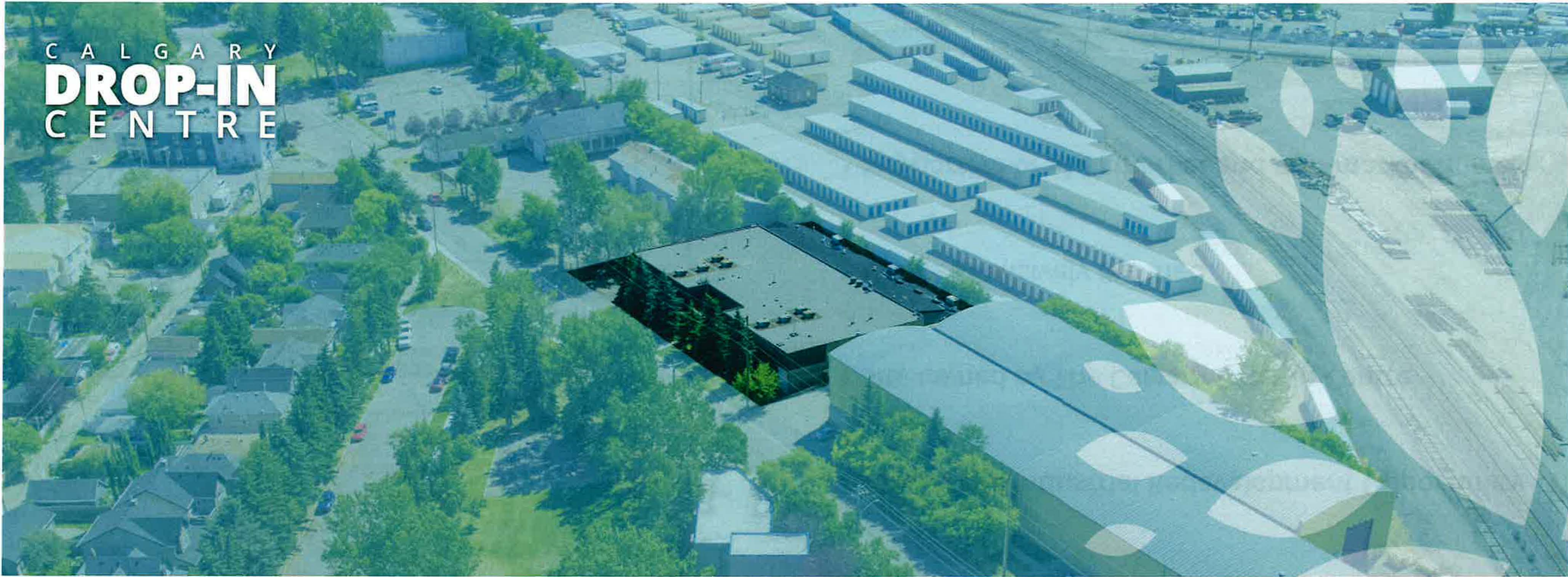


CALGARY  
**DROP-IN**  
CENTRE



**1439 17 AV SE**

Item 7.2.11 | LOC2022-0198 | CPC2024-0955

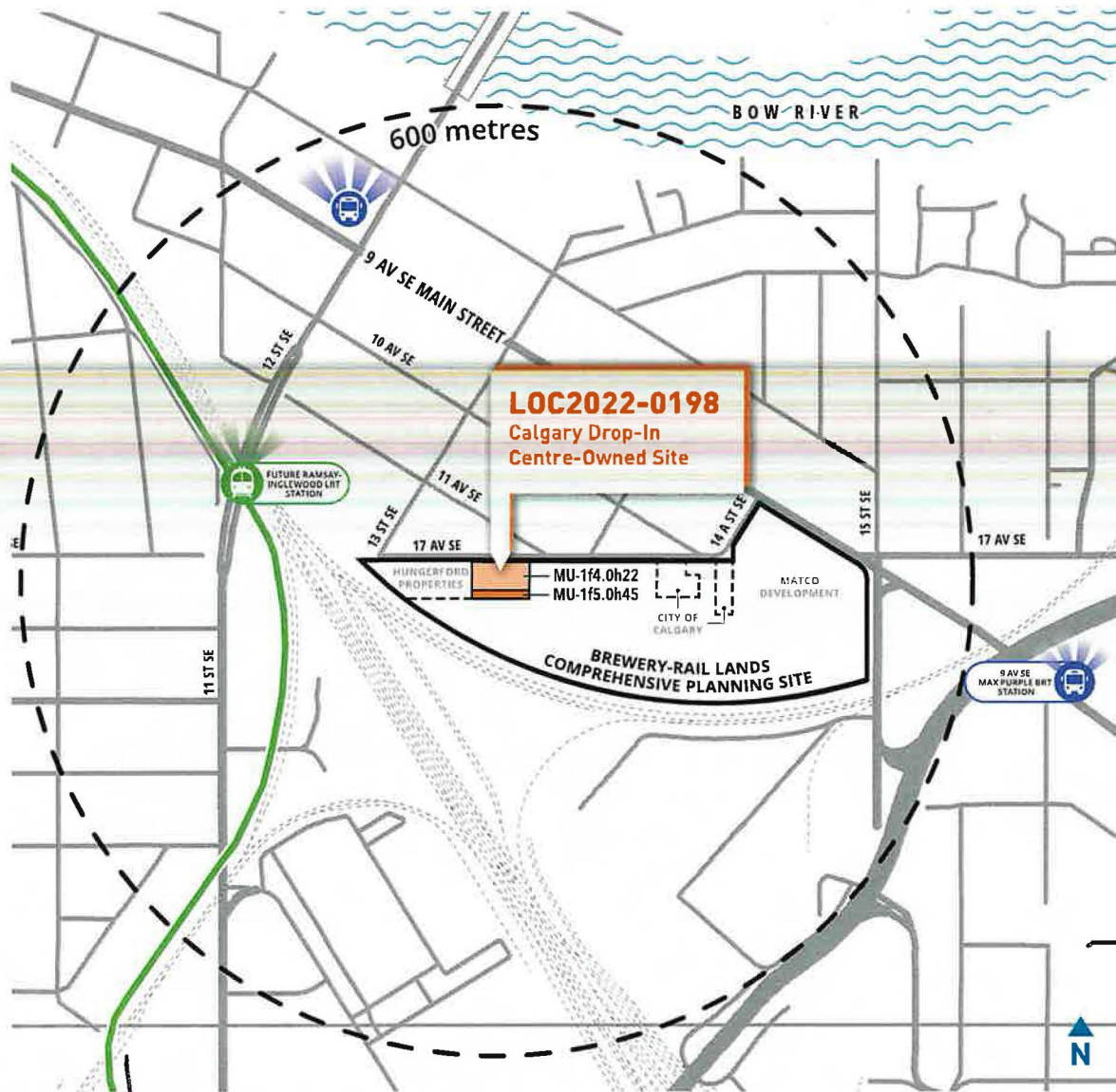
Public Hearing Presentation | November 12, 2024

Prepared by CivicWorks



# Transit-Oriented Development

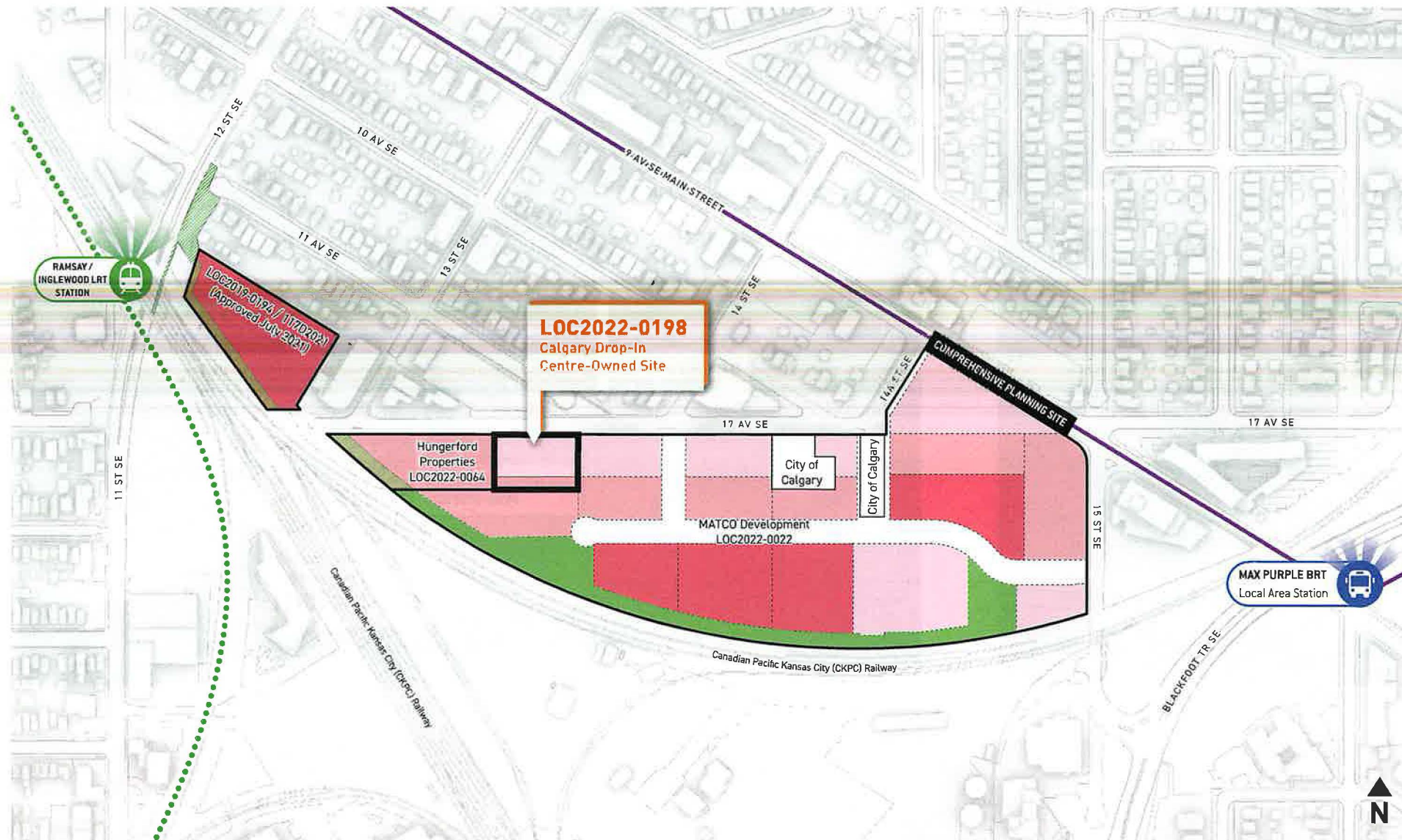
2



- Transit-Oriented Development
- Brownfield Industrial Redevelopment Opportunity
- Site owned by The Calgary Drop-In Centre
- Comprehensively Planned
- Supportive of ±120 market and non-market homes



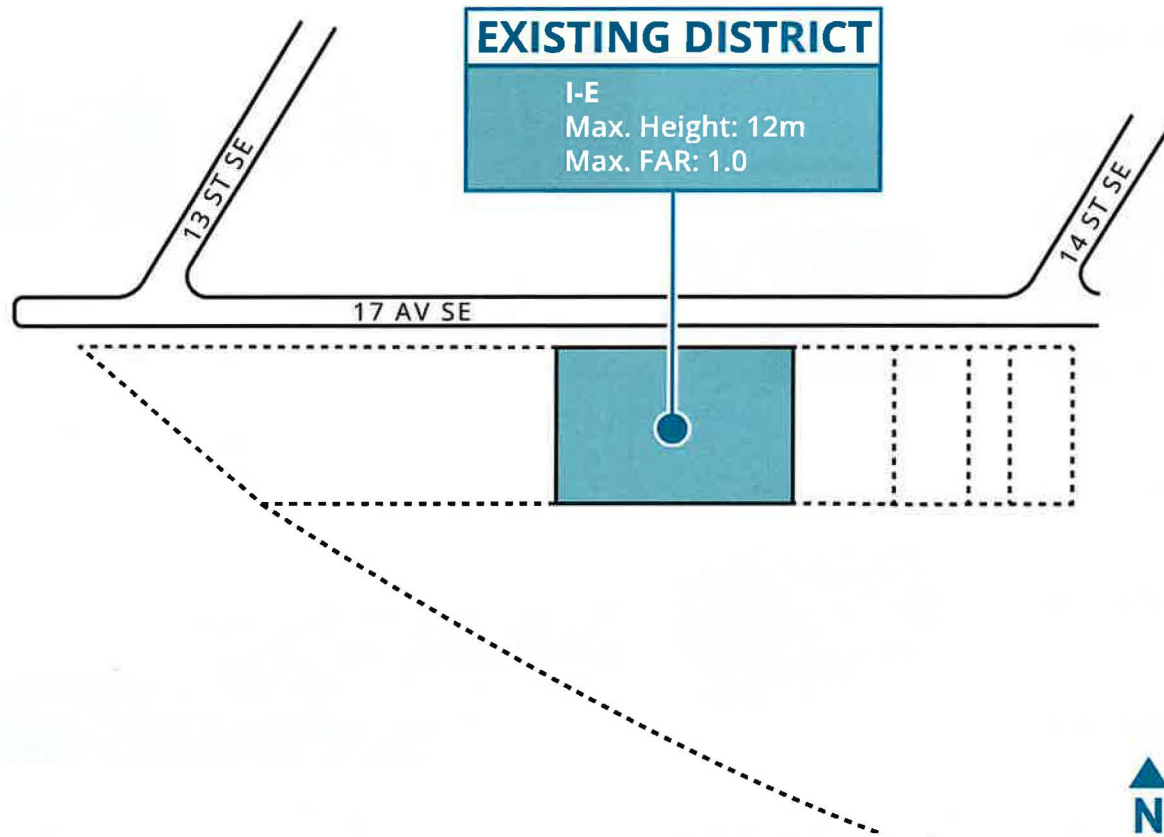
# Alignment with Comprehensive Outline Plan



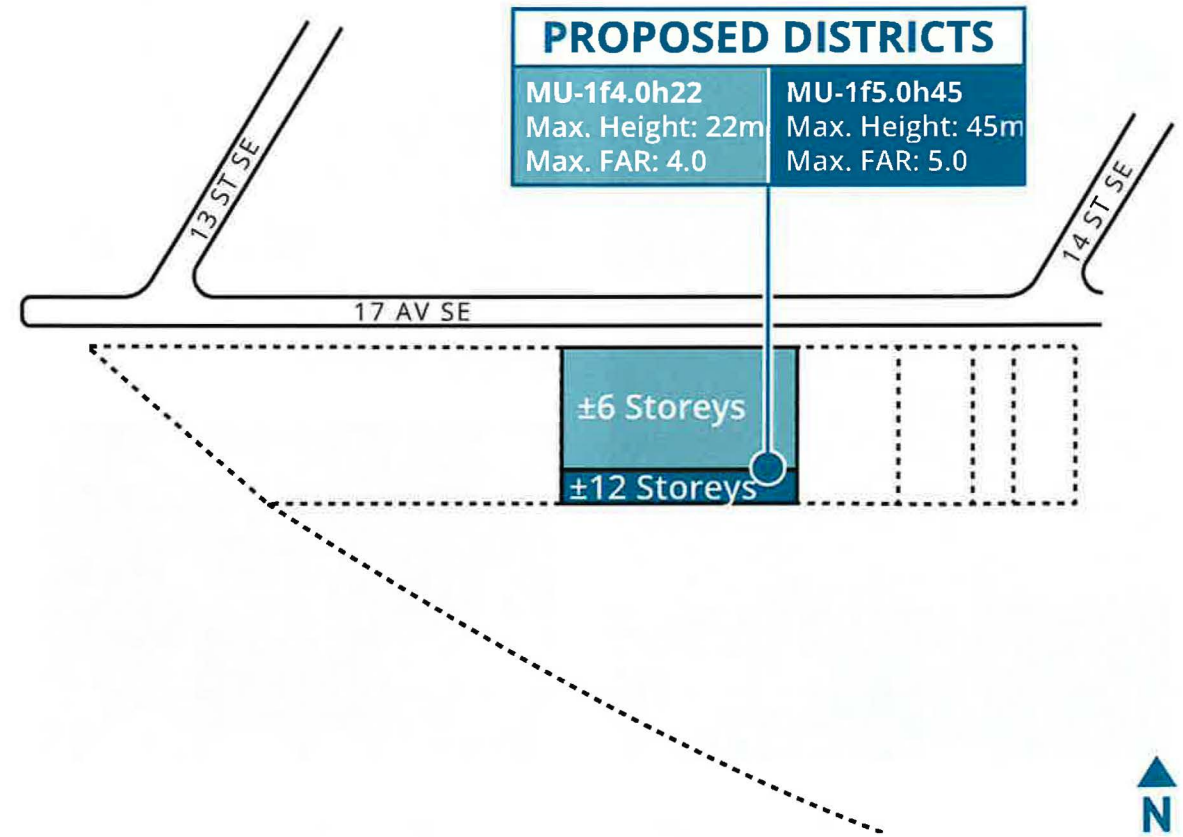
## LEGEND

- Calgary Drop-In Centre Site Boundary
- Other Application/Parcel Boundaries
- LOC2022-0022 Outline Plan Sites
- Low Scale  
Up to ±6 Storeys
- Mid Scale  
Up to ±12 Storeys
- High Scale  
Up to ±20 Storeys
- Green Line LRT
- MAX Purple BRT
- Proposed S-SPR with Multi-Use Pathway
- Proposed/Approved Public Access Easements with Multi-Use Pathway and/or Off-Site Public Realm Improvements

**NOTE:**  
This map has been simplified for communicative purposes. Please directly reference the submitted Outline Plan LOC2022-0022; active applications LOC2022-0064 and LOC2022-0198; and approved Bylaw 117D2021 for specific proposed/approved maximum Building Heights and Floor Area Ratios (FARs).



Industrial - Edge (I-E) District



Mixed-Use General (MU-1) District

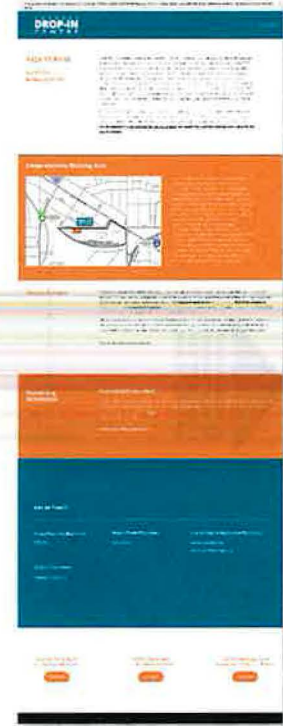
Custom On-Site Signage



Neighbour Mailers



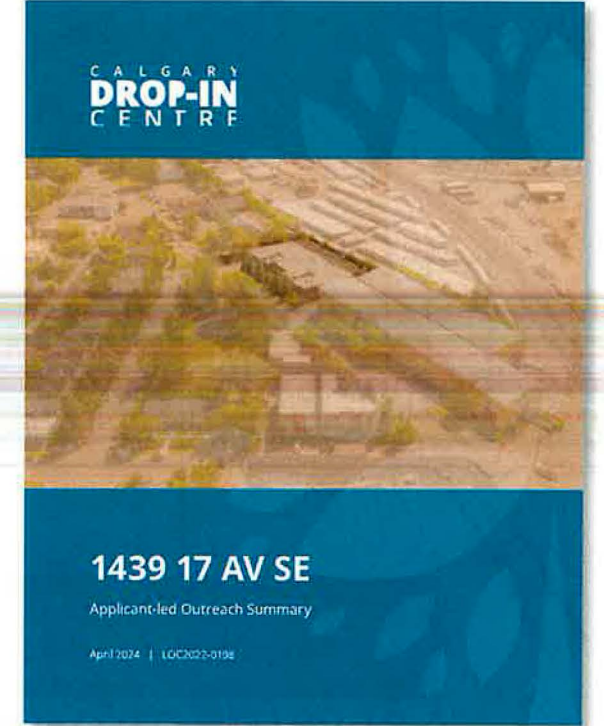
Outreach Website



In-Person Information Session



Applicant-Led Outreach Summary



Launch Nov. 2022

Public Hearing Nov. 2024



Custom On-Site Signage



Dedicated Project Webpage  
<https://www.calgarydropincentreinglewood.com>



In-Person Information Session



Mailers to Neighbours



Project Voicemail + Email

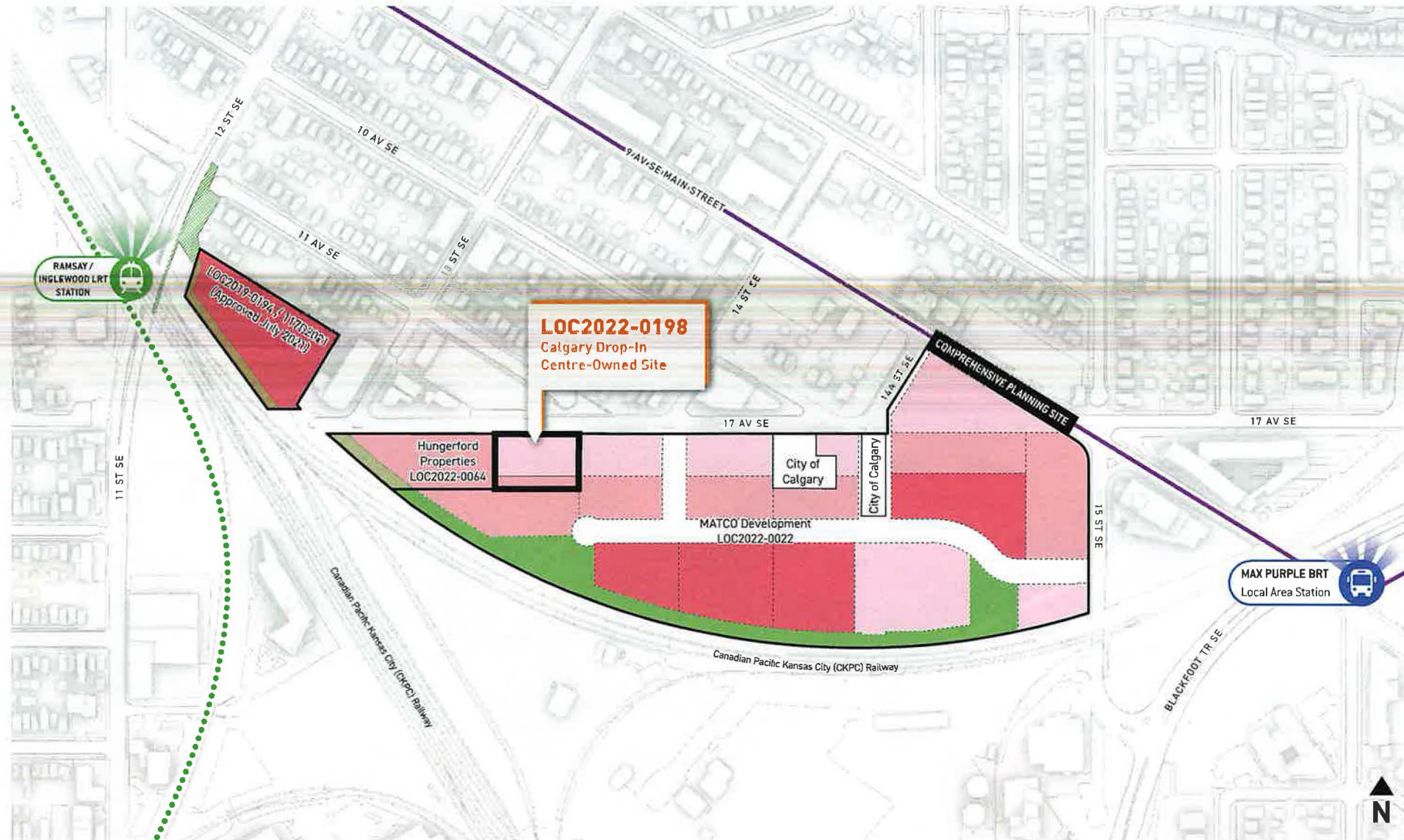


Applicant-Led Outreach Summary



Questions?

# Brewery-Rail Lands Comprehensive Outline Plan – Scale



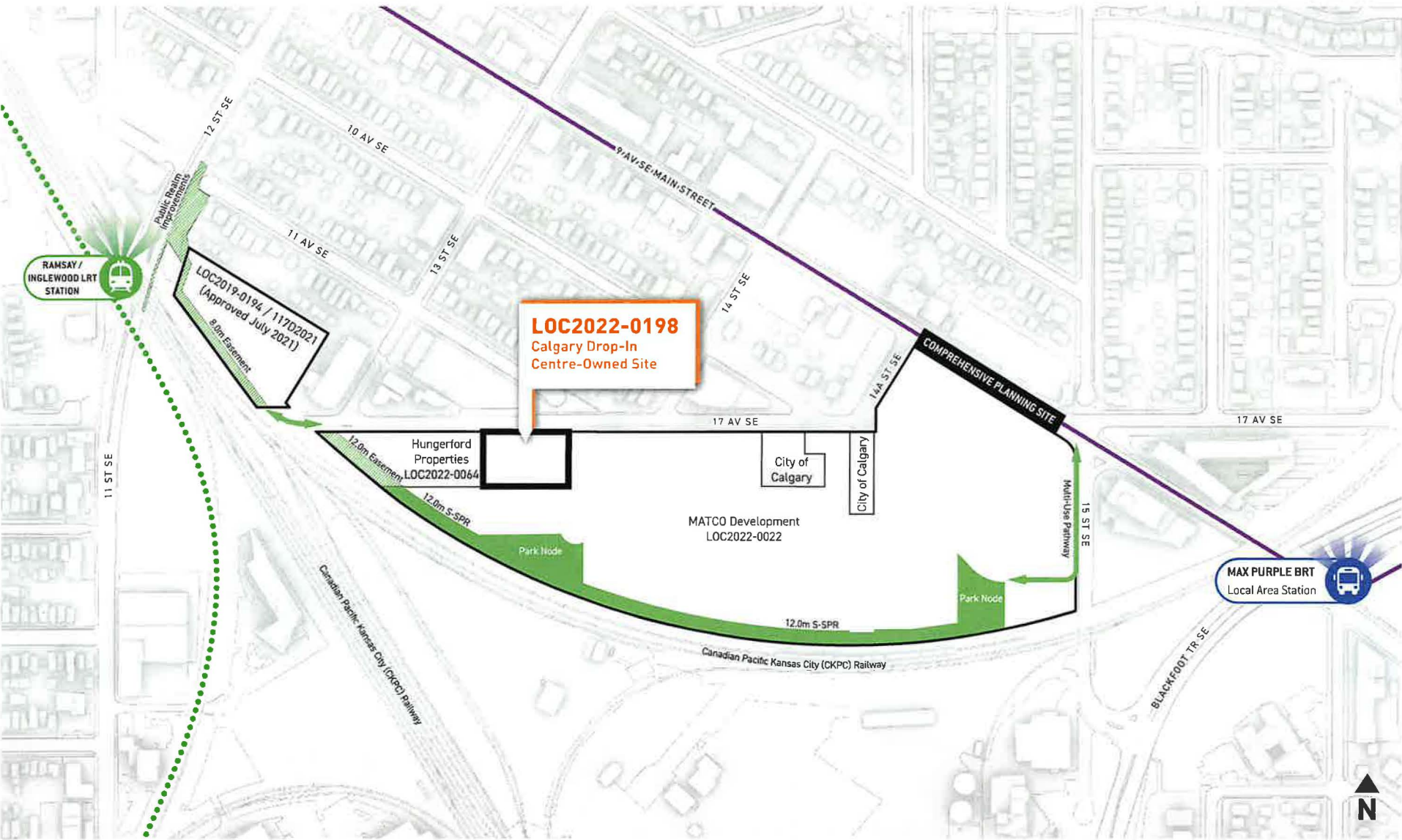
## LEGEND

- Calgary Drop-In Centre Site Boundary
- Other Application/Parcel Boundaries
- LOC2022-0022 Outline Plan Sites
- Low Scale  
Up to ±6 Storeys
- Mid Scale  
Up to ±12 Storeys
- High Scale  
Up to +20 Storeys
- Green Line LRT
- MAX Purple BRT
- Proposed S-SPR with Multi-Use Pathway
- Proposed/Approved Public Access Easements with Multi-Use Pathway and/or Off-Site Public Realm Improvements







**NOTE:**  
This map has been simplified for communicative purposes. Please directly reference the submitted Outline Plan LOC2022-0022; active applications LOC2022-0064 and LOC2022-0198; and approved Bylaw 117D2021 for specific proposed/approved maximum Building Heights and Floor Area Ratios (FARs).



# Brewery-Rail Lands Comprehensive Outline Plan – Connectivity



## LEGEND

-  Calgary Drop-In Centre Site Boundary
-  Other Application/Parcel Boundaries
-  Green Line LRT
-  MAX Purple BRT
-  Proposed S-SPR with Multi-Use Pathway
-  Proposed/Approved Public Access Easements with Multi-Use Pathway and/or Off-Site Public Realm Improvements

**NOTE:**  
 This map has been simplified for communicative purposes. Please directly reference the submitted Outline Plan LOC2022-0022; active applications LOC2022-0064 and LOC2022-0198; and approved Bylaw 117D2021 for specific details relating to proposed S-SPR Districts, Public Access Easements, and Off-Site Public Realm Improvements.

# Brewery-Rail Lands Comprehensive Plan Overview



Note: Visualization is conceptual in nature – design subject to subsequent Development Permit application review.









June 2020



February 2021



### LEGEND

-  Subject Site (1439 17 AV SE)
-  Limited (up to ±3 storeys)
-  Low (up to ±6 storeys)
-  Mid (up to ±12 storeys)
-  High (up to ±26 storeys)
-  Comprehensive Planning Site
-  Green Line LRT Station
-  MAX Purple BRT Station

Note: Local Area Plan by The City of Calgary has been put on pause. This information provided for reference purposes only.

# Site Photos

