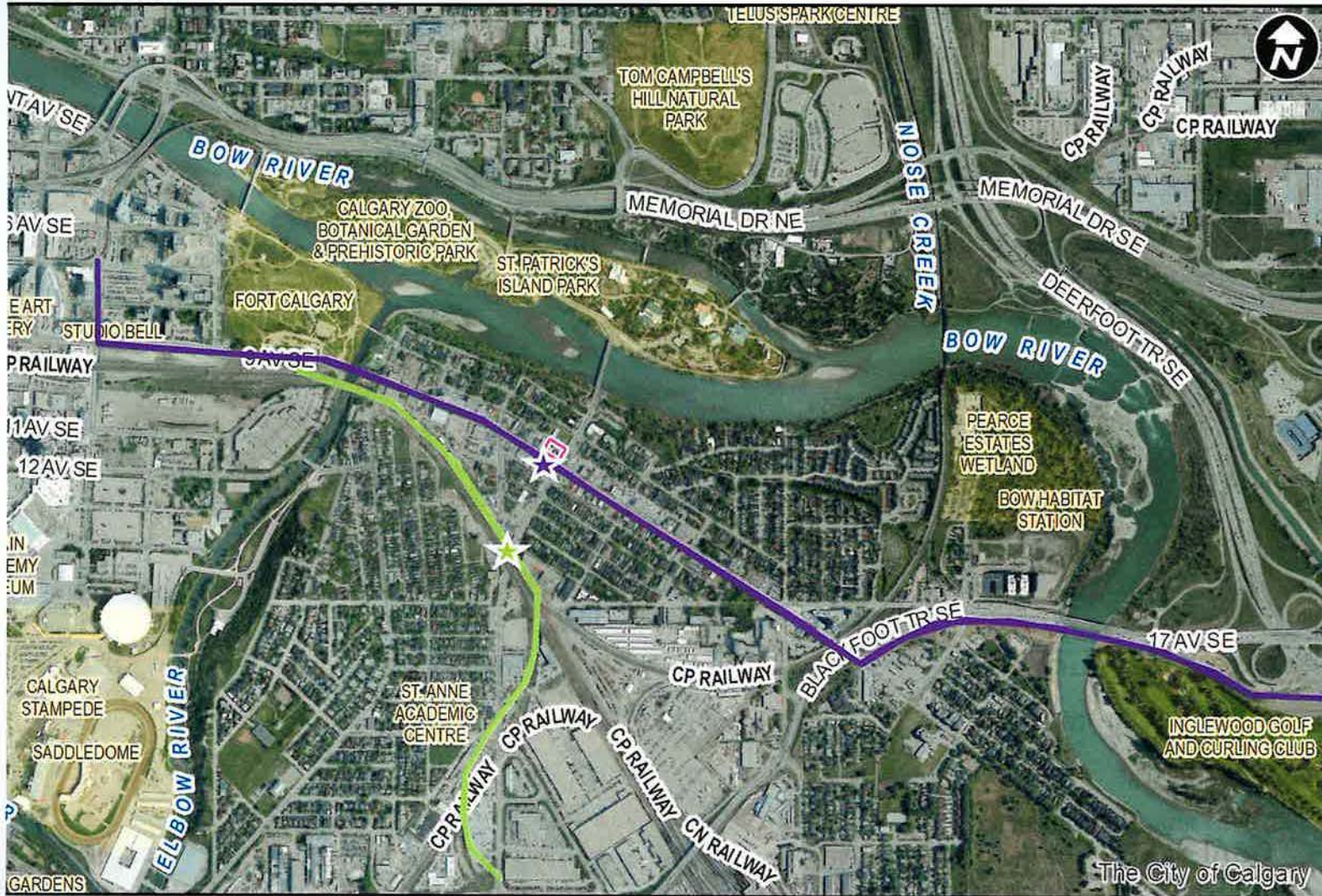




Public Hearing of Council
Agenda Item: 8.1.9

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 27 2020
ITEM: #8.1.9 CP 2020-0557
Public.
CITY CLERK'S DEPARTMENT

LOC2019-0188
Policy and Land Use
Amendment





Recent Investment in Inglewood

Green Line – Inglewood/Ramsay LRT Station (Stage 1 ~\$5 billion)

MAX Purple – 19 Street SE Station (Inglewood Truckstop) (\$177 million)

12 Street Bridge (\$26 million)

9 Avenue Bridge (\$23 million)

Jack Long Park and Mills Park (\$1.1 million and \$500k)

9 Avenue Streetscape Master Plan construction (~\$40 million – unfunded)

Population

4,024 residents in Inglewood

0 Residents on block

Population by Blockface (City of Calgary Census, 2019)



* AVLI is now occupied

Proposed Direct Control

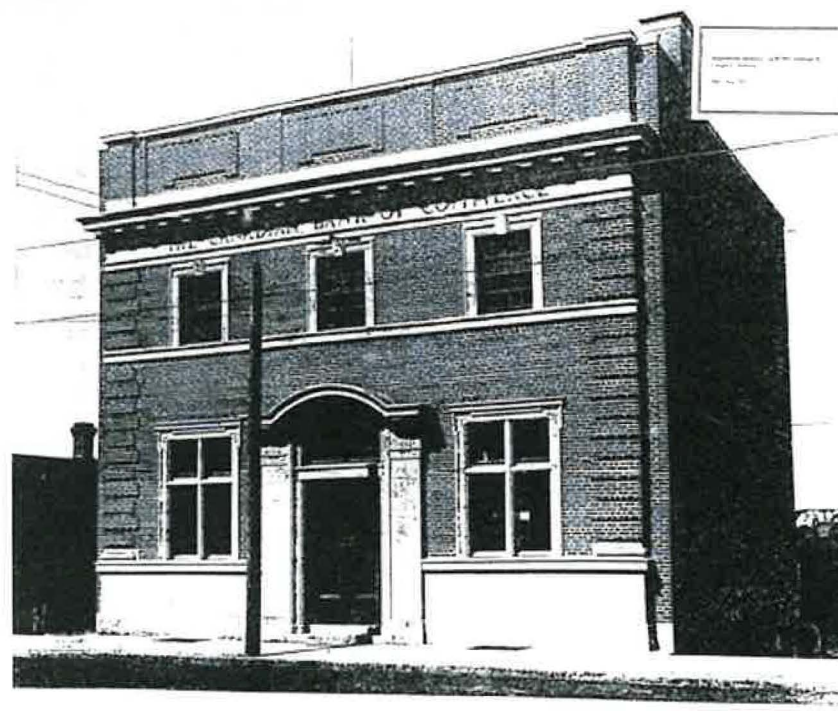
Based on Mixed Use – Active Frontage (MU-2) District

Maximum height 45m

0 – 2.0 FAR	No additional requirements
FAR 2.0 – 4.5	Heritage designation
FAR 4.5 – 6.5	Provision of a Publicly Accessible Private Open Space; and Provision of an Integrated Transit Waiting Area

Key Fact - Heritage

Heritage is not being destroyed; this application will preserve heritage.



Canadian Imperial Bank of Commerce

Key Fact - Walkability

Building height does not determine walkability; the at-grade experience plays a significant role in determining walkability.



The development sets a desirable standard for the immediate area and the city at large.

- Urban Design Review Panel

Key Facts - Compatibility

Heritage streets and midrise development are compatible.



Existing Streetscape



Project rendering

Mirvish Village (Mirvish Village, Toronto ON)

Key Facts - Compatibility

Heritage streets and midrise development is compatible.



Osborne Village - Winnipeg, MN

Key Facts - Compatibility

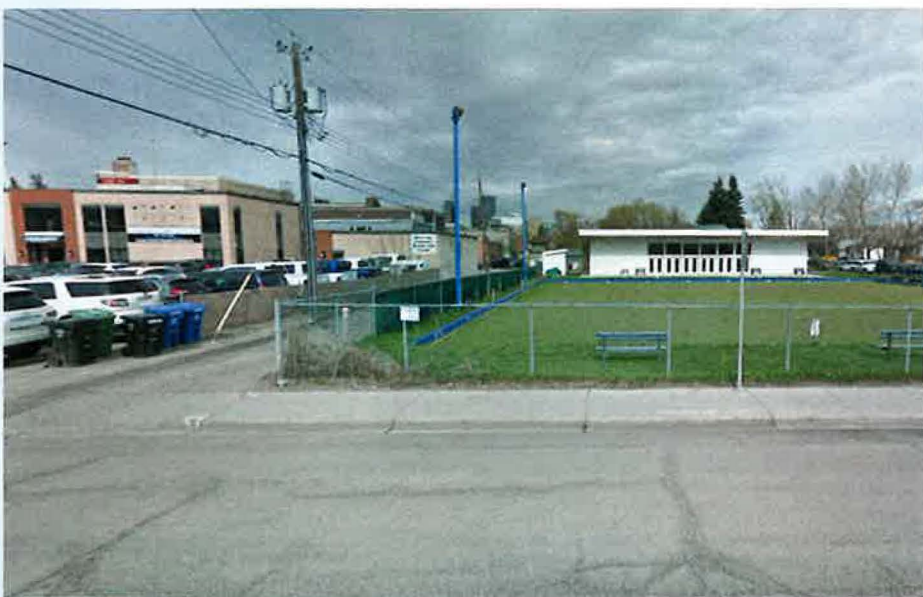
Heritage streets and midrise development are compatible.



(ByWard Market, Ottawa ON)

Key Facts – Inglewood Lawn Bowling Club

This development will not result in the closure of the Lawn Bowling Club.



Local Area Plan

Significant community engagement

2019 - Consultant hired to provide balanced recommendations due to divergence of desires between community association and industry

2020 draft considered all previous engagement and city-hired consultant recommendations

Local Area Plan can move forward once Guidebook for Great Communities has been approved

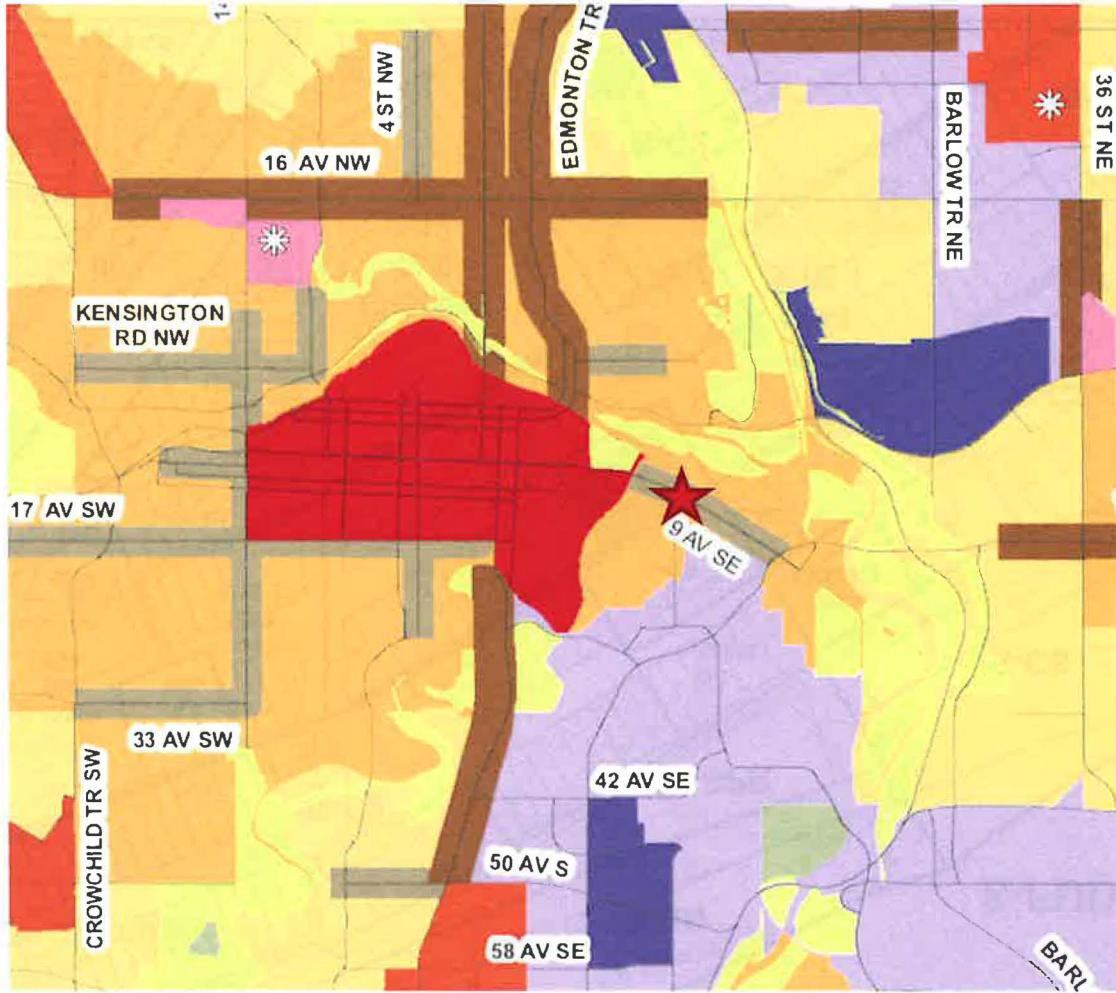
RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JUNE 04:

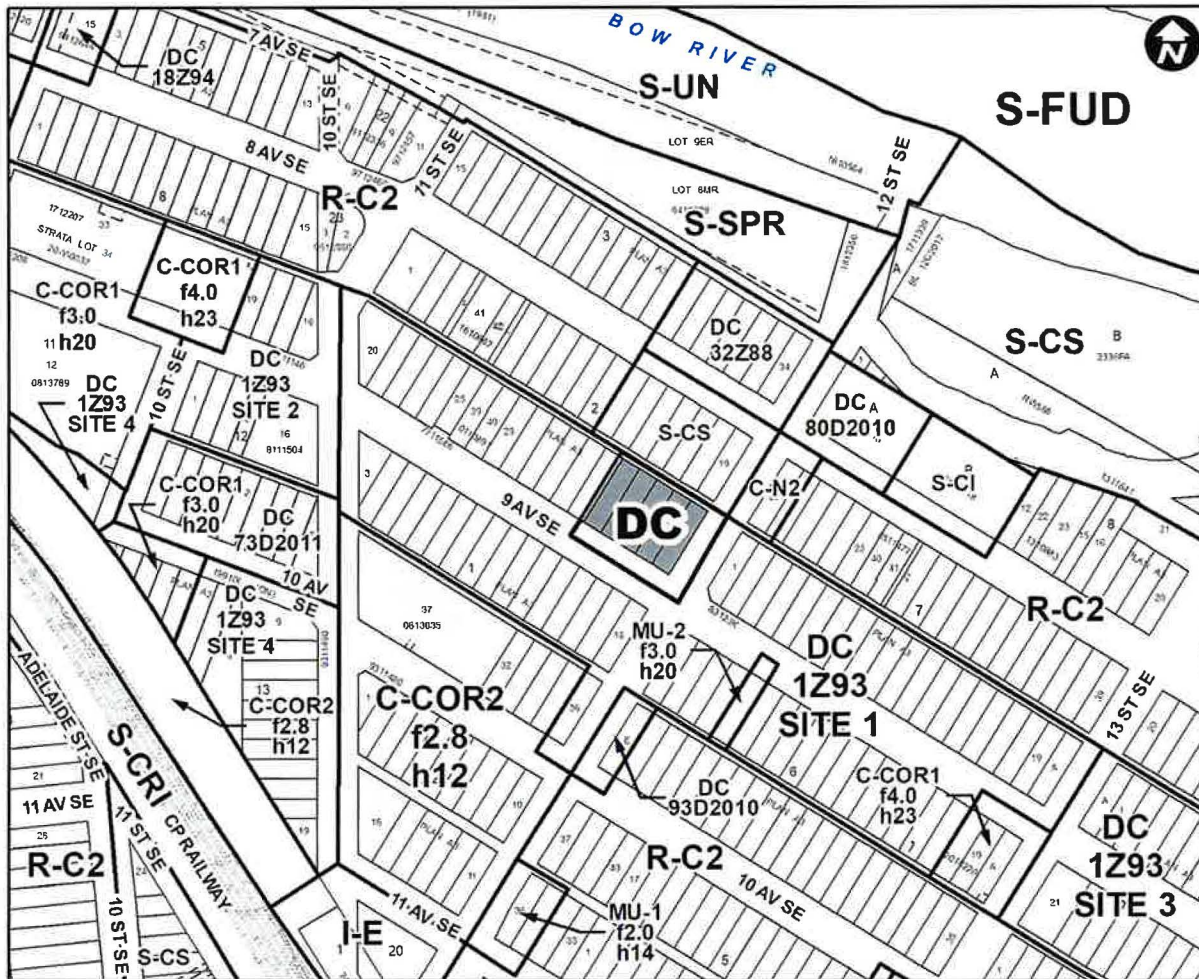
That Council:

1. Adopt, by bylaw, the proposed amendment to the Inglewood Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the Proposed Bylaw **30P2020**.
3. Adopt, by bylaw, the proposed resignation of 0.20 hectares \pm (0.49 acres \pm) located at 1230 and 1234 – 10 Avenue SE (Plan A3, Block 2, Lots 32 to 37, portion of Lot 33 and portion of Lot 38) from DC Direct Control District to DC Direct Control District to accommodate a mixed use development while preserving the historic Canadian Imperial Bank of Commerce building, with guidelines (Attachment 4);
4. Give first reading to the Proposed Bylaw **84D2020**; and
5. Withhold second and third readings pending Municipal Historic Designation of the site (Canadian Imperial Bank of Commerce building), or until any other mechanism to ensure such designation is in place. **** As the Applicant has met their requirements to have the CIBC Building designated, third reading could occur today.***

Supplementary Slides

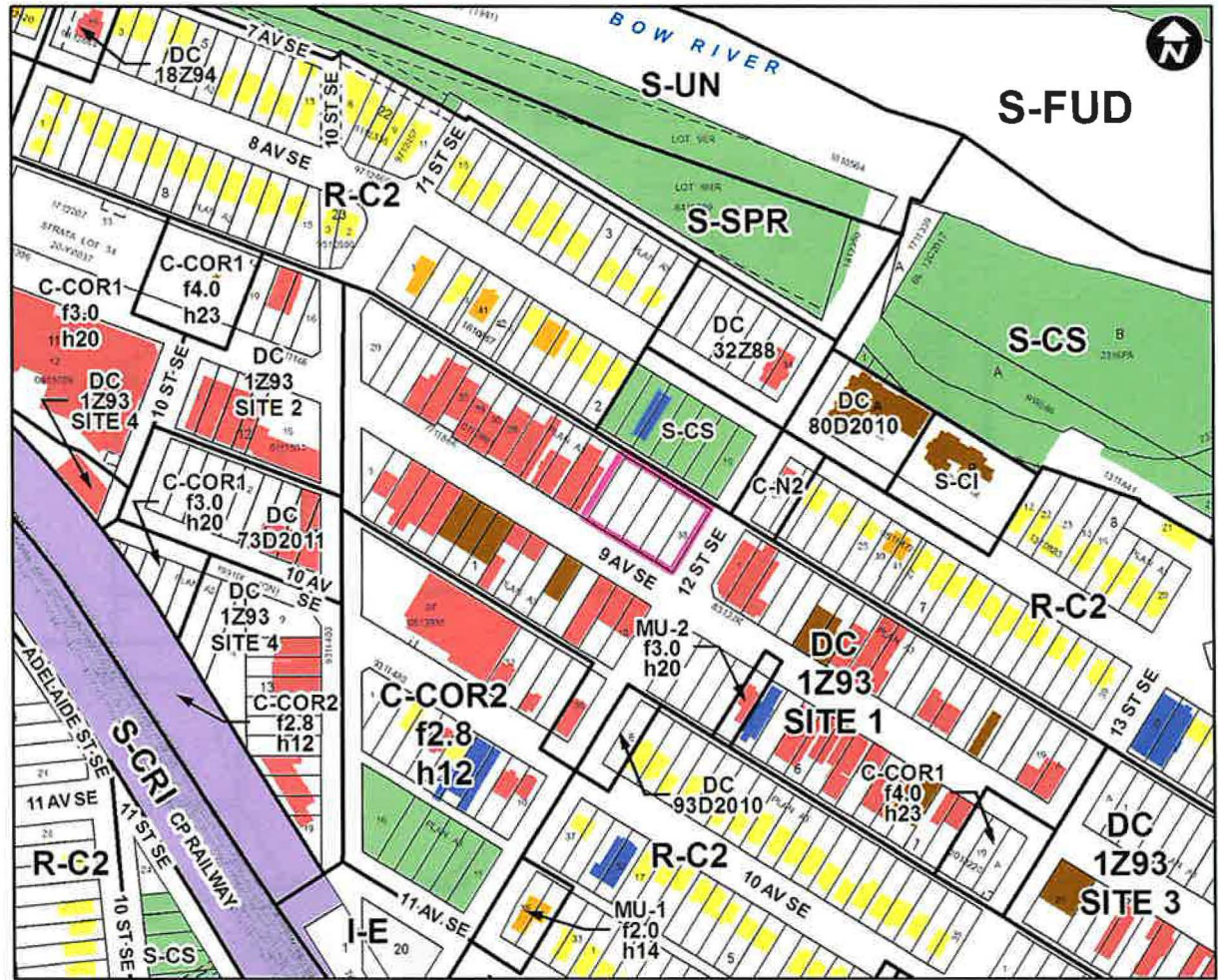




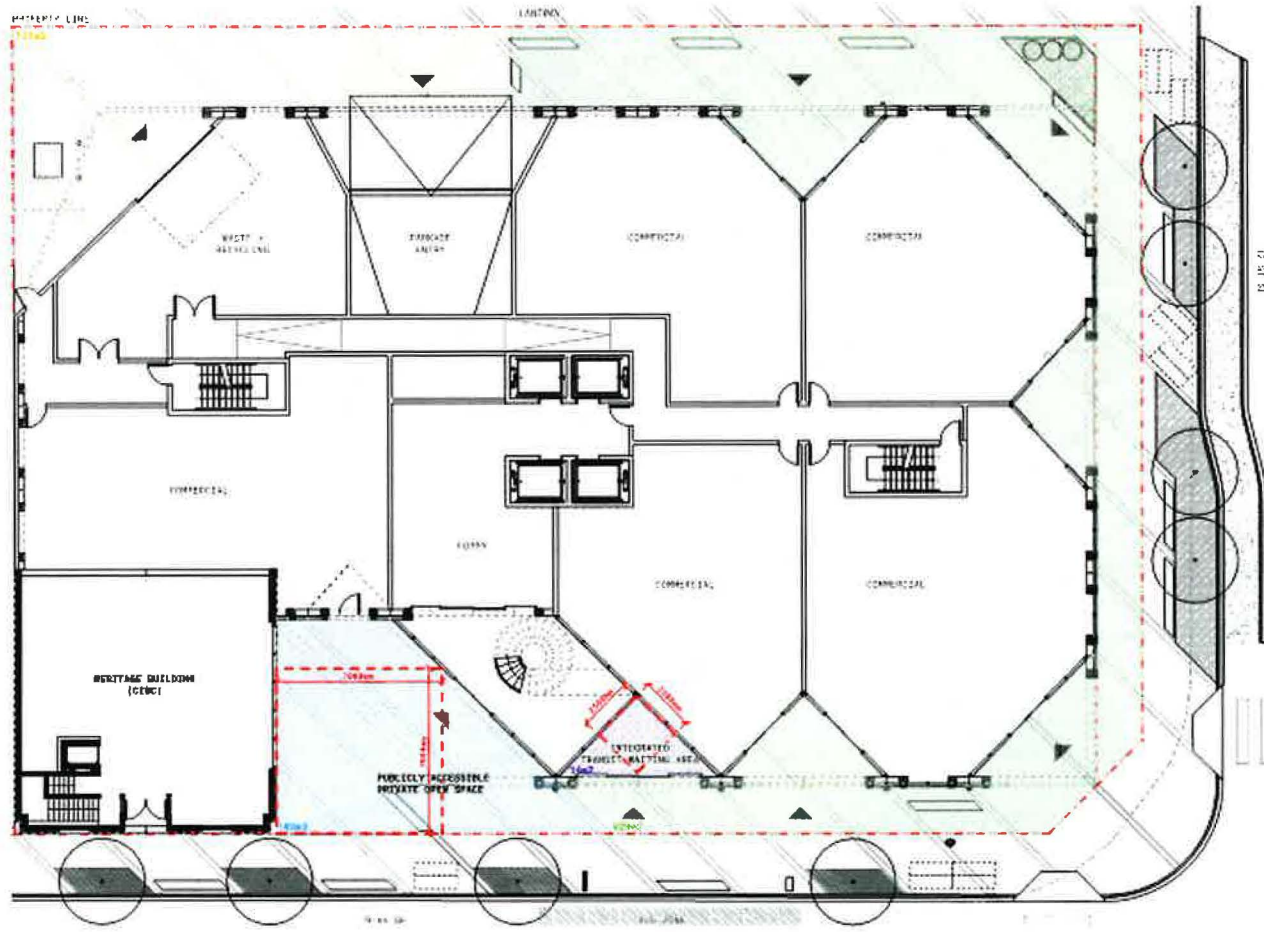


LEGEND

- 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 (328m²)

Parkade Access + Waste & Recycling (127m²)

Minimum Required Dimensions as per DC