

Applicant's Submission

April 16, 2020

RE: Land Use Redesignation at 1230, 1232, and 1234 - 9 AV SE
FROM: Direct Control DC1Z93 SITE 1 to
TO: Direct Control (MU-2f6.5h45) District

On behalf of RNDSQR, CivicWorks has prepared a Land Use Redesignation application for an assembly of lands located in the community of Inglewood along 9 AV SE and is comprised of two parcels to be consolidated into one parcel measuring 0.196 hectares in total area. The parcels currently contain: A two storey commercial building, associated detached garage structure, and surface parking lot all to be removed (1232 and 1234 9 AV SE); and, A two storey commercial building (Canadian Imperial Bank of Commerce) listed on the City of Calgary Inventory of Heritage Resources with no municipal, provincial, or federal heritage status, to be retained (1230 9 AV SE).

MAIN STREETS AND TRANSIT ORIENTED DEVELOPMENT

Inglewood's Main Street, 9 AV SE is one of twenty-four (24) MDP-identified Neighbourhood Main Streets described as: active corridors that attract Calgarians to socialize, work, live, and shop, and that are also well-suited for long-term growth and intensification. The assembled lands are located at the northwest corner of the 9 AV and 12 ST SE intersection, classified as a Neighbourhood Boulevard and Collector standard streets respectively. The development proposal is sited in a context of substantial infrastructure investments including bridge replacements, the MAX Purple BRT and the Green Line LRT. The site has excellent access to transit situated along the Primary Transit Network (less than 400m from a Green Line LRT Station and directly adjacent to a MAX Purple BRT stop). The proposed land use DC(MU-2f6.5h45) is a transit supportive land use as it provides the opportunity to support future residential and employment intensification in walking distance of primary transit in concert with the provision of a high-quality urban environment and cohesive community development. The site is also immediately proximate to alternative transportation routes including the 8 AV and 12 ST SE cycle connections and regional pathway as well as the open space network along the Bow River.

HERITAGE PRESERVATION AT A GATEWAY LOCATION

The prominent corner location functions as an entrance to the community from the 12 ST SE (Memorial access / Zoo) bridge and warrants special consideration as an opportunity to define the centre or the neighbourhood at the intersection of a municipally-identified Main Street along 9 AV SE and an emerging Main Street connecting to Ramsay to the south along 12 ST SE.

The proposal realizes Municipal Development policies and objectives for preservation, protection and adaptive reuse of historic resources through legal protection of the Canadian Bank of Commerce Building. The use of a Direct Control District is intended to allow for the preservation and adaptive reuse of the Canadian Bank of Commerce Building.

DEVELOPMENT VISION

Generally described, the redevelopment proposal envisioned by RNDSQR would allow for a mid-rise mixed-use building. The proposal includes approximately one-hundred and sixty-seven (167) dwelling units (intended to function as short term rental units), 25,000 sq. ft. of co-working office space, and 10,000 sq. ft. of retail within an approximate twelve (12) storey built-form. The proposed building will achieve a maximum floor area ratio of approximately 6.5 and forty-five (45) meters in height. The application includes a concurrent Development Permit, ensuring a thoughtful and comprehensive built outcome that directly informs the proposed Land Use Redesignation and ARP Amendment.