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APR 27 2020

ITEM: #8.1.7 CPC2020-0208

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# Redstone Mixed-use Project Presentation



**IBI GROUP**  
2045478 Alberta Ltd.  
Redstone Land Use Amendment (LUC2019-0114)  
April 27, 2020

## PUBLIC HEARING PRESENTATION

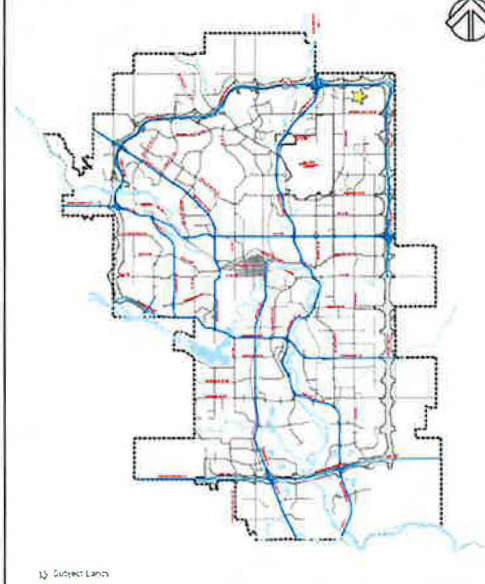
### Project Proposal

The proposal is to change the Land Use Bylaw designation on approximately 1.7 ha of land from M-2 to a Direct Control district based on the CC-1 land use provisions, with additional opportunities for residential land use. The DC bylaw would also restrict auto-oriented uses normally found in the CC-1 land uses.

## Project Location

The project is located in the northeast community of Redstone. Redstone is a growing residential community with a mix of residential, commercial, and open space lands.

LOCATION PLAN



## Aerial Photo

The subject lands are located at the corner of Red Embers Gate and Red Embers Way NE, north of 128 Avenue.

The lands are currently vacant with multi-residential development to the north, and single-detached residential to the east.

AERIAL PHOTO

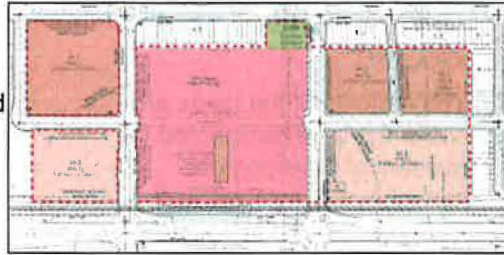




## Outline Plan

The approved outline plan shows varying densities surrounding the LRT station, as well as a small area reserved for an electrical substation for LRT operations.

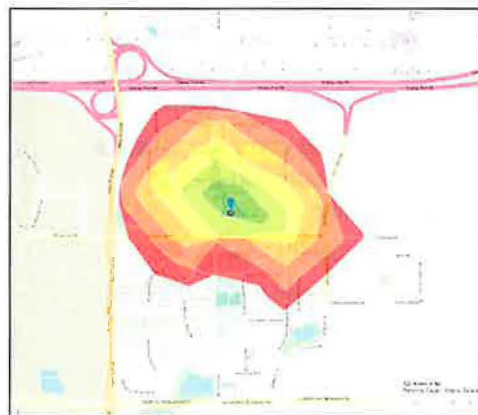
The substation was to be located at the corner of Red Embers Gate and 128 Avenue.



## Walkability in Redstone

The proposed development will be within a 14 minute walk of much of the Redstone community (each colour represents a 2 minute walking interval).

Walkability adjacent to an LRT station is important to community vibrancy, and will the subject property will allow customers to access commercial services on their way home from the LRT station.



## Original Proposal

The original proposal was to redesignate to the subject lands to CC-1:

- 60,000 square feet commercial development for retail, grocery, and office
- Access was requested to Red Embers Gate, but amended to two accesses to Red Embers Way
- LRT substation was proposed along the 128 Avenue frontage but away from the corner

## Current Proposal

The land use amendment will allow the developer to build a mixed-use commercial and residential project featuring:

- 44,600 square feet commercial development for retail, grocery, and office. Medical clinic use is possible
- Minimum of 48 dwelling units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of Building A (similar to other projects in the 10 St NW area)
- Joint access with the townhouse development to the east
- Pedestrian connectivity through site to regional pathway and LRT station
- Relocated area for the electrical substation (100 m from corner)

## Summary

The DC Bylaw as proposed will allow for:

- The elimination of auto-oriented uses normally approved in the CC-1 district
- Increased residential unit density and FAR
- Incorporating half of the minimum density required by the M-2 district
- Reduced entrances onto Red Embers Way with a shared access with the residential project to the east
- Represents a balance with residential and commercial development near a transit site.
- An opportunity for local commercial operators to serve the Redstone community
- Urban design and site planning issues to be addressed through the Development Permit process

# Thank you!



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