

Applicant Submission



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RE:

Land Use Redesignation from Industrial Edge (I-E) to Mixed Use-General (MU-1f6.5h65) at 1390 17 AV SE.

APPLICANT SUBMISSION

Hungerford Properties has prepared a Land Use Redesignation proposal with the support of CivicWorks for a parcel located next to the future Inglewood-Ramsay Green Line LRT Station at 1390 17 AV SE. Located in the community of Inglewood, 1390 17 AV SE is bounded by the Canadian Pacific Rail lines to the south, 12 Street SE to the west, single-detached residential housing to the north, and the historic Woodstone building to the east. The Land Use Redesignation proposal is for a Direct Control District based on the Mixed Use (MU-1f6.5h65) General District. If approved, the land use would allow for mixed-use buildings with a maximum height of 20 storeys (65m) and up to a maximum floor area ratio of 6.5.

TRANSIT ORIENTED AND ALIGNED WITH CITY-WIDE POLICY

The Site is situated in a context of substantial City-led investment. Transit leads this investment with the Green Line Inglewood-Ramsay LRT Station and MAX Purple BRT. Three new bridges, new and enhanced parks, more livable and safer streets are among a long list of capital projects in this community. This Site also has some of the greatest TOD potential for the Inglewood-Ramsay Green Line LRT station where transit supportive intensity levels are encouraged. This site is strategically located to advance the goals of the Municipal Development Plan (MDP) and key directions of the Calgary Transportation Plan (CTP) that link land use decisions to transit including building complete communities, supporting compact urban form, and providing greater housing choice along primary transit services.

LOCAL POLICY ALIGNMENT

The proposal is aligned with the Historic East Calgary Local Area Plan (Draft June 2020) that was based on a multi-year engagement process and considerable effort from stakeholders, citizens and Administration. The draft Local Area Plan (LAP) identifies the general building heights that are supported within the Plan Area. The subject site is identified as High Scale, which generally accommodates building heights above 12 and up to a maximum of 26 storeys. The draft LAP includes additional site-specific policies that limit building height on the subject site to a maximum of 20 storeys between 12 ST and 13 ST next to the CP Rail lands.

COMMUNITY INVESTMENT

Hungerford recognizes that progressive proposals for redevelopment can include voluntary developer-funded investments in the local community and that these investments are linked to a greater public benefit resulting from the proposed growth and change. Hungerford is proposing a series of density incentive investments focused on public realm improvements, multi-modal connectivity, placemaking and public art. These improvements intend to address issues such as safety, connectivity, accessibility and vitality improving the overall comfort of community members through the redesign of unused space. These proposed improvements are grounded in the approved Streetscape Master Plan and connecting to its vision for 12 ST SE; Appendix A: Implementation Options of the LAP that were identified by stakeholders through engagement during the development of the plan; and in alignment with Administration's recognition that a fundamental principle that the area receiving additional density should also be the area receiving additional benefit or amenity.