



LOC2019-0188
Policy and Land Use
Amendment



Referral

Revise the proposed DC to refine the density bonusing framework, including elements related to spatial arrangements and quality of the anticipated publicly accessible open space and transit waiting area, and return to Calgary Planning Commission no later than 2020 July 02.



Proposed DC

Based on MU-2

Maximum height 45m

0 – 2.0 FAR No additional requirements

FAR 2.0 to 4.5 Heritage designation

FAR 4.5-6.5 Heritage designation;
Provision of a Publicly Accessible Private Open Space; and
Provision of an Integrated Transit Waiting Area

Revisions to proposed DC

Purpose Statement:

- Addition to include reference to high quality publicly accessible private open space and transit waiting area

Integrated Transit Waiting Area definition:

- Inclusion of both area and minimum dimensions
- Specify that the waiting area must be integrated into the building

Publicly Accessible Private Open Space definition:

- Inclusion of both area and minimum dimension
- Specify that the open space be located adjacent to the Heritage Building
- Inclusion of street furniture elements including, but not limited to seating; general and feature lighting

Administration Recommendation

That Calgary Planning Commission recommend that Council **approve** the proposed amendments to the *Inglewood Area Redevelopment Plan*.

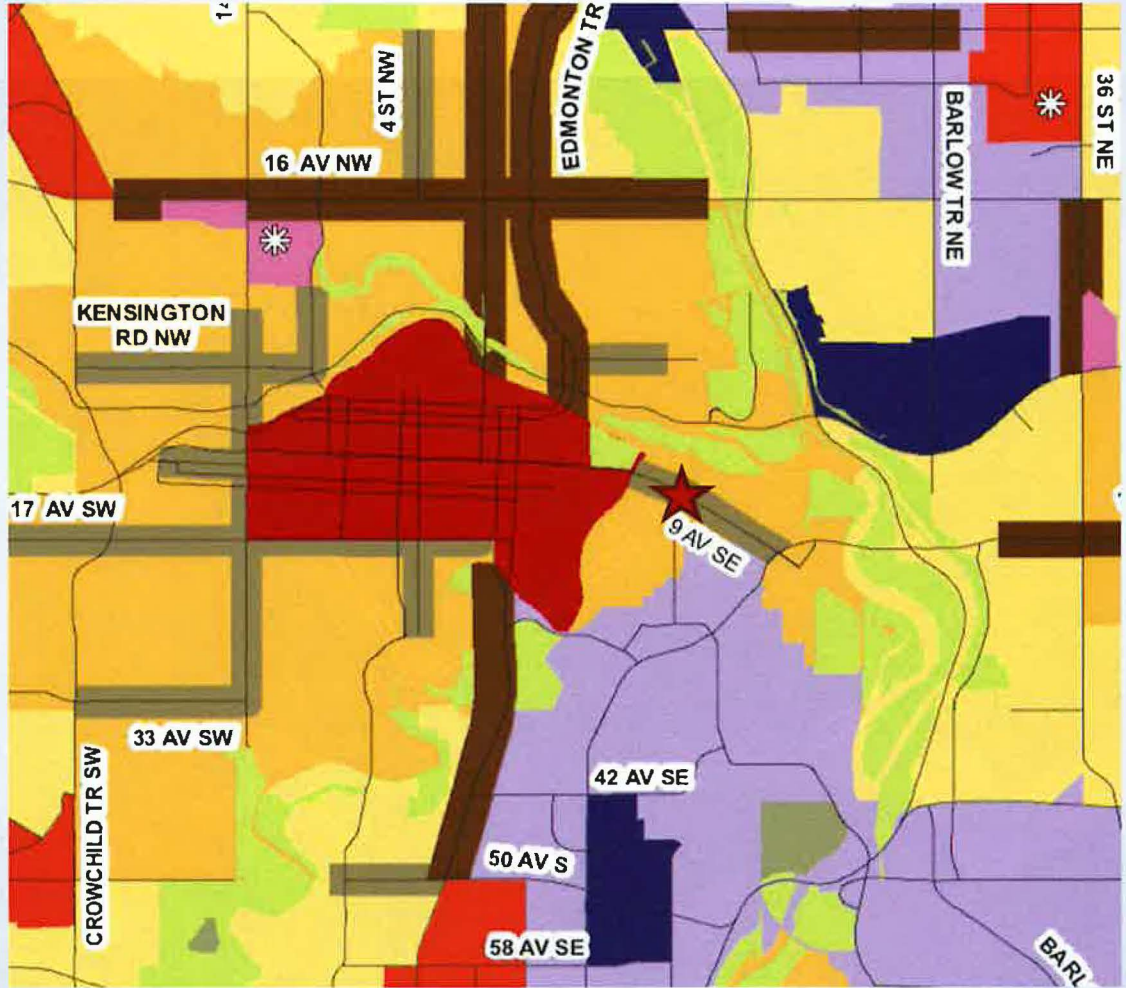
That Calgary Planning Commission recommend that Council give **first reading** to the proposed land use redesignation and **withhold** second and third reading pending Municipal Historic Designation of the site.

Supplementary Slides









MARCH 21
8:00AM



LEGEND
 Proposed Building Shadow
 Existing DC1291 Max Shadow
 Existing Built Form Shadow

MARCH 21
12:00PM



LEGEND
 Proposed Building Shadow
 Existing DC1291 Max Shadow
 Existing Built Form Shadow

MARCH 21
10:00AM



LEGEND
 Proposed Building Shadow
 Existing DC1291 Max Shadow
 Existing Built Form Shadow

MARCH 21
2:00PM



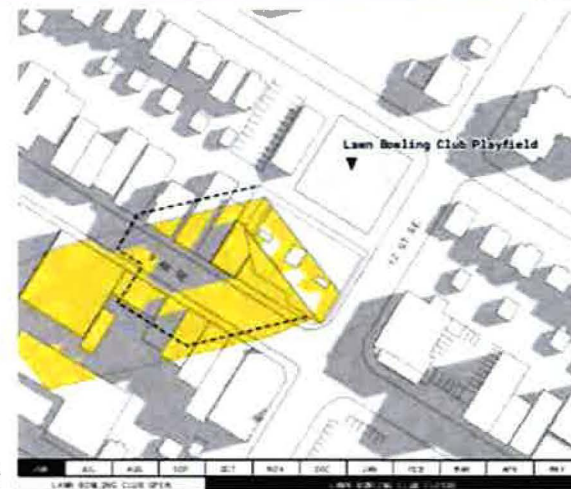
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MARCH 21
4:00PM



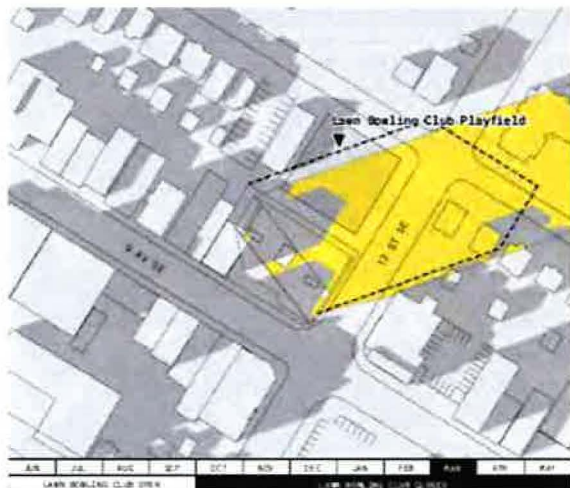
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JUNE 21
8:00AM



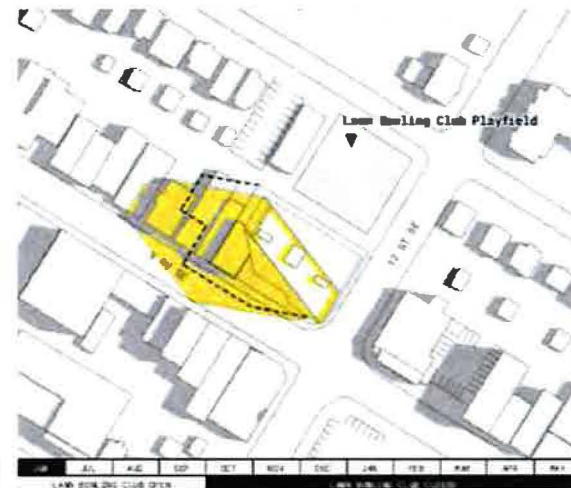
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 Proposed Building Shadow
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MARCH 21
6:00PM



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JUNE 21
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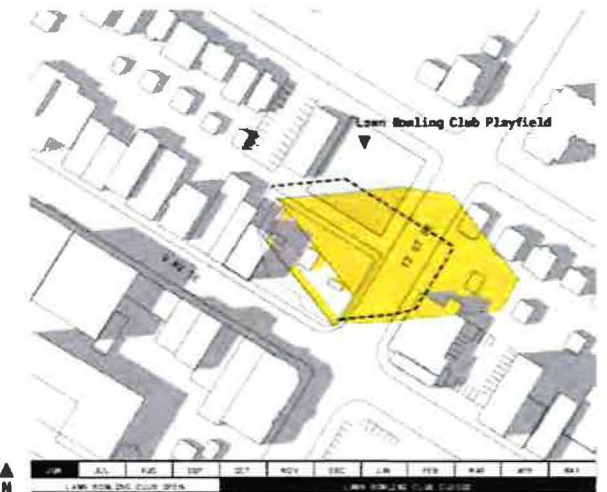
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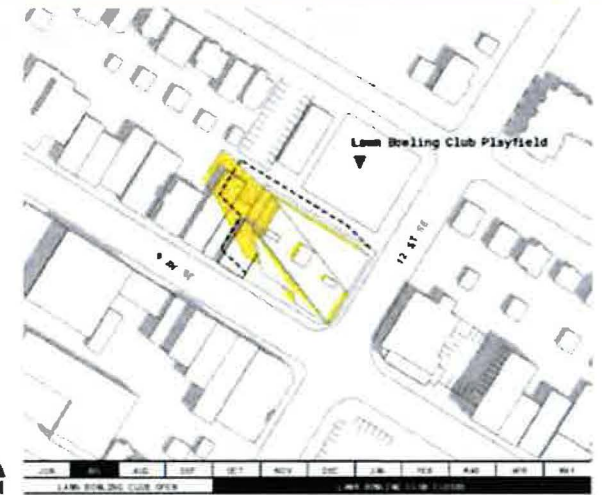


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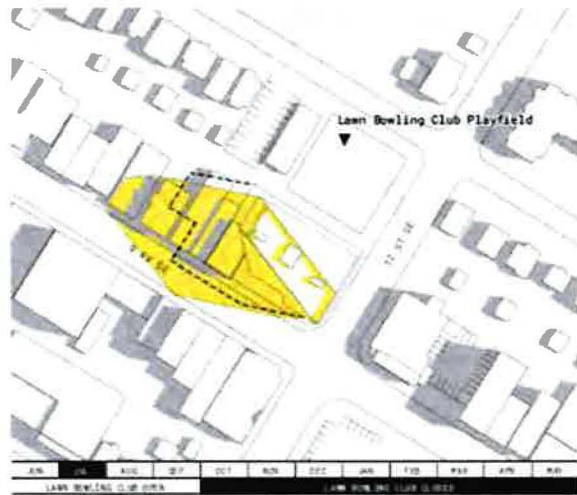
JULY 21
8:00AM



JULY 21
12:00PM



JULY 21
10:00AM



JULY 21
2:00PM



JULY 21
4:00PM



LEGEND
 Proposed Building Shadow
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AUGUST 21
8:00AM



LEGEND
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JULY 21
6:00PM



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AUGUST 21
10:00AM



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AUGUST 21
4:00PM



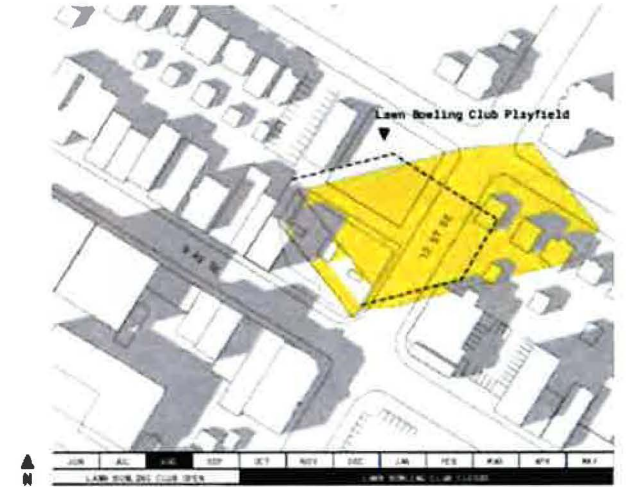
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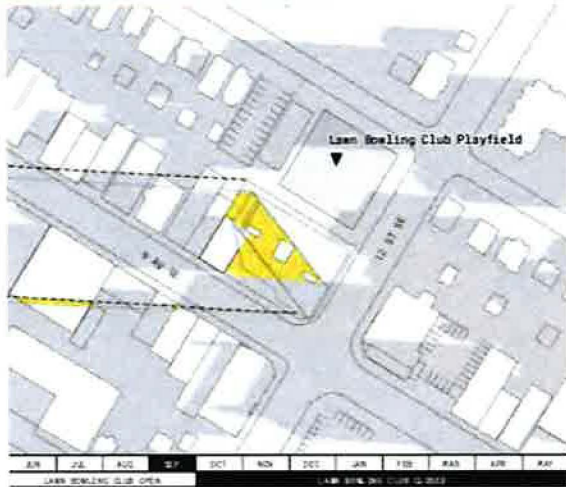
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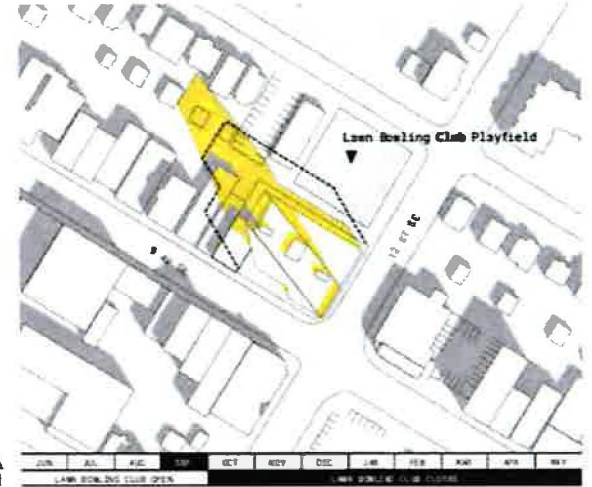


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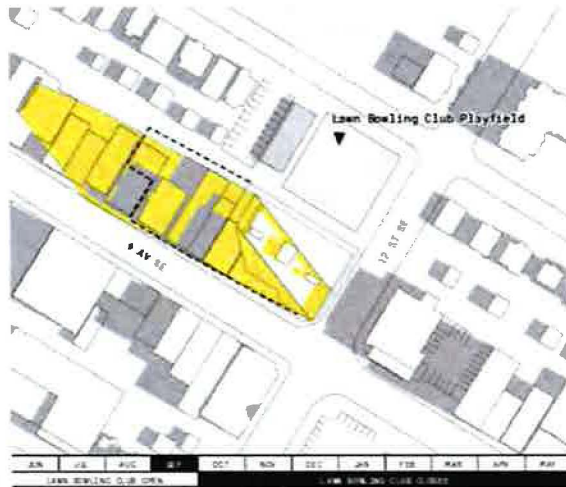
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SEPTEMBER 21
2:00PM



SEPTEMBER 21
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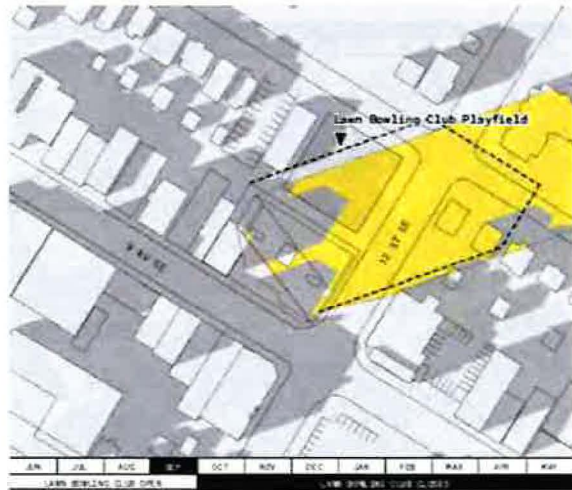
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 [Grey Box] Existing Built Form Shadow

DECEMBER 21
8:00AM



LEGEND
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 [Grey Box] Existing Built Form Shadow

SEPTEMBER 21
6:00PM



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DECEMBER 21
10:00AM



LEGEND
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DECEMBER 21
12:00PM



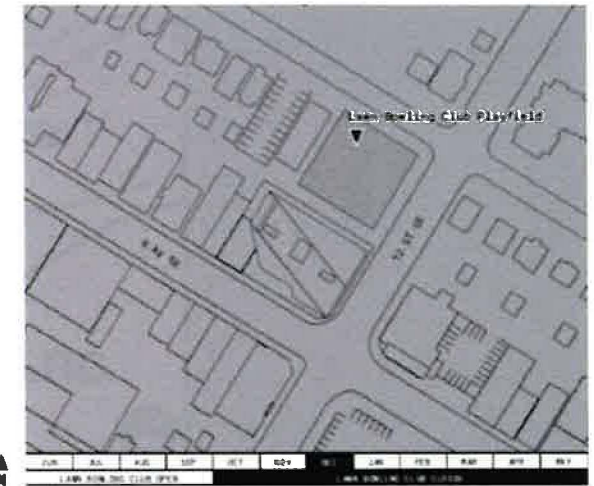
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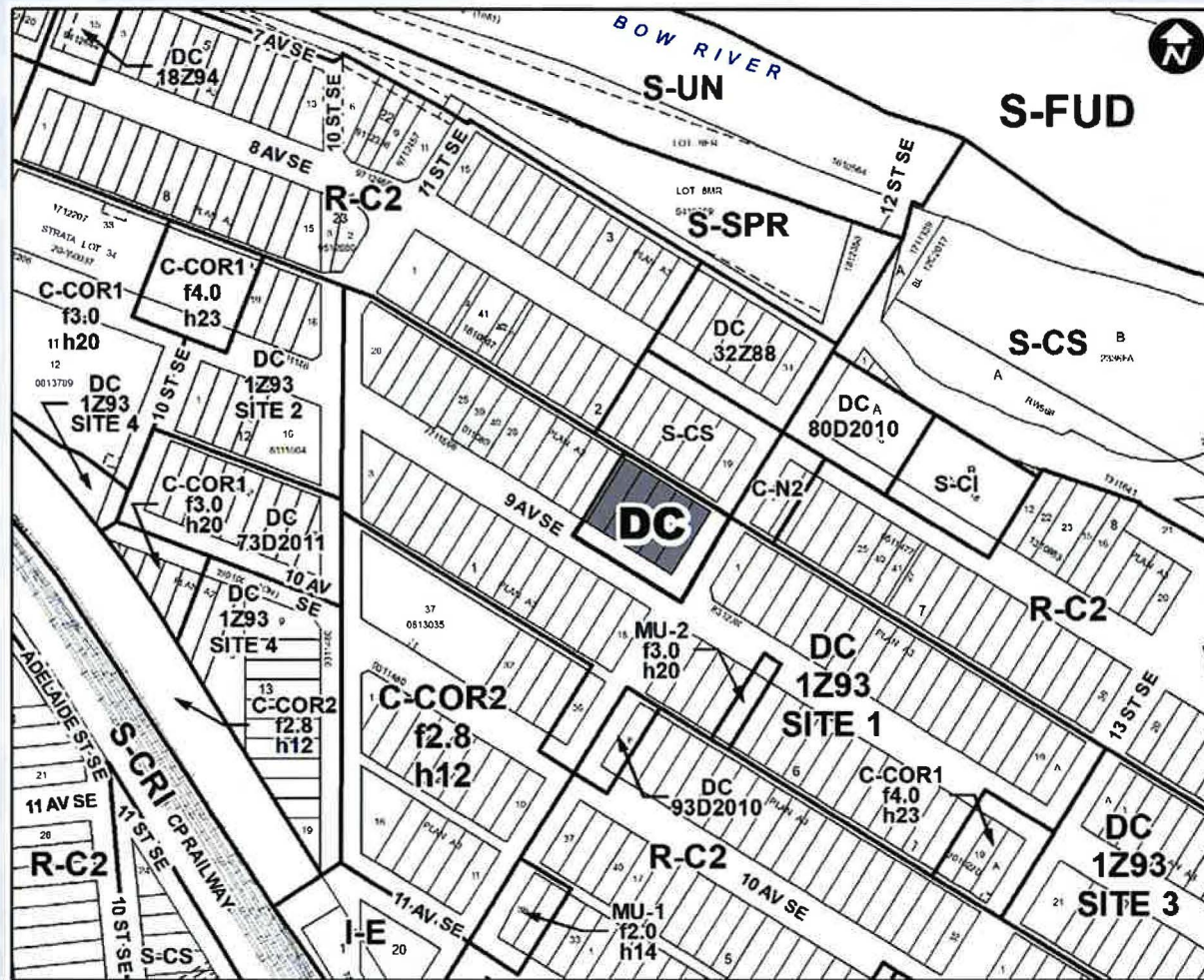


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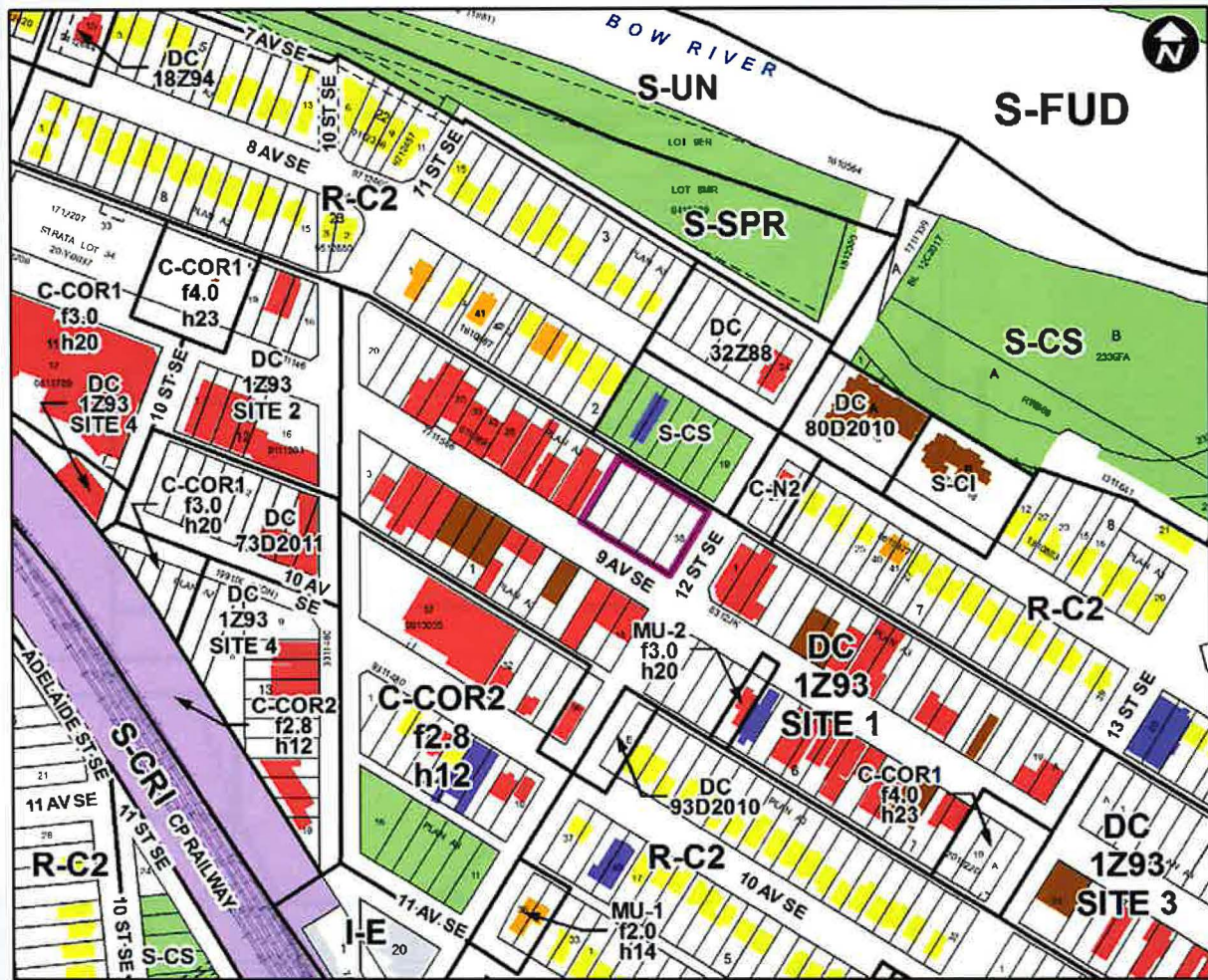
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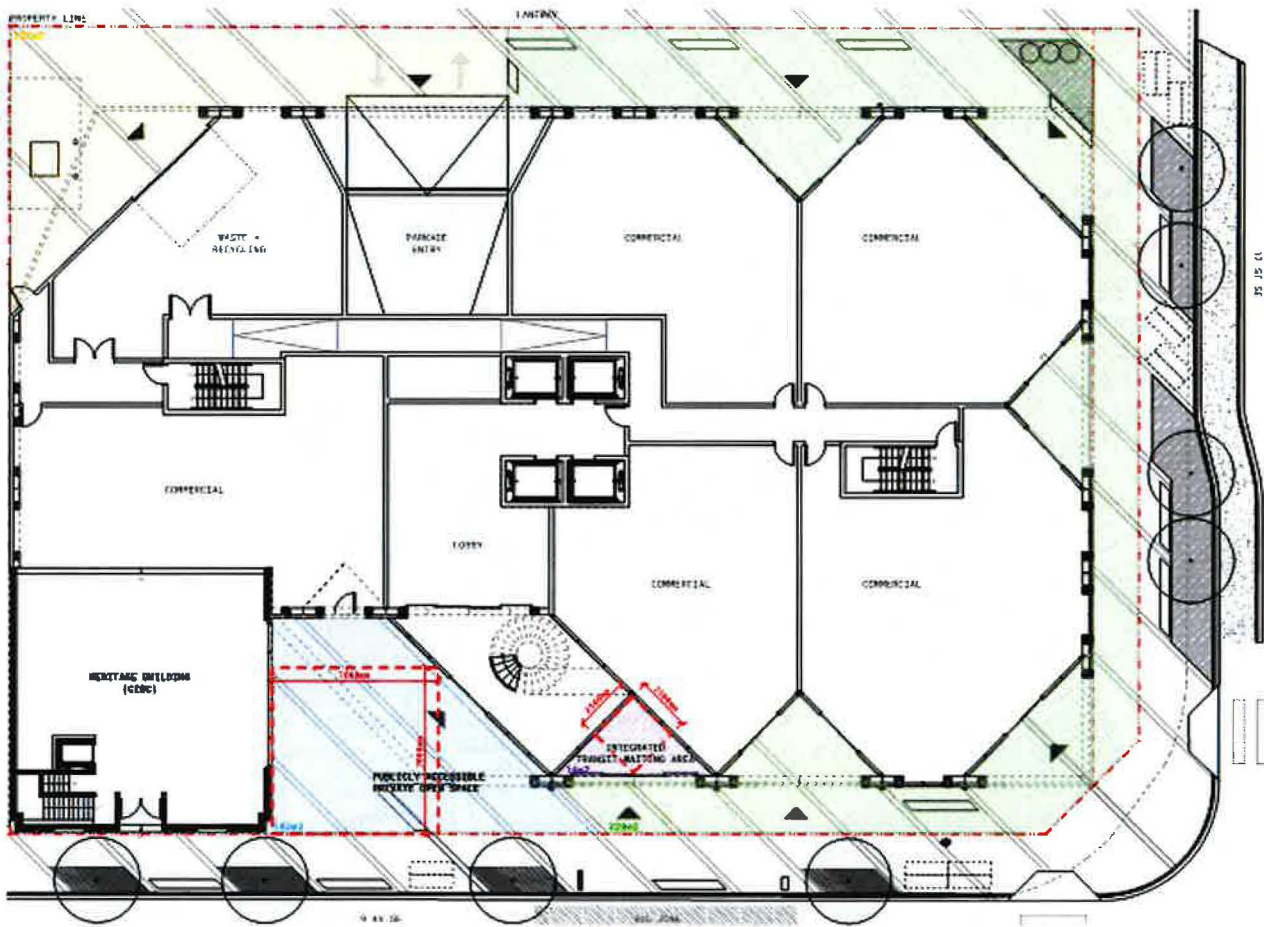


LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



PROPOSED SITE PLAN



Publicly Accessible Private Open Space (183m²)

Integrated Transit Waiting Area (14m²)

Enhanced Pedestrian + Amenity Zone (320m²)

Parkade Access + Waste & Recycling (127m²)

Minimum Required Dimensions as per DC



