

**Pre-Application Input for Land Use Amendment and Development Permit in
 Inglewood (Ward 9) at 1204, 1210, 1212, and 1216 - 11 Avenue SE, PE2022-00276**

RECOMMENDATION:

That Calgary Planning Commission receive for information and discuss the contents of this report.

HIGHLIGHTS

- This pre-application seeks early input from Calgary Planning Commission for a land use amendment and development permit proposal to accommodate an integrated mixed-use facility including a new fire station, and multi-residential development with commercial uses.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP), the *Inglewood Area Redevelopment Plan* (ARP), and is following Council's direction to create integrated facilities.
- What does this mean to Calgarians? The proposal would allow the Calgary Fire Department (CFD) to provide emergency services to respond to the evolving needs of the inner-city communities and to ensure the safety of Calgarians.
- Why does this matter? The proposal would enable an integrated mixed-use facility with a fire station to better serve citizens and nearby communities, provide housing opportunities with convenient access to transit, and utilize City-owned land and existing infrastructure more efficiently.
- The CFD received Council-approved funding and direction in the 2019-2022 budget cycle for the construction and operation of a new fire station on the subject site, leading to a public selection process for a delivery partner through the Integrated Civic Facility Planning (ICFP) Program.
- In 2015, Council directed Administration to coordinate The City's approach to facility planning to achieve economies of scale, build multi-use facilities when appropriate, consider opportunities to work with the private sector, and improve services to citizens. In response to Council's direction, Administration formed the ICFP Program with the mandate to develop and facilitate a coordinated, corporate-wide approach to planning and delivering facilities ([LAS2016-75](#)).
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

Background and Site Context

Located in the community of Inglewood, the subject site, comprised of four parcels, is approximately 0.27 hectare (0.66 acre) in size. The site is bound by 11 Street SE, 11 Avenue SE, 12 Street SE and a lane. The lands, owned by The City of Calgary, are currently occupied by a temporary park space on the western portion and a surface parking lot on the eastern portion. The site is located two blocks south of the 9 Avenue SE Main Street and one block north of the future Ramsay-Inglewood Green Line LRT Station. Location maps are included in Attachment 1.

The project site, known as Inglewood Station, has been an integral part of Calgary Fire Department's (CFD) long-term planning for growth and change. The proposed Inglewood Station will replace the existing Fire Station 1 located in the Downtown Core. Without the proposed development, the level of service required in this area may be inadequate to serve Calgarians. The original western portion of the site was purchased by The City of Calgary in 1986, supplemented by an additional land purchase in 2010 for the delivery of a new priority fire station. The park is intended to be a temporary

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public space for the community until construction of the Inglewood Station. The CFD received Council-approved funding for the construction and operation of a new fire station on the project site.

The applicant's pre-application submission package is provided in Attachment 2. Additional information for the project site and proposal can be found on The City's [online](#) engagement page.

Land Use

The pre-application proposes to redesignate the site from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District, with a maximum floor area ratio (FAR) of 2.8 and maximum building height of 12 metres, to Mixed Use - General (MU-1f6.5h45) District with a maximum FAR of 6.5 and a maximum building height of 45 metres.

Surrounding land uses to the north include C-COR2 f2.8h12 District, to the east is the Residential – Contextual One / Two Dwelling (R-C2) District and MU-1 f2.0h14 District, to the south is the Industrial – Edge (I-E) District, and to the west is a Direct Control (DC) District (Bylaw 1Z93) to accommodate commercial developments excluding auto-oriented uses.

The proposed MU-1f6.5h45 District is being proposed to accommodate a street-oriented development with a mix of residential and commercial uses, and protection and emergency service uses. The proposed integrated mixed-use facility aligns with Council's direction to shift away from planning single-use facilities by providing emergency services, residential, and commercial uses to allow multiple services and uses in one location.

The *Inglewood Area Redevelopment Plan* (ARP) identifies the site as a commercial area, and the proposed integrated mixed-use facility is in keeping with the ARP. Administration is collaborating with the applicant on the appropriate land use and intensity for this site and exploring potential policy and site-specific development guidelines.

The site is part of the draft *Historic East Calgary Communities Local Area Plan* (LAP) which is currently on hold. The draft plan envisions this site to accommodate mixed-use development up to 12 storeys, and proposal generally aligns with the draft plan. Planning applications are being accepted prior to the local area plan process restarting.

Development and Site Design

The development proposes a 12-storey mixed-use building that will accommodate a two-bay fire station, approximately 213 residential units with 335 square metres of at-grade commercial retail space, and approximately 135 square metres of publicly accessible flex space. The development proposes one level of underground parking with a total of approximately 66 motor vehicle parking stalls. Vehicular access to the parkade would be via the rear lane, with the proposed fire station driveway apron and entrance intended to be from 11 Avenue SE. The site layout and design were prepared to meet the fundamental needs, performance, and spatial program requirements of the Calgary Fire Department.

The integrated mixed-use facility project will coordinate with the ongoing Ramsay-Inglewood Station Area Improvements Project. The transit-oriented development program is preparing a public realm plan for the area around Ramsay-Inglewood Station, including streetscapes that surround the subject site. Administration continues to collaborate with stakeholders to ensure that the urban design elements, including appropriate building scale and compatible development interface with an inviting public realm is achieved. Administration is seeking Calgary Planning Commission's input on

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land use, intensity, building height, distribution of buildings and amenity space, building design, and site layout details such as parking, landscaping and site access.

The proposal was presented to Urban Design Review Panel (UDRP) for review on 2022 February 09. UDRP provided additional design considerations to enhance the public realm interface with adjacent streets, activation of building interface with laneway, and to provide additional amenity space. The UDRP comments are included in Attachment 3. The applicant is considering feedback from stakeholders and will respond to UDRP comments with the formal application submission, no new changes are proposed at the time of writing this report.

Key Considerations

Administration is seeking Calgary Planning Commission's input on the following key considerations:

Land use and compatibility

- Selecting the appropriate land use district, building height, and intensity compatible with adjacent developments.
- Opportunities to contribute to community amenities and explore additional publicly accessible park and open space opportunities.
- Integrating public and private uses between the fire station functional needs with the residential and commercial uses.
- Mitigation of potential noise and other nuisance from nearby railway, future LRT line, and fire station operations.

Building and site design

- Creating building form, transition, massing and interface compatible with adjacent developments and streetscape including the rear laneway.
- Integrating pedestrian-oriented development on 11 Avenue SE, 11 Street SE, and 12 Street SE.
- Selecting appropriate locations and size of at-grade commercial uses and publicly accessible amenity space.
- Integration with future Ramsay-Inglewood Green Line LRT Station and 12 Street SE public realm improvements project.
- Determine appropriate building design, site access, waste and recycling, loading, and driveway apron location that meets fire department requirement.
- Utilities and infrastructure design considerations including rear laneway upgrades, and overhead power transmission.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

Public engagement has not formally commenced at the time of writing this report by the applicant or Administration.

Applicant-Led Outreach

The applicant is encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association will be appropriate. As part of the upcoming concurrent land use amendment and development permit application process, the applicant project team will meet with stakeholders, provide access to detailed project information, and provide opportunities to share feedback.

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City-Led Outreach

In keeping with Administration’s standard practices, the upcoming applications will be circulated to external stakeholders and will be notice posted onsite. Notification letters will be sent to adjacent landowners and the application will be advertised online.

IMPLICATIONS

Social

The integrated mixed-use facility would provide additional housing choices, commercial services, and co-location with the fire station that may improve emergency services for citizens. The development seeks to promote the use of nearby public transit, city bike paths, and encourage walking and cycling.

Environmental

The [Climate Resilience Strategy](#) identifies actions and programs that will reduce Calgary’s greenhouse gas emissions and manage climate risks. The land use amendment application would enable a more compact urban development and would allow for more efficient use of existing infrastructure and city-owned lands. Additional opportunities will be explored at the development permit and building permit stages.

Economic

The proposed land use amendment would enable a multi-residential development with approximately 213 dwelling units and approximately 335 square metres of commercial space that would support local business and provide employment opportunities. The proposed integrated mixed-use facility would provide cost saving opportunities in comparisons to standalone facilities.

Service and Financial Implications

No anticipated financial impact.

RISK

A replacement station is needed for the existing Fire Station 1 located in the Downtown Core. Demolishing and rebuilding Station 1 is cost prohibitive and will not result in required service-level improvement. Without the proposed development, the level of service required in this area may be inadequate to serve Calgarians. The proposed fire station is anticipated to improve response times to surrounding communities, and the continuity of the emergency response is a critical factor to ensuring the safety of Calgarians.

ATTACHMENTS

1. Location Maps
2. Applicant Submission
3. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

**Planning & Development Report to
Calgary Planning Commission
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