

Applicant's Submission

LOC 2019- 0149

Applicant's Submission - Land Use

Redesignation

June 27, 2020

Louis on 9th Ave - 1025, 1139 9th Avenue SE

Landstar Development Corp. is submitting this application to re-designate the parcels of land 1025, 1139 9 Avenue SE, situated on the Inglewood Main Street, 9th Avenue SE, between the Art Block and Burn Block. To support the redevelopment of this site, a Land Use Re=designation from DC 1Z93 to a Direct Control District, with an MU-2 base is being proposed. This would allow for active, street oriented commercial with residential development above. The MU-2 district is intended to support balanced and contextual growth in key areas of the Inglewood neighborhood, such as Activity Centers and Main streets by allowing for adequate local population density to support a vibrant commercial area and the introduction of community amenities.

DEVELOPMENT VISION

The subject site is approximately 28,750 sq. ft. and is currently occupied by a low rise two buildings commercial strip containing Starbucks, California Closets, Oak and Vine, and a building recently vacated by Trail Appliances. The proposed development, named "Louis on 9th", inspired by the original Metis owner of these lands over a century ago, is proposed as a mixed-use multi residential development with commercial-retail units at grade. This application is for land use only at this time, with no concurrent submission of development permit.

The following additional attributes will augment this general vision

Main Streets and Transit Oriented Development (TOD)

Given its location in the neighborhood of Inglewood, along the designated Main Street of 9th Ave SE, the surrounding area has an eclectic mix of high density commercial and mixed-use development. Although the subject site has no known heritage value, the National Hotel, a site with provincially protected heritage designation, on its southern flank, has a maximum approved height of 34 metres. Recent expansion of Calgary's primary transit network (PTN) has located this site within a 400-meter walk-zone of both the MAX Purple BRT, and a recently approved future Greenline LRT station serving Inglewood. This PTN expansion has also initiated multi-residential, mixed-use development of similar intensity in the area in this past couple of years, with Hungerford Properties' development at 915 9 Ave SE, and RNDSQR's "Block" at 1230, 1232, 1234 9 Ave SE. The site is also in close proximity to alternative transportation routes, including the 8 Ave and 12 St SE cycle connections and regional pathway, as well as the open space network along the Bow River.

The community of Inglewood, as envisioned in the Municipal Development Plan (MDP), is located within the Inner City Developed Residential Area, and the subject site is located along a neighborhood main street and a community activity center. As such, the MDP supports more intense, contextually sensitive development that adds residential and employment uses and mixes that support higher levels of transit service, as well as the ongoing revitalization of local communities. Louis on 9th, with a proposed land use DC (MU-2f6.5h45) will help create a more

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resilient community through the provision of iconic architecture and spaces for the development of social capital, fresh economic opportunities, and facilitating the evolution of a healthy and active community by augmenting access to transit and active transport networks.

A Vibrant Public Realm

As one of Canada's most eclectic neighborhoods, we understand the importance of creating and augmenting a welcoming and vibrant public realm in Inglewood. The subject site's active frontage, with stepped massing that mirrors the 22 m height of proximate buildings such as Avli and the Atlantic Arts Block, will add vibrancy to Inglewood and augment its overall walkability, while adding housing forms and density to support increased activity, comfort, safety and enjoyment for everyone. The addition of varied destinations and uses, alongside publicly accessible amenities, and design features that increase pedestrian interest and comfort will activate the streets by encouraging social gathering, connecting, and engagement in communal events such as the Inglewood Night Market. This will, in turn, extend 9th Ave into 11th St as envisioned in the Streetscape Master Plan, and ultimately realize a more fulsome vision for this community activity center.

Placemaking

The site will use architectural styles that respects the neighborhoods history and evolution which complement the current eclectic variety along the Mainstreet, incorporate features such as frequent entries, windows, and retail to create a continuous street wall edge that is seamless with the Art Block. The vision for this development will transition building height, scale and mass between site edges in such a way that respects and highlights existing heritage structures such as the National Hotel. Additional design elements onsite will also pay homage to and tell the story of Inglewood's largely overlooked Metis roots, and early Indigenous contribution to the formation of place.

Residential and Employment growth

The proposed development will contribute to the objective of strengthening community vitality by increasing residential and employment densities and mixes in key locations where transit and community amenities and services are most accessible, as envisioned in the MDP.

DIRECT CONTROL BYLAW RATIONALE

DENSITY INCENTIVE HISTORY AND RATIONALE

The applicant has prepared this summary as a response to stakeholder questions and as supplemental information to support the proposed development as it relates to the proposed Direct Control Bylaw. As it relates to density bonusing, public art, green building features, and design related community benefits, it is important to highlight:

- Unlike the Beltline Area Redevelopment Plan and a limited number of other local plans, there are no applicable density bonusing or density transfer for community benefits policies within the statutory approved Inglewood Area Redevelopment Plan.

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- There are no applicable statutory city-wide policies to the same effect.
- Emerging policy contained within the draft Guidebook for Great Communities and Historical East Calgary Area Redevelopment Plan does not include density bonusing or density transfer policies for these types of community benefits.
- For this site, proposing a Direct Control Bylaw with site-specific density incentive mechanisms is entirely voluntary by the applicant.

For Landstar and team, any redevelopment vision of the subject site requires a reasonably flexible site and building design approach. As such, we advocate linking a greater floor to area ratio of 6.5 to a larger menu of bonusing items that detail maximum potential incentives, and align in essence, with community desires, overall site development vision, and greater city-building vision for great neighborhoods with sustainable economic activity. These can then be chosen from at the design and Development Permit stage in such a way that benefits all stakeholders involved. This approach best navigates the tension between providing a more fulsome picture of the developmental potential and vision for the site that stays within the realm of possibility, while providing a greater level of certainty for the community. The following points lay out how each proposed density incentive mechanism aligns with the development vision articulated above, while playing-off each other in a complimentary manner.

- A publicly accessible private open space will be made accessible through a registered public access easement. The open space will activate the site interface with 11 St, 10 St and 9 Ave SE Main Street corridor, creating design, programming, and social capital building opportunities. The open space will be designed to a high quality and include furniture and lighting elements that will create both a functional and distinct public plaza node.
- An original work of public art included on site, would be a piece provided by Metis artists, which will elevate the largely overlooked Metis heritage and contribution to Inglewood, and the entire East Calgary area. This will bring a unique sense of both history and place to a site located simultaneously within both a historical and narrative junction; Inglewood as a community where indigenous and settler narratives overlap, and the intersection of 9th and 11th as the historic dividing line between the first 2 settler developers in Inglewood. Artwork of this caliber will also augment publicly accessible private open space and contribute to the vibrancy and cultural preservation of the area.
- Cultural support space located within the site provides an internal space that accommodates one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. A space designed for such a purpose can only compound Inglewood's creativity and eclecticism, which is grounded in both its corporeal and ephemeral environments.
- Design related community benefits involve the incorporation of three-bedroom units and universally accessible units into the site design. These will further increase the diversity of the housing mix in Inglewood, while strengthening community vitality and resilience by increasing residential and employment densities and mixes in key locations such as this one. Locating

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accessibility-forward and family-friendly units in such proximity to multiple PTN stations also moves forward the proverbial municipal needle on designing for equity and climate resilience.

- Green building features such as an environmental roof and electric vehicle charging stations help meet the city's climate resilience objectives through facilitating emissions reduction, boosting building energy efficiency, and reducing heat island effects. Such measures also contribute positively to overall public health through reduction of carbon and noise pollution, the creation of space for social capital formation, and all the positive mental health benefits linked to greener environs. An environmental roof further creates an iconic architectural feature that brings a unique, but complimentary dimension to a community replete with diverse architectural forms that capture the spirit of different eras.
- Exceptional design features will incorporate architectural and urban design features and/or technologies that visually and functionally enhance the character of the urban environment, thus making a positive contribution through architecture, urban design and uses to the vibrancy and activity of the pedestrian environment and the building's interfaces with the public realm on the iconic 9 Ave Main Street. Examples include building massing, orientation and façade design contributes to a memorable skyline, urban environment, and building envelope designs employing materials or technology that have a positive effect on the public realm.
- A monetary contribution to the city's heritage fund is a tangible commitment of good faith to heritage conservation on a larger municipal scale. It is a real recognition that Inglewood is not an island, but that its heritage and wellbeing is part of a larger dialectic whole.

These site-specific density incentive mechanisms have been carefully considered, and create an exciting realm of possibility, while also providing a measure of certainty to the community and City stakeholders. In the absence of a concurrent Development Permit, this Direct Control Bylaw is the only approval that can create certainty of some combination of these public benefits being achieved with future site redevelopment.

For context and as it relates to stakeholder questions related to density bonusing formulas and that benefits be commensurate to density bonused, we contend that the monetary value of any combination of these incentive mechanisms is significant. Cost considerations include cost of land, capital construction cost, loss of salable/leasable floor area, and the loss of perpetual revenue for commercial-retail space along a prime Main Street corridor.

We trust this application has sufficiently portrayed the commitment of Landstar Development Corp., along with Hive Developments, to working collaboratively with officials at the City of Calgary, representatives from the Ward 9 Councilor's office, residents and stakeholders in Inglewood throughout the application process.