



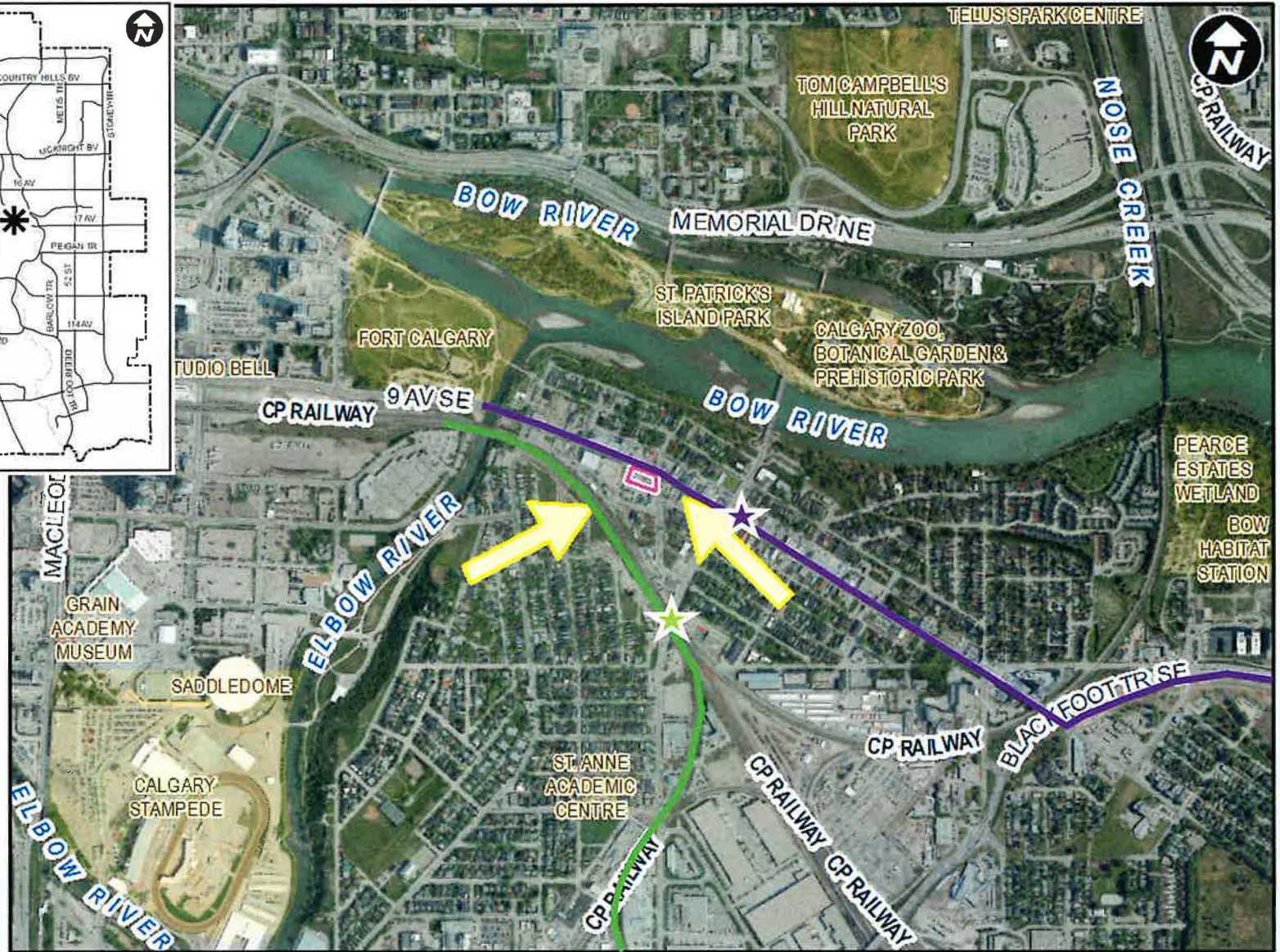
Calgary Planning Commission

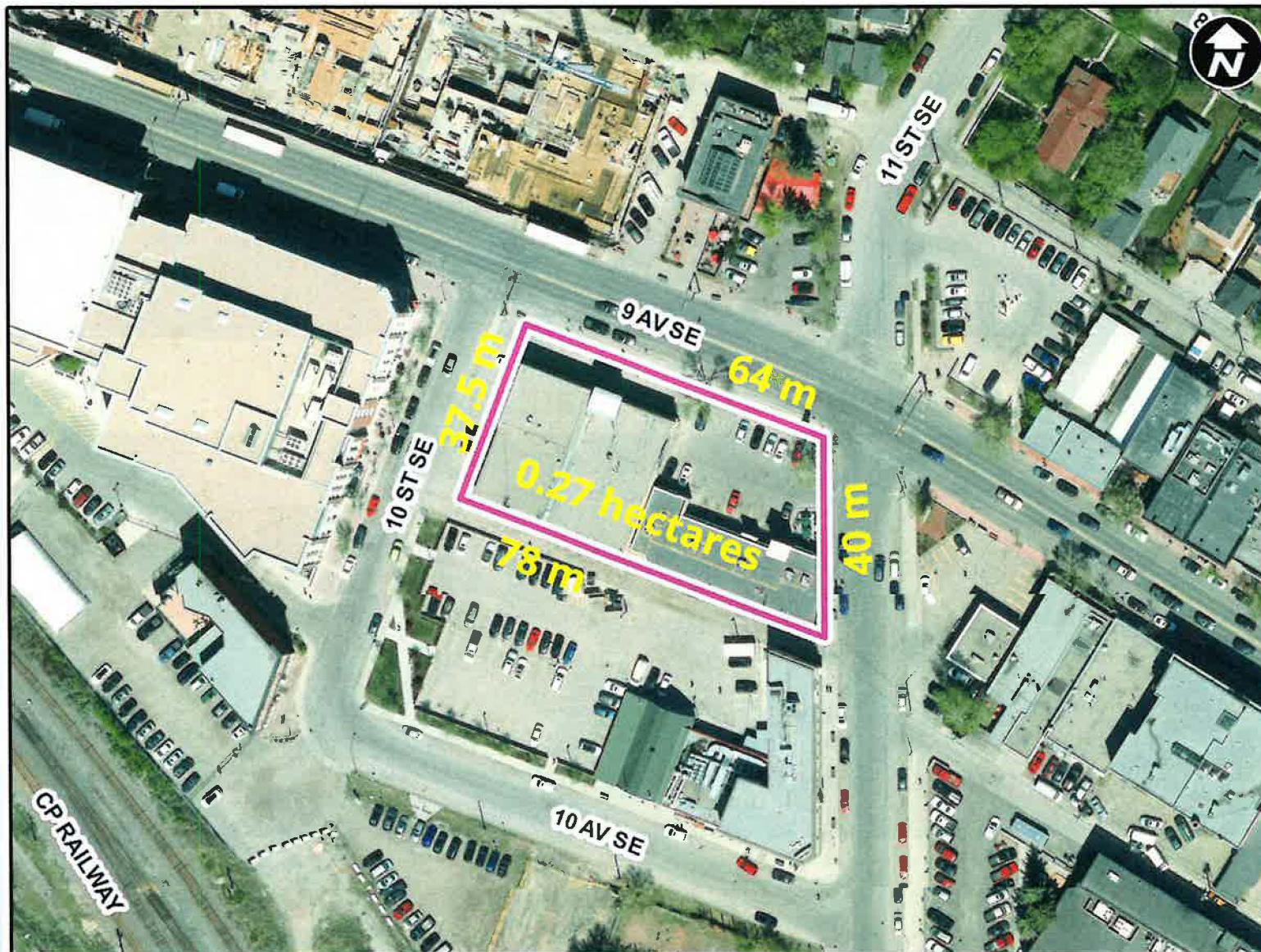
Agenda Item: **7.2.1**



LOC2019-0149 Land Use Amendment

Agenda Item: 7.2.1



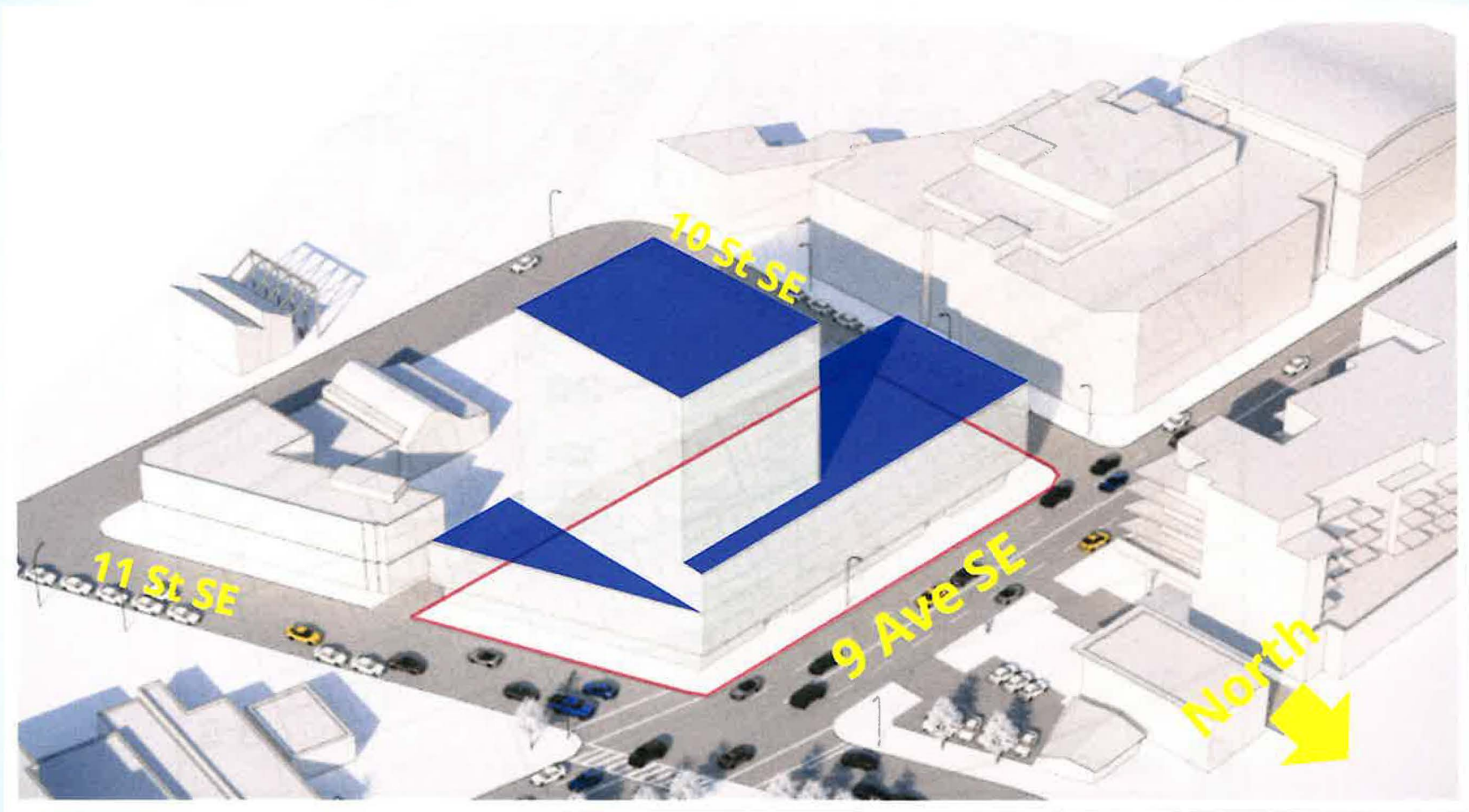


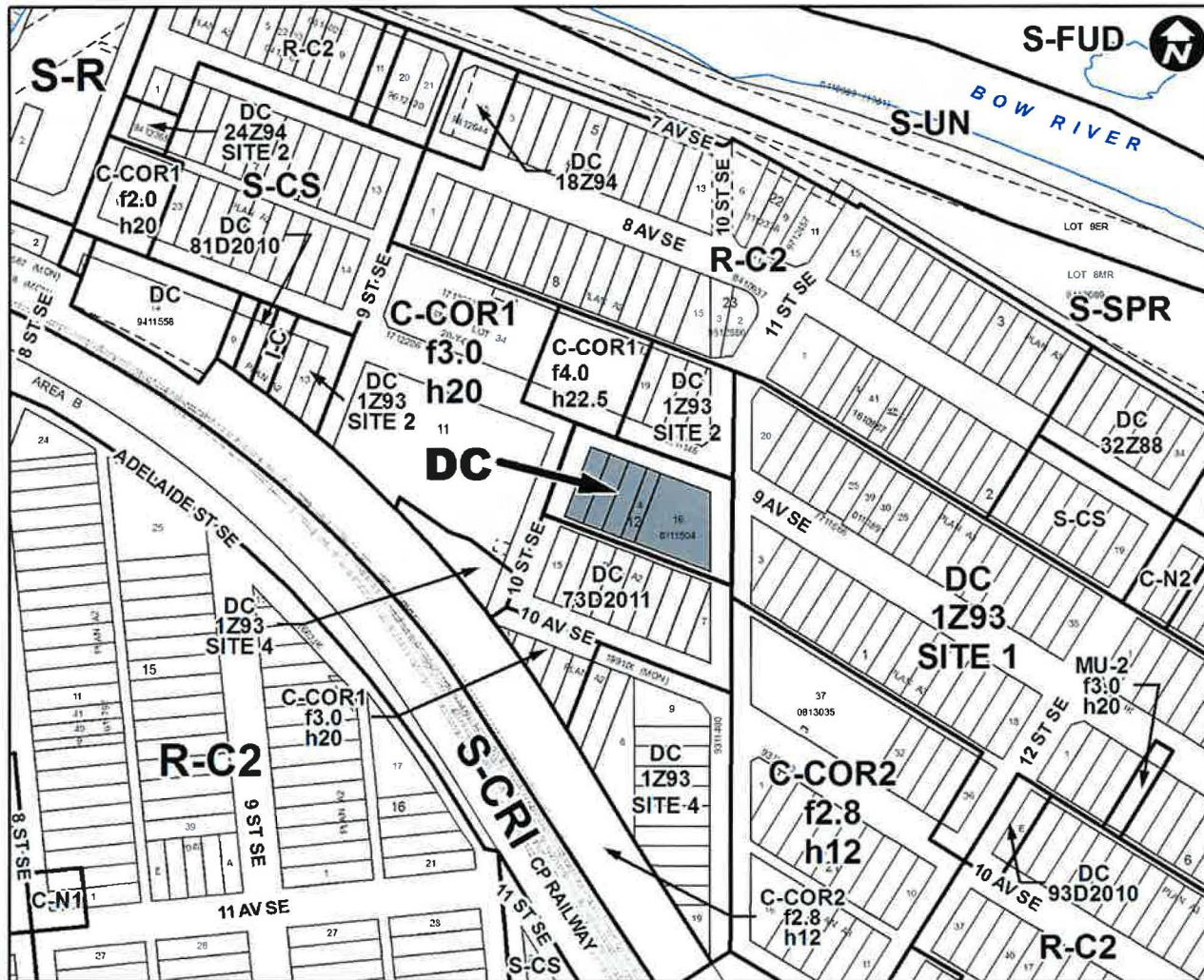


View of the site looking southwest



View of the subject site looking south







Existing Direct Control District Entitlements

Based on the General Commercial (C-2) District of Land Use Bylaw 2P80

Maximum FAR of 2.0

Maximum height 20m, 6 storeys

Proposed Direct Control District

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

Maximum height 45m

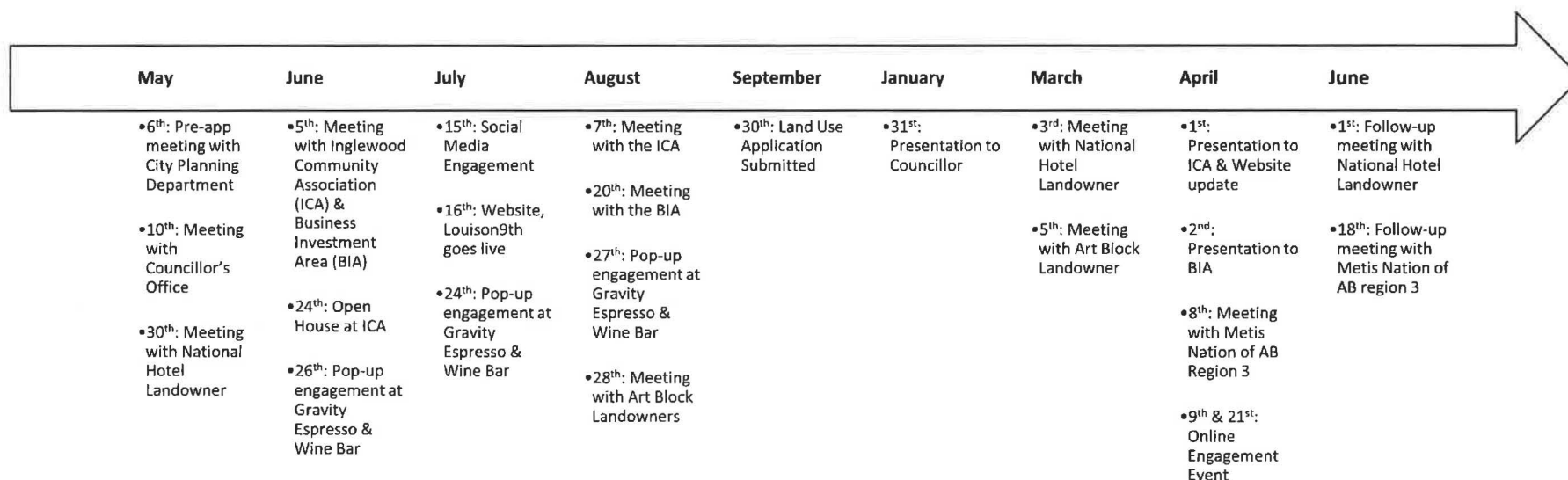
0 – 2.0 FAR No additional requirements

2.0 – 6.5 FAR Provision of publicly accessible private open space (mandatory)
Provision of public art – on site
Contribution to The City's Heritage Incentive Reserve Fund
Provision of affordable housing units



Community Engagement

Engagement Process Overview



NUMBERS TO DATE

OPEN HOUSE

23 attendees

8 staff/team

89 written feedback

5 visual feedbacks

POP - UPS

5 events

18 attendees

3 staff/team

41 written feedback

ONLINE

900+ website visits

84 comments via social media

4 comments via webform

OTHERS

19 personal meetings

80 flyers distributed

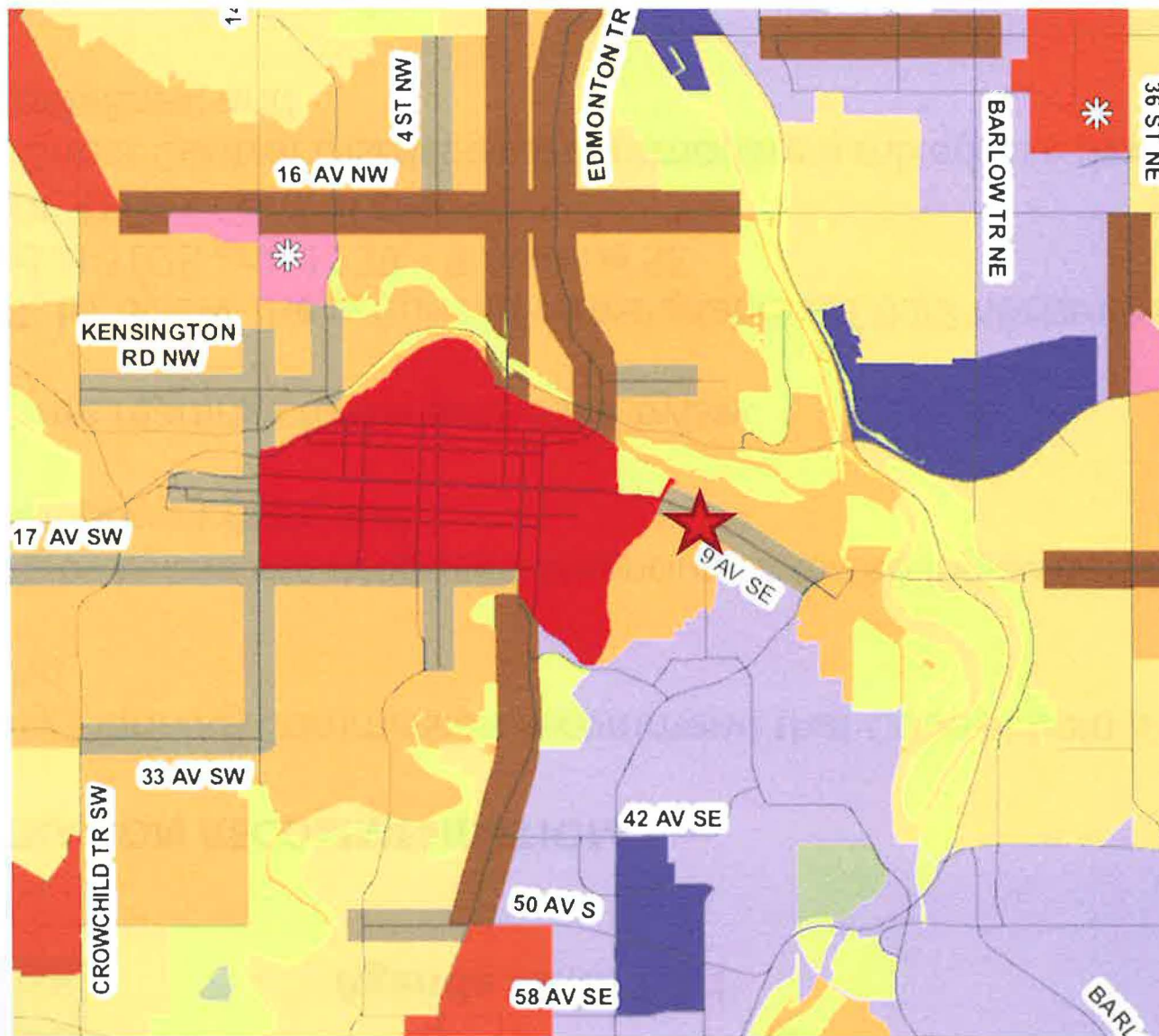
36 event posters posted



Calgary Planning Commission

Agenda Item: 7.2.1

9



**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the Inglewood Area Redevelopment Plan; and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.27 hectares \pm (0.66 ac \pm) located at 1025 and 1139 – 9 Avenue SE
from DC Direct Control District
to DC Direct Control District to accommodate a mixed-use development with guidelines; and
4. Give three readings to the proposed bylaw.



Report Corrections

Under 1.1

- Paragraph 2 – “and this Direct Control District Bylaw” should be added to the end of the sentence.
- Paragraph 4:
 - “average land value” should not be bold or italic
 - “buildable” needs to be removed.
 - “Area Redevelopment Plan” needs to be replaced with “local area plan”

2.1 – add “designed and” before “constructed”.

2.3 – second paragraph – delete “of buildable floor area for the area”

3.3:

- First paragraph – delete “per square metre of buildable floor area for the area”
- Second paragraph – delete “per square metre of buildable floor area for the area”
- Formula: replace “cost” with “value”
- Add a note: “Note: the total value of the proposed public art will be provided to the **Development Authority** at the time of **development permit** application by an independent art professional, as accepted by The **City**.”

5.3:

- paragraph 1 – “development permit” should be bold and italicized.
- Paragraph 2 – delete “per square metre of buildable floor area for the area”



Supplementary Slides

Calgary Planning Commission

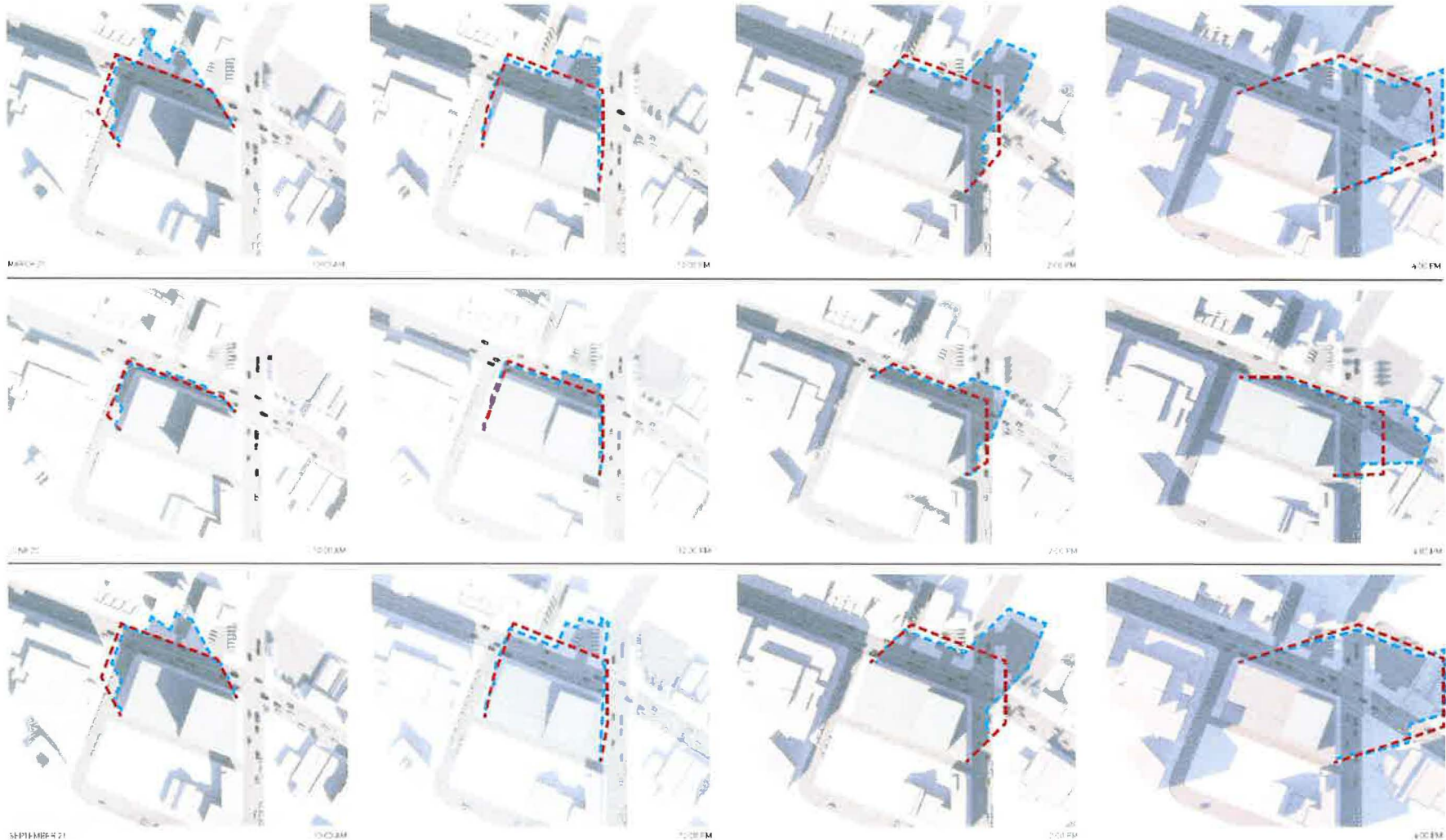
Agenda Item: 7.2.1

13

SHADOW STUDIES | 6.5 F.A.R. - 45M HEIGHT MASSING VS. 20M HEIGHT MASSING

--- 20m HEIGHT MASSING SHADOW

--- 6.5 F.A.R. - 45m HEIGHT MASSING SHADOW



1025 9TH AVENUE SE LOC | JUNE 25 2020

DRAFT

LANDSTAR DEVELOPMENT CORPORATION



Photos



View of the subject site looking north



View of the subject site looking east



View of the subject site looking west



View of the subject site looking south



View down 9 Avenue SE looking east, at the intersection with 11 Street SE

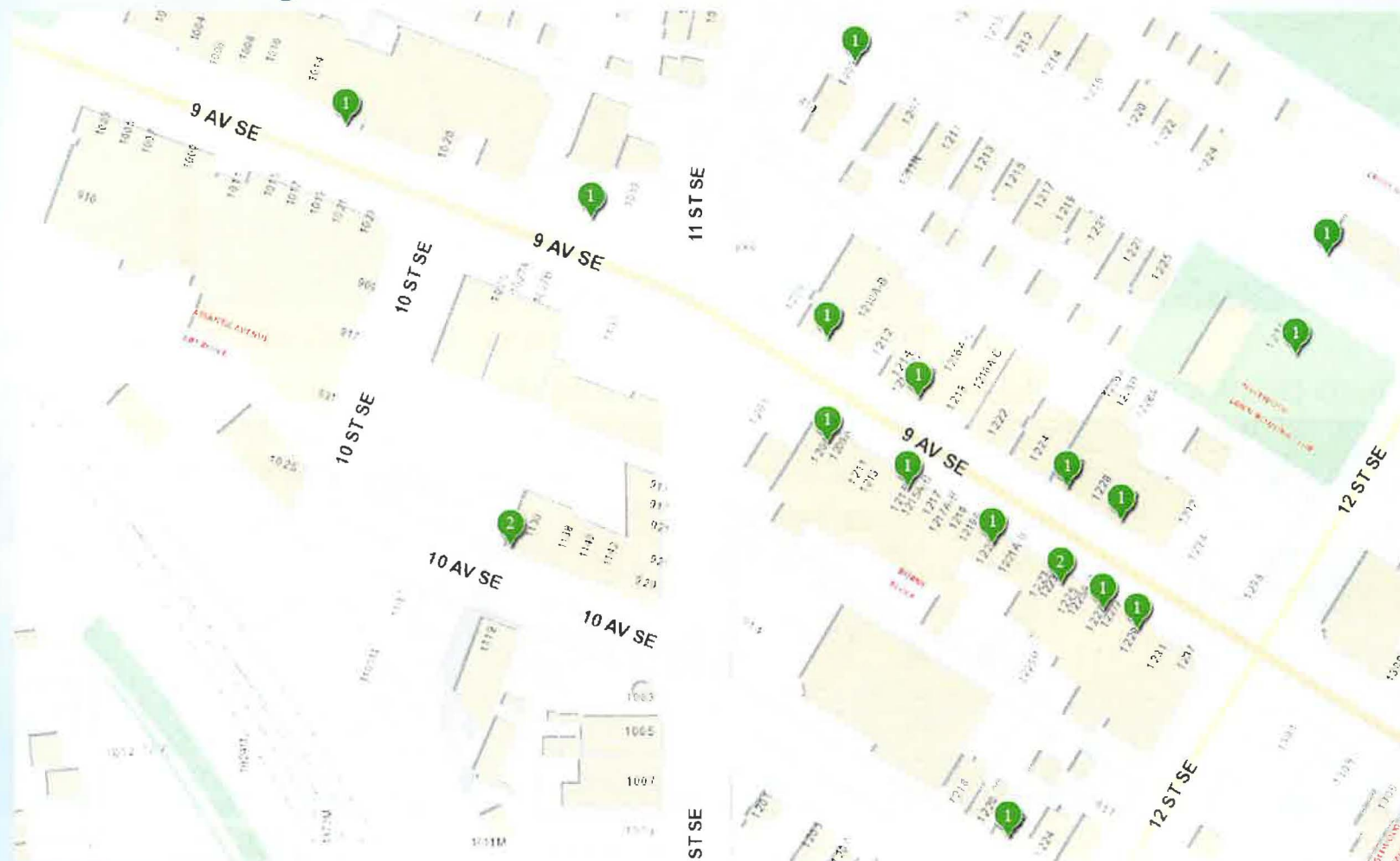


View of adjacent development to the north, looking north.



Heritage

Inventory of Evaluated Historic Resources



From The City's Website



View of the historic National Hotel and East End Livery sites, located directly south of the subject site (photo looks northeast).

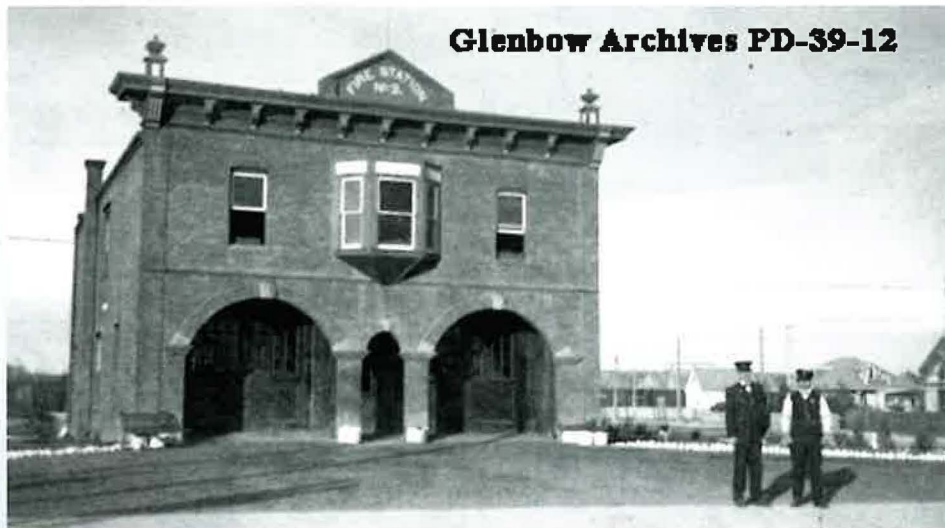


View of the historic National Hotel, located directly south of the subject site (photo looks southwest).





Glenbow Archives PD-39-12



Calgary's
Historic
Fire Hall No. 3
in 2020 & 1911



Density Bonusing



Floor Area Ratio Options

FAR 0 - 2.0	No additional requirements
FAR above 2.0, to a maximum of 6.5	<ul style="list-style-type: none">- Provision of publicly accessible private open space (mandatory)- Provision of public art – on site- Contribution to The City of Calgary's Heritage Incentive Reserve Fund- Provision of affordable housing units



Provision of Public Amenities through Bonus System

1. Bonus System

1.1 Approach

Development sites can be developed up to the maximum **density** without providing any bonus items. In order to develop above the maximum **density** and up to the bonus maximum **density**, **developments** must provide one or more bonus items in exchange for a defined amount of additional **density**.

Any combination of bonus items can be used to earn additional **density**, provided that one of the **bonus provisions** used is the provision of publicly accessible private open space, subject to the discretion of the **Development Authority**, the local context of the proposed **development** site, and any rules set out in Land Use Bylaw 1P2007 and this Direct Control District Bylaw.

The contribution amount will be calculated at the time of **development permit** approval, based on the average land value per square metre of **gross floor area**.

"Average land value" in Schedule C of this Direct Control District Bylaw means the average land value per square metre of **gross floor area** at the time of **Development Permit**. If no such value has been determined by **Council** in the applicable local area plan at the time of **development permit** application, expert analysis in the form of a land valuation study or real estate appraisal report is to be prepared by a Licensed Real Estate Appraiser and provided to the **Development Authority** at the time of **development permit** application.



2.0 Provision of Publicly Accessible Private Open Space

2.1 Description

Publicly accessible private open space is defined as a portion of a private **development** site that is made available to the public for the life of the **development** through a legal agreement acceptable to The **City**, and is in a location, form and configuration and is designed and constructed in a way that is acceptable to The **City**.

2.2 Eligibility

Any **development** that can provide a publicly accessible private open space that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. A publicly accessible private open space must:

- (a) have a minimum overall contiguous area of no less than 250.0 square meters, including a minimum width of 2.0 metres of private land immediately adjacent to 9 Avenue SE and 11 Street SE;
- (b) have sufficient width to allow for a plaza or plaza-like space on the 11 Street SE frontage;
- (c) be located at **grade** between the face of the **building** and the **property line**;
- (d) be maintained by the owner for the life of the **development**;
- (e) include street furniture elements including, but not limited to seating, bicycle racks, general and feature lighting; and
- (f) include canopy trees and soft landscaping elements where possible and appropriate.

2.3 Bonus Rate

The bonus is based on the cost of construction (excluding land costs) of the proposed space to be accessible by the public. Cost estimates shall be prepared by a Registered Landscape Architect or Professional Quantity Surveyor as part of the **development permit** application. The maximum incentive **floor area ratio** for this item is 2.0.

For example, if the cost to the applicant to construct the space is \$500,000.00 and the average land value per square metre is \$270.00 then the amount of the bonus floor area will be calculated as follows:

Total construction cost / (average land value x 75.0%) = Allowable Bonus Floor Area
\$500,000.00 / (\$270.00 x 75.0%) = 2,469.0 square metres



3.0 Provision of Public Art – On Site

3.1 Description

Public art – on site means publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.

3.2 Eligibility

Any **development** that can provide public art that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. The artwork must be maintained by the owner for the life of the **development**; have a minimum value of \$200,000.00, as approved by The **City**; be located in a permanently and publicly accessible area; and located either outdoors, at **grade** and experienced from the public sidewalk; or on the **building's** exterior and experienced from the public sidewalk.

3.3 Bonus Rate

The amount of additional floor area that may be earned through the provision of public art – on site will be determined based on the overall value of the artwork, as submitted by the applicant and accepted by the **City**. As with other bonus items, the floor area bonus will relate to the average land value. The maximum incentive **floor area ratio** for public art – on site is 1.0.

For example, if the total value of the artwork is determined to be \$500,000.00 and the average land value is \$270.00, then the amount of the bonus floor area will be calculated as follows:

Total value of the artwork / (average land value x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$270.00 x 75.0%) = 2,469.0 square metres

Note: The total value of the proposed public art will be provided to the **Development Authority** at the time **development permit** application by an independent art professional, as accepted by The **City**.



4.0 Contribution to Heritage Incentive Reserve Fund

4.1 Description

Financial contributions to The City of Calgary's Heritage Incentive Reserve Fund at the time of the **development permit** application.

4.2 Eligibility

Any **development** proposing to build above the maximum **density** allowed for the subject site is eligible to make a contribution to the Heritage Incentive Reserve Fund. The monetary contribution to The City of Calgary's Heritage Incentive Reserve Fund should be applied to Municipal Historic Resources along 9 Avenue SE in the community of Inglewood.

4.3 Bonus Rate

The contribution amount will be calculated at the time of **development permit** approval, based on the average land value per square metre of **gross floor area**.

For example, if the average land value is established to be \$270.00 per square metre, and the applicant is proposing to build 1,000.0 square metres of bonus floor area, then the amount of contribution will be calculated as follows:

Average Land value x Proposed amount of bonus **gross floor area** (metres squared) = Heritage Incentive Reserve Fund Contribution Amount

\$270.00 x 1,000.0 square metres = \$270,000.00



5.0 Provision of Affordable Housing Units

5.1 Description

Affordable housing units are non-market housing units provided within the **development**, owned and operated by The **City** or any bona fide non-market housing provider recognized by The **City**.

5.2 Eligibility

Any new **development** that can provide affordable housing units, in perpetuity, within a proposed **development** in a number and location, and of a design and with an operating plan acceptable to The **City**, is eligible for this bonus.

5.3 Bonus Rate

The allowable bonus floor area will be based on the total construction cost of the units to a standard acceptable to The **City**. Construction cost estimates shall be prepared by a Professional Quantity Surveyor and be provided at the time of **development permit** application.

For example, if the cost to the applicant to provide the units and associated parking stalls is \$500,000.00 and the average land value is \$270.00, then the amount of the bonus floor area will be calculated as follows:

Total construction cost / (average land value x 75.0%) = Allowable Bonus Floor Area
\$500,000.00 / (\$270.00 x 75.0%) = 2,469.0 square metres

Note: the provided affordable housing units and associated parking stalls shall not be included in the calculation of **gross floor area**.



MU-2 District Summary

Division 3: Mixed Use - Active Frontage (MU-2) District

Purpose

- 1375 (1)** Mixed Use – Active Frontage is intended to:
- (a) be located along commercial **streets** where active commercial **uses** are required at **grade** to promote activity at the **street** level;
 - (b) promote **developments** with storefronts along a continuous block face on the commercial **street**;
 - (c) accommodate a mix of commercial and residential **uses** in the same **building**;
 - (d) respond to local area context by establishing maximum **building height** for individual **parcels**.

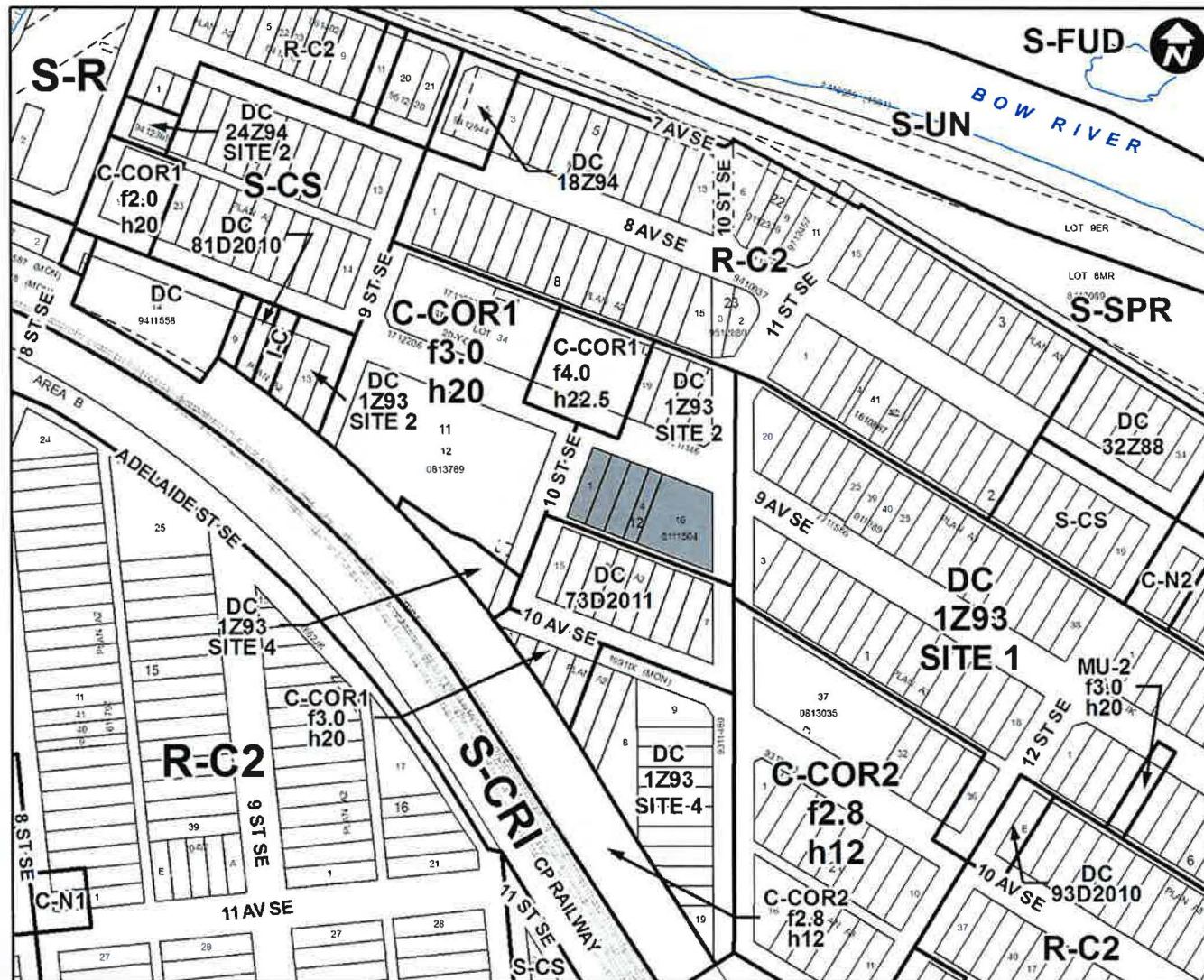


Other Maps

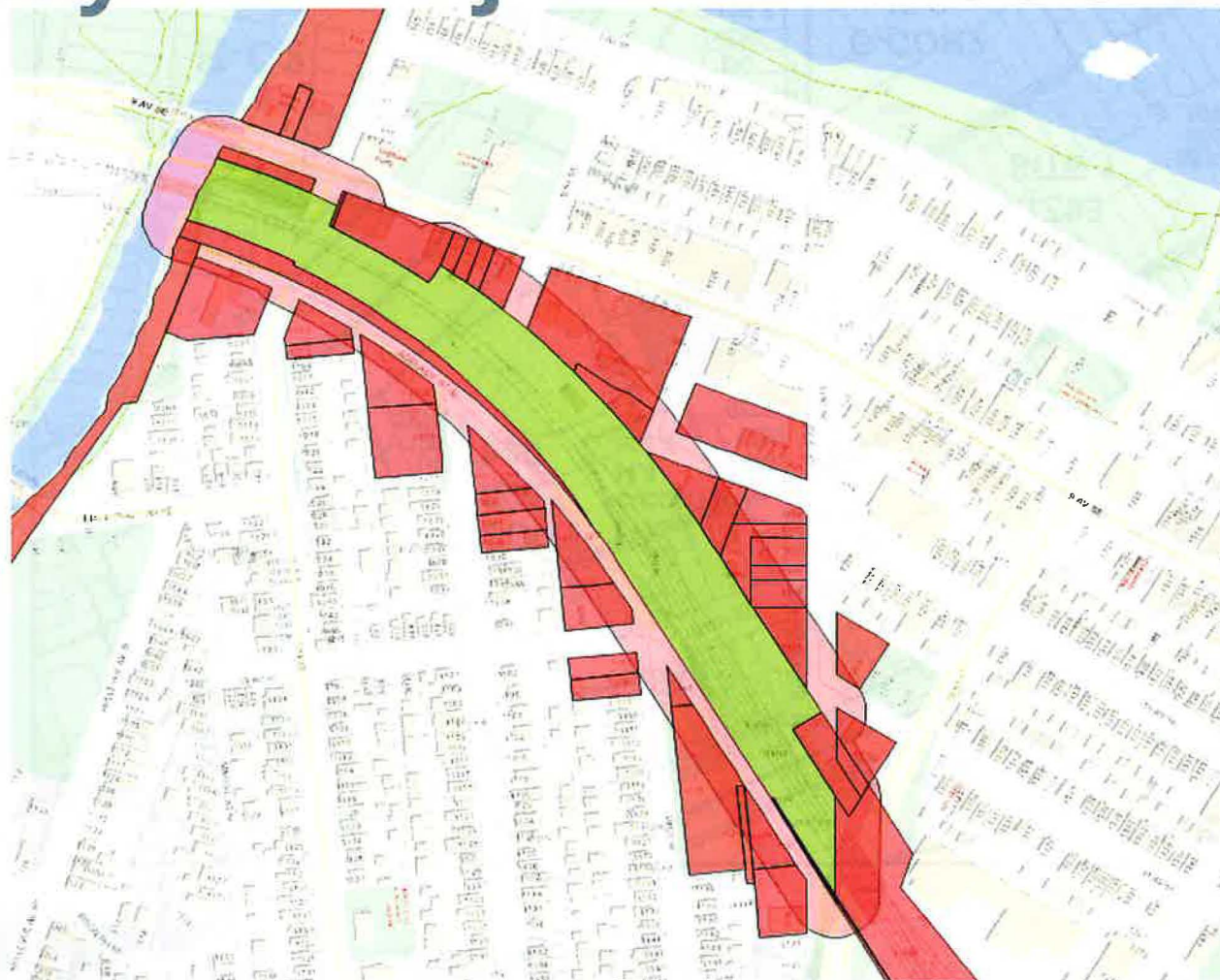
2019 Population by Blockface



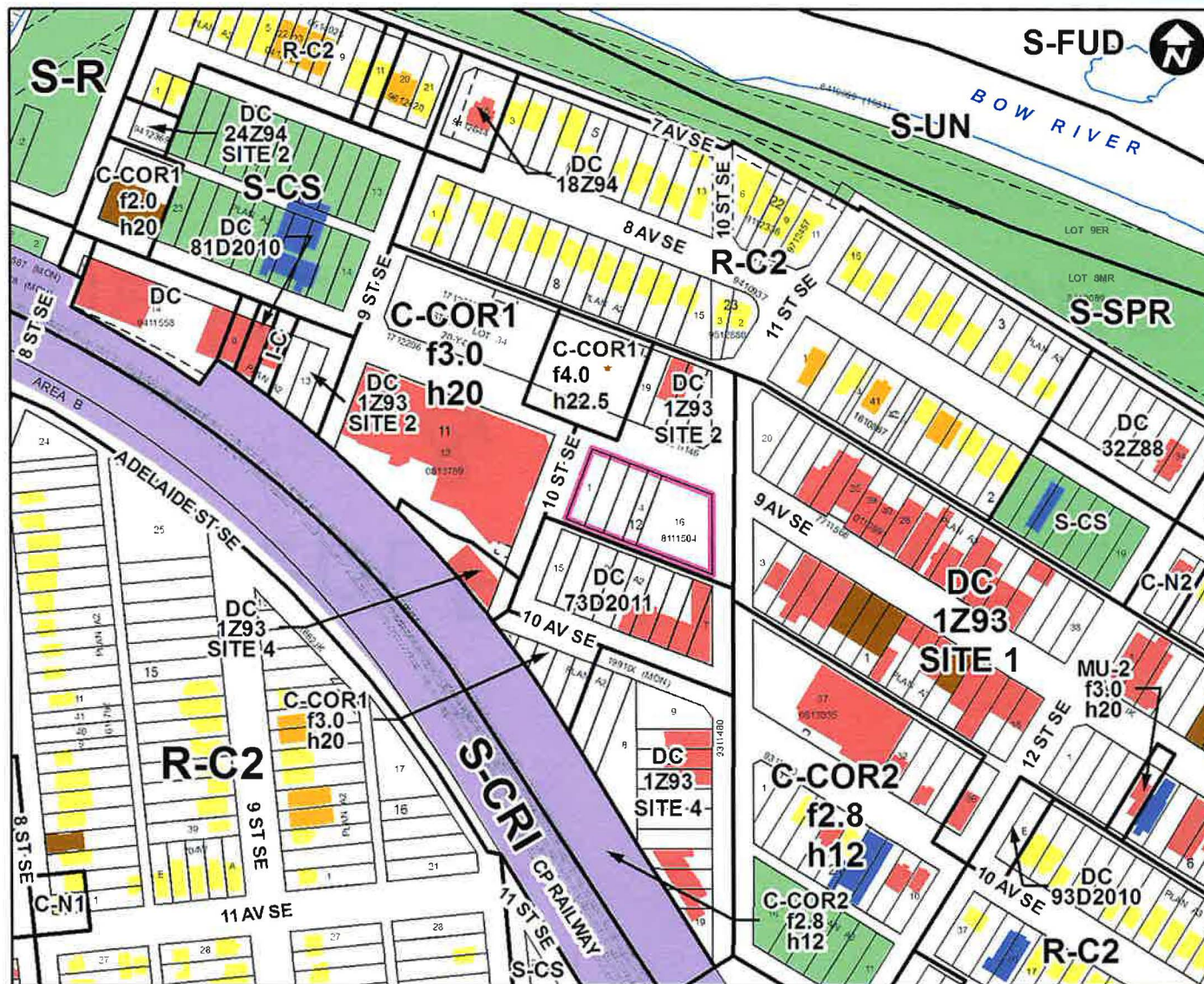
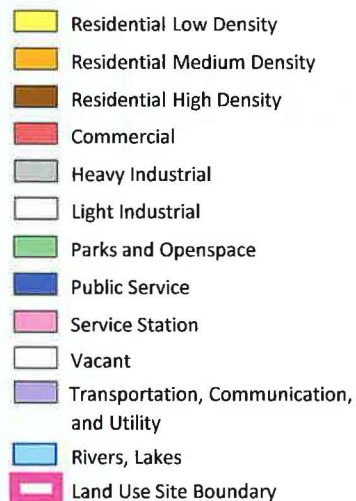
The City of Calgary



Heavy Rail Adjacent Parcels



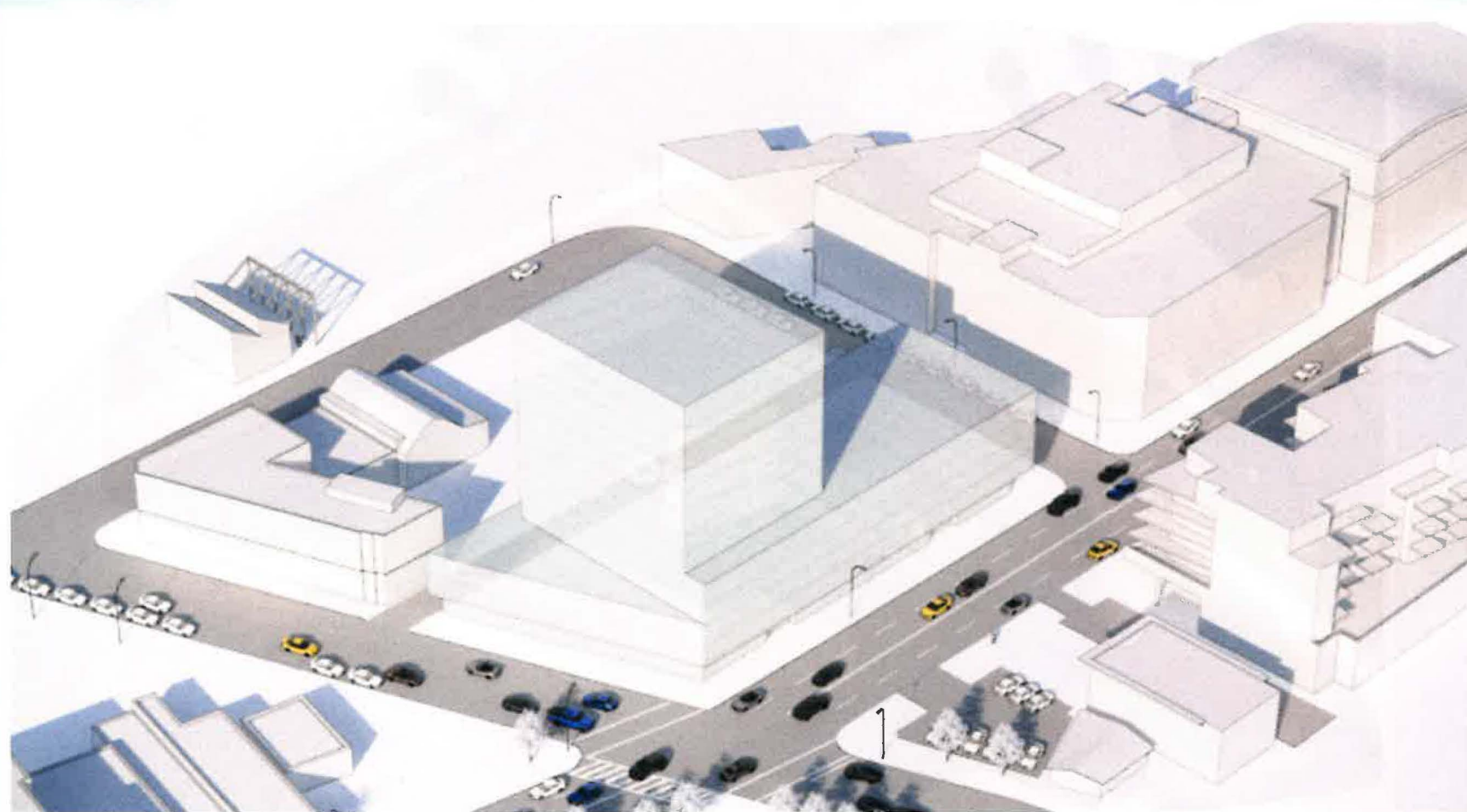
Agenda Item: 7.2.1





Concept Evolution & Building Height Regulations





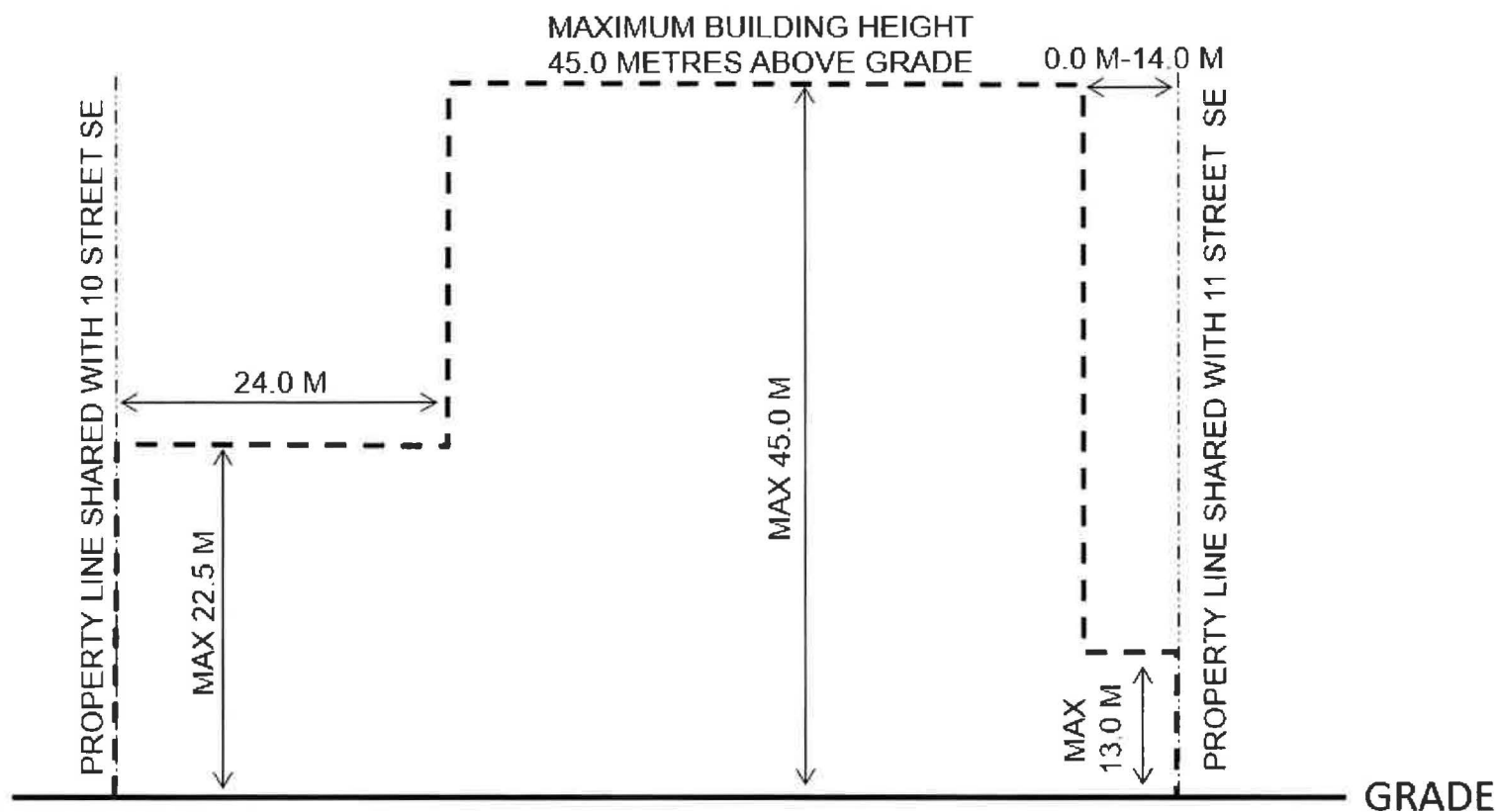


Building Height

- 9 (1) Unless otherwise referenced in subsections (2), (3), and (4), the maximum building height is 45.0 metres.
- (2) Where the parcel shares a property line with 9 Avenue SE, the maximum building height is 22.5 metres measured from grade within 3.5 metres of the shared property line.
- (3) Where the parcel shares a property line with 10 Street SE, the maximum building height is 22.5 metres measured from grade within 24.0 metres of the shared property line.
- (4) Where the parcel shares a property line with 11 Street SE, the maximum building height is 13.0 metres measured from grade within 14.0 metres of the property line at the southeastern corner of the parcel, with the 14.0 metre setback from 11 Street SE decreasing in a linear fashion to 0.0 metres at the northeastern corner of the parcel, such that the area restricted to 13.0 metres in height forms a triangle.



Illustration 1: Building Height in subsection 9(3) and 9(4)





Floor Plate Restrictions

- 10 Each floor of a **building** located partially or wholly above 22.5 metres above **grade** has a maximum:
- (a) **floor plate area** of 900.0 square metres; and
 - (b) horizontal dimension of 37.0 metres.



Inglewood ARP

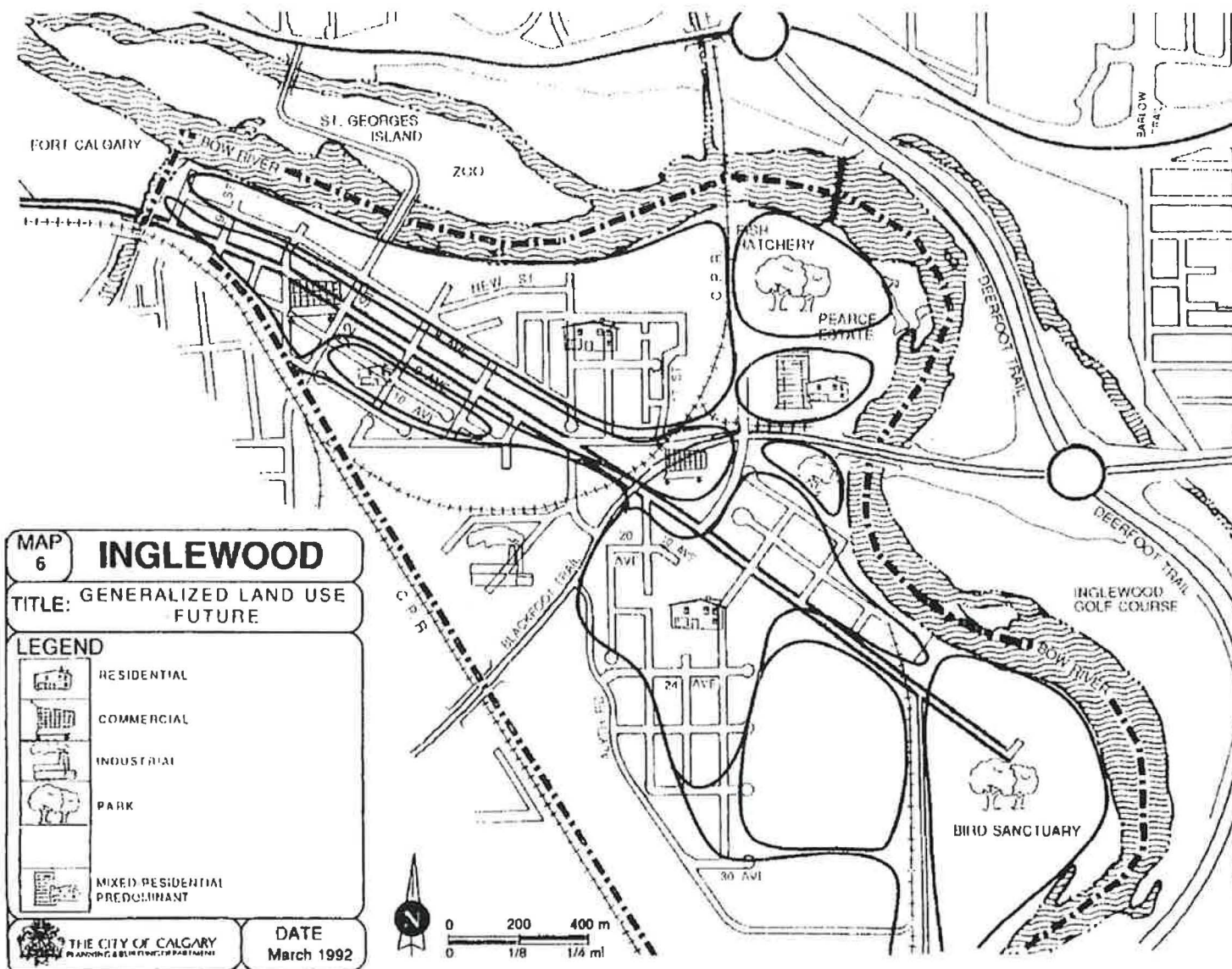




TABLE 3

PROPOSED COMMERCIAL/INDUSTRIAL REDESIGNATIONS

*C19
9 Avenue (west of
11 Street)*

DC - C-2

Commercial

DC - C-3(20)

- *5 storey maximum height.*
- *The height of that portion of the building closest to 9 Avenue shall be no higher than four storeys, at which point a step back of 3 metres is required.*
- *No front parking or vehicular access.*
- *No auto-related uses/storage malls.*
- *Historic facade treatment encouraged.*
- *Limited glass facade, frontages, restaurant sizes.*

Bylaw 3P2008

Proposed Amendment to the Inglewood Area Redevelopment Plan

1. The Inglewood Area Redevelopment Plan attached to and forming Part of Bylaw 4P92, as amended, is hereby further amended as follows:
 - (a) In Table 3 entitled 'Proposed Commercial/Industrial Redesignations', under Site C19, under Development Guidelines, after the last bullet, add the following:
 - “• For the site at 1025 and 1139 – 9 Avenue SE the maximum building height is 45.0 metres. At the discretion of the Development Authority, development on this site may exceed the maximum 5 storey height limit. The height of the portion of the building closest to 9 Avenue SE should be no higher than 22.5 metres from grade but may be higher than four storeys.”



Calgary Planning Commission

Agenda Item: **7.2.1**

46