



East Inglewood Residual Lands

Stakeholder Report Back: What We Heard
April 20, 2018

Project Overview

The City of Calgary is in the early stages of reviewing how three properties (identified below) in East Inglewood are currently utilized. These properties are residual lands remaining from the original s alignment of Blackfoot Trail. While there is no immediate plan in place, we would like to explore how these lands could be developed and enhanced in the future.

In 2017 through a Notice of Motion, Council directed administration to undertake a review of the subject parcels, exploring their potential for development, opportunities for affordable and market housing and potential for open space enhancement. Council made the following Notice of Motions in regard to land in East Inglewood:

NM2016-35 - NOW THEREFORE BE IT RESOLVED that Real Estate and Development Services enter into direct negotiations with the Jack Long Foundation regarding the sale of 2244 15A Street SE (8311674;1;2) and explore the opportunity to create other saleable lots on portions of 2255 15A Street SE (8311674; 1; 1MR) and 2230 16 ST SE (8311674; 1; 3) and reprogram the residual land to function more effectively and efficiently as open space and report back to Council no later than Q3 2017.

NM2017-25 - NOW THEREFORE BE IT RESOLVED that Administration be directed to:

- a) Reconfirm Council's previous direction to undertake a comprehensive review and planning exercise of the parcels located at 1851 9 AV SE (8311674;1;5MR), 2255 15A ST SE (8311674;1;1MR), and 2230 16 ST SE (8311674;1;3) that *takes into account potential for saleable lots, opportunities for affordable housing and market housing, and the potential to reconfigure and enhance the open space;*
- c) Undertake a circulation in accordance with the Corporate Land Management Framework to determine if 1851 9 AV SE (8311674;1;5MR), 2255 15A ST SE (8311674;1;1MR), and 2230 16 ST SE (8311674;1;3) can be declared surplus to municipal requirements, determine the technical and legislative obligations related to the disposition of reserve and the request for exemption from the Airport Vicinity Protection Area (AVPA) for 1851 9 AV SE (8311674;1;5MR) to allow for a sale and residential development to occur, and explore the potential for reallocation of reserve on portions of 2255 15A ST SE and 2230 16 ST SE in support of a more functional and better distributed open spaces;

Report back to Council with an update report no later than end of Q2 2018.

Engagement Overview

The engagement was specific to the Notice of Motion and did not include gathering any input on technical and legislative obligations and/or parameters. The specific objective of the engagement was structured to



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gather stakeholder input on where development may be most desired, what type of development, and to understand how the land is currently used, and what the future use and enhancements could look like.

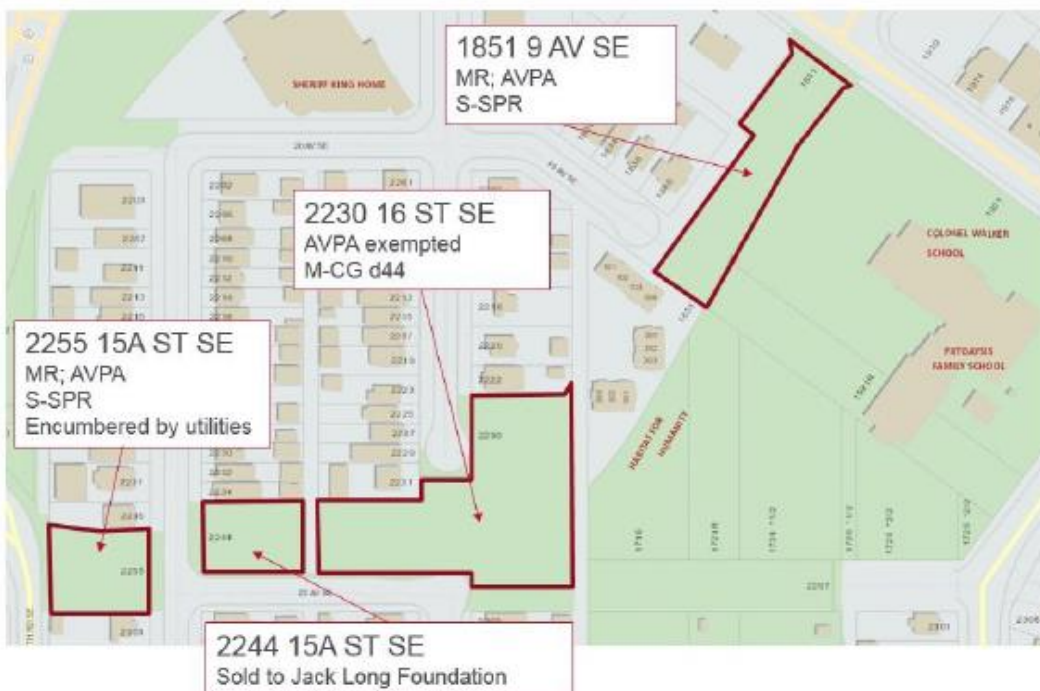
The in-person engagement event was held on February 13, 2018 at the Inglewood Community Association. The event was structured to provide all the information known to date through boards and a presentation, followed by a facilitated table workshop. The event was for registered stakeholders, however there was also extra space for those who dropped in and wished to participate. In addition, there was a "fast lane" for anyone that was not able to stay for the duration of the event. A total of 46 stakeholders attended the event.

The online engagement was hosted on The City's Engage web portal from February 14 to February 28, 2018. A total of 386 stakeholders visited the site and 33 stakeholders provided input.

The following map shows the three property locations for engagement (2255, 2230, and 1851), and the property that is currently under development (2244).



Site Map





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Stakeholder Report Back: What We Heard

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What We Asked

To capture a balanced understanding of stakeholder input, the project team focused on questions around three main topics within the three properties:

- 1) Development potential
- 2) Open space enhancements
- 3) Affordable housing and housing types

Through these topics the project team wanted to gather input from stakeholders with two different perspectives in mind:

- 1) Opportunities and ideas
- 2) Issues and concerns

The following questions were asked online and through table facilitation at the in-person event:

- Please share what opportunities and ideas you have for potential development within the study areas?
- Please share what issues and concerns you have for potential development within the study areas?
- Please share what opportunities and ideas you have for opportunities for open space enhancements within the study areas?
- Please share what issues and concerns you have for open space enhancements within the study areas?
- Please share what opportunities and ideas you have for affordable housing and housing types within the study areas?
- Please share what issues and concerns you have for affordable housing and housing types within the study areas?

During the in-person engagement event, stakeholders were able to workshop these different perspectives with a facilitator on a map.

What We Heard

The stakeholder input was most frequent regarding the following points:

- 1) Desire to keep property 2230 undeveloped with additional enhancements and an off-leash area, and if some development to be mindful of points 3) and 4) below
 - 2) Property 1851 and 2255 would be more desired for development pending technical and legislative process requirements
 - 3) Low-rise or single family housing would be most desired and kept in similar built form to fit in the area
 - 4) Ensure appropriate infrastructure for parking, traffic and pedestrian connections
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East Inglewood Residual Lands

Stakeholder Report Back: What We Heard
April 20, 2018

Summary of Input

The following are the most frequently heard themes from each question/topic area:

Please share what opportunities and ideas you have for potential development within the study areas?

- Maintain some valuable community open space especially for pedestrian connections and gathering
- Preference to keep open space in the middle of the area (property 2230)
- Property 1851 may be most desirable for development because it is on 9 Avenue

Please share what issues and concerns you have for potential development within the study areas?

- Loss of valuable open space and place for dogs to go off-leash
- Parking
- Connections through the area especially for pedestrians

Please share what opportunities and ideas you have for opportunities for open space enhancements within the study areas?

- Make an official off-leash dog park and/or leave as open space for gathering
- Develop safe and convenient connections and pathways
- Seating, landscaping and fencing were also frequently referenced improvements

Please share what issues and concerns you have for open space enhancements within the study areas?

- Loss of valuable open space especially on property 2230
- Loss of pedestrian connections
- Maintenance of the open space

Please share what opportunities and ideas you have for affordable housing and housing types within the study areas?

- Frequently referenced low-rise and single family most desired
- Ensure the housing fits with current built form in the area
- Small commercial space such as grocery and coffee shop

Please share what issues and concerns you have for affordable housing and housing types within the study areas?

- Ensure housing fits with current built form in the area
- Ensure proper density for area infrastructure such as parking, traffic and open spaces