



SUBJECT SITE

1390 17 AV SE

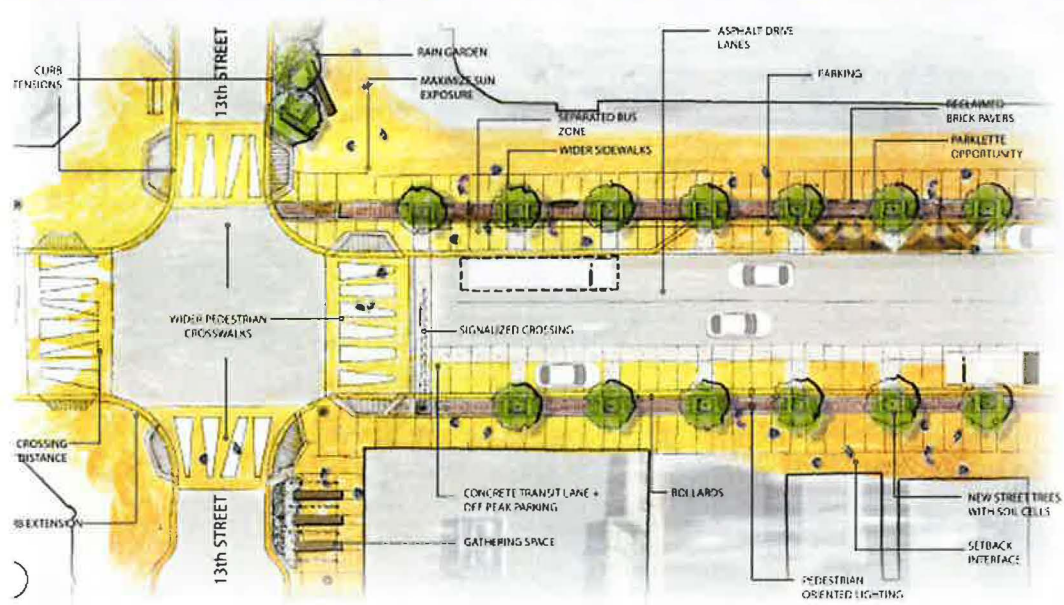
 **GREEN LINE STATION**

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 26 2021
ITEM: 8.1.21 CPC2021-0896
Distribution
CITY CLERK'S DEPARTMENT

17 AV SE







**12 ST SE (COLLECTOR RD)
UP TO 15,000 VEHICLES / DAY**

**CANADIAN
PACIFIC RAILWAY**

SUBJECT SITE

9 AV SE MAIN STREET

 **GREEN LINE
STATION**

12 ST SE

18 ST SE

17 AV SE

LOCAL AREA PLAN

BUILDING SCALE

- LIMITED (UP TO 3 STOREYS)
- LOW (UP TO 6 STOREYS)
- MID (UP TO 12 STOREYS)
- HIGH (UP TO 26 STOREYS)
- GREEN LINE LRT STATION
- GREEN LINE LRT
- MAX PURPLE BRT
- - - PLAN AREA BOUNDARY



2015 2016 2017 2018 2019 2020 2021

OVER 5 YEARS OF CITY-LED OUTREACH

APPLICANT-LED LAND USE REDESIGNATION APPLICATION

PRE-APPLICATION REVIEW
May 2018

High Scale
50m / 16-Storeys

LOC APPLICATION SUBMITTED
December 2019
High Scale
38m / 13-Storeys

LOC APPLICATION AMENDED (ALIGNED WITH LAP DRAFT)
November 2020
High Scale
65m / 20-Storeys

APPLICANT-LED STAKEHOLDER OUTREACH

DESIGN CONCEPT CHARRETTE WITH CITY STAFF & COMMUNITY REPRESENTATIVES
Spring 2017

1,880 MAILERS & OUTREACH WEBSITE LAUNCHED
August 2019

IN-PERSON MEETING WITH ICA
September 2019

PUBLIC OPEN HOUSE
September 2019

500 MAILERS, UPDATE SIGNAGE, BIA, ICA, & RAMSAY CA COMMUNICATIONS
November 2020

3 DIGITAL OUTREACH EVENTS
November 2020
December 2020

OUTREACH CLOSEOUT INCL. WHAT WE HEARD
June 2021

Calgary CITY-LED LOCAL AREA PLANNING

TRANSIT-ORIENTED DEVELOPMENT CHARRETTES
2015

BROAD CITY-LED PUBLIC OUTREACH
Winter – Fall 2016

DRAFT ARPs RELEASED
March 2017

CITY-LED PUBLIC OUTREACH
Fall 2017

WHAT WE HEARD REPORT
Winter 2018

DRAFT ARP RELEASED
May 2018

B&A PUBLIC OUTREACH
Five (5) CA Meetings
One (1) Town Hall Meeting
Two (2) Industry Sessions
December 2018 – October 2019

B&A POLICY RECOMMENDATIONS
Fall 2019

LOCAL AREA PLAN (LAP) DRAFT RELEASED
June 2020
Hungerford Site as High Scale / 20-Storeys

LOCAL AREA PLAN (LAP) DRAFT RELEASED & PUBLIC OUTREACH
February 2021
Hungerford Site as High Scale / 20-Storeys

OUTREACH METHODS

 PROJECT WEBSITE, EMAIL INBOX + FEEDBACK FORM

 IN-PERSON MEETING / OPEN HOUSE

SEPT 2019 Meeting with ICA
SEPT 2019 Public Open House

 NEIGHBOUR POSTCARDS

AUG 2019 1,880 Postcards Mailed Out
NOV 2020 500 Postcards Mailed Out

 SITE SIGNAGE(ON-SITE & 9 AV SE)

 OUTREACH VOICEMAIL INBOX

 VIRTUAL OPEN HOUSE EVENTS

NOV 2020 Digital Information Session
DEC 2020 Digital Information Session
DEC 2020 Digital Information Session

 WHAT WE HEARD REPORT

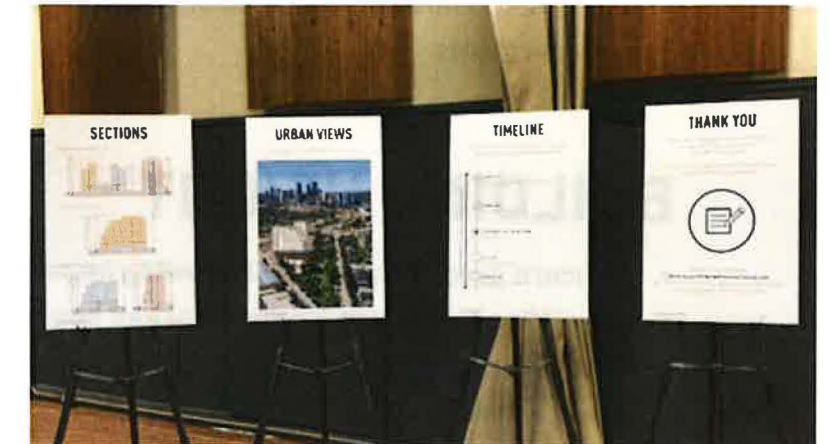
POSTCARD MAILERS AUG 2019 & NOV 2020



SUPPLEMENTARY ON-SITE SIGNAGE NOV 2020



IN-PERSON OPEN HOUSE SEPT 2019



VIRTUAL OPEN HOUSE X 3 NOV & DEC 2020



WHAT WE HEARD - KEY THEMES

SITE DESIGN

- Concerns over increased pedestrian activity
- Increased crime and safety issues due to public realm improvements

BUILDING HEIGHT

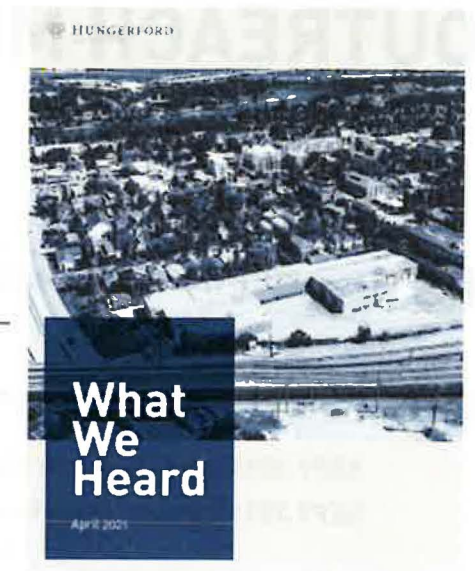
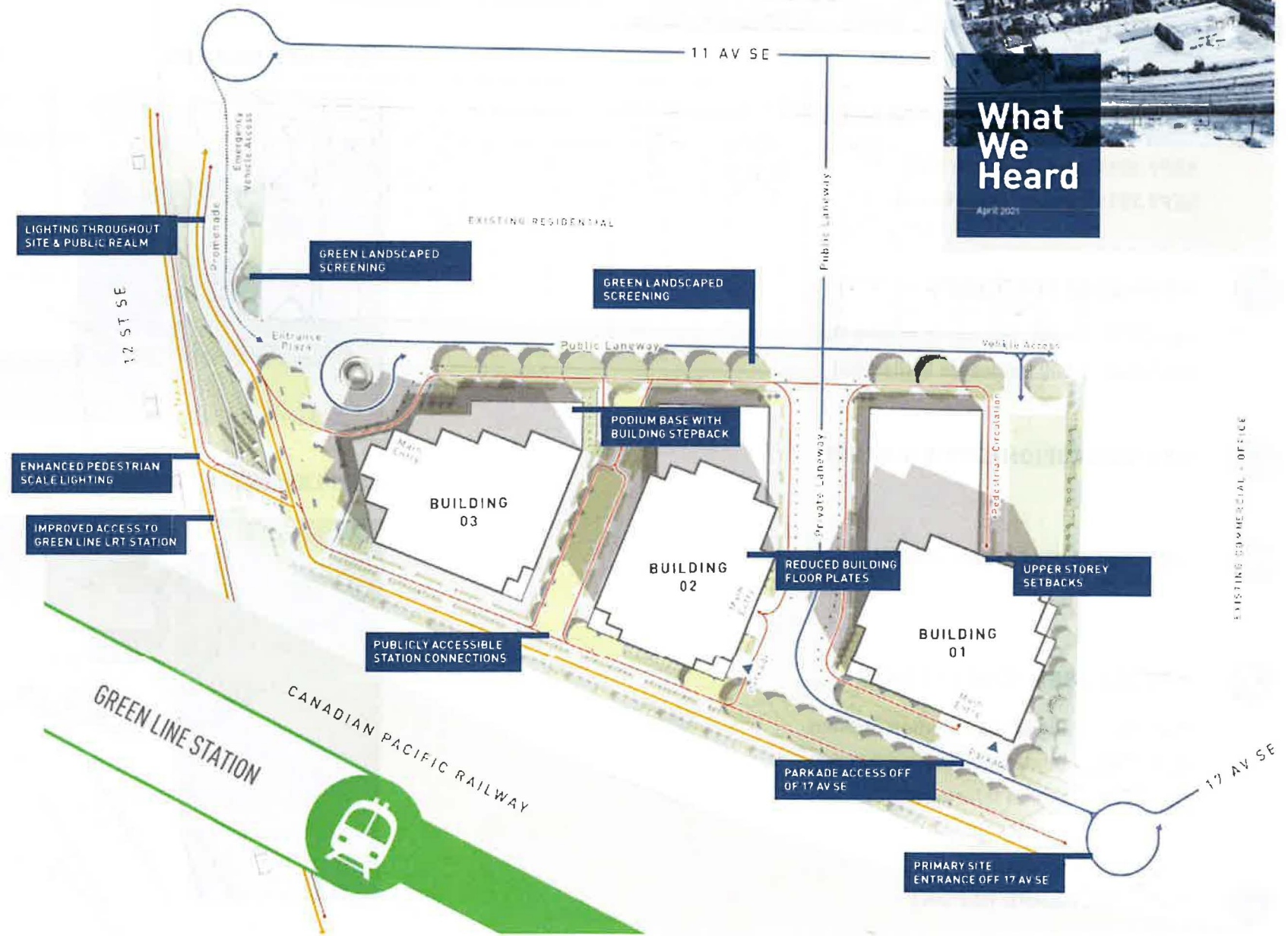
- Concern over privacy and shadowing impacts
- Transition to existing single detached houses
- Setting a precedence for the greater community that will impact heritage look and feel

TRAFFIC & ACCESS

- Impact on local traffic and on-street parking
- Access to the site and the Green-line LRT Station by all modes of transportation

PROPERTY VALUES

- Concern regarding how future development will impact nearby property values





**MATCO BREWERY
RAIL LANDS**

**CANADIAN
PACIFIC RAILWAY**

SUBJECT SITE

**COMMUNITY
INVESTMENTS**

 **GREEN LINE
STATION**

**12 ST SE (COLLECTOR ROAD)
UP TO 15,000 VEHICLES / DAY**

12 ST SE

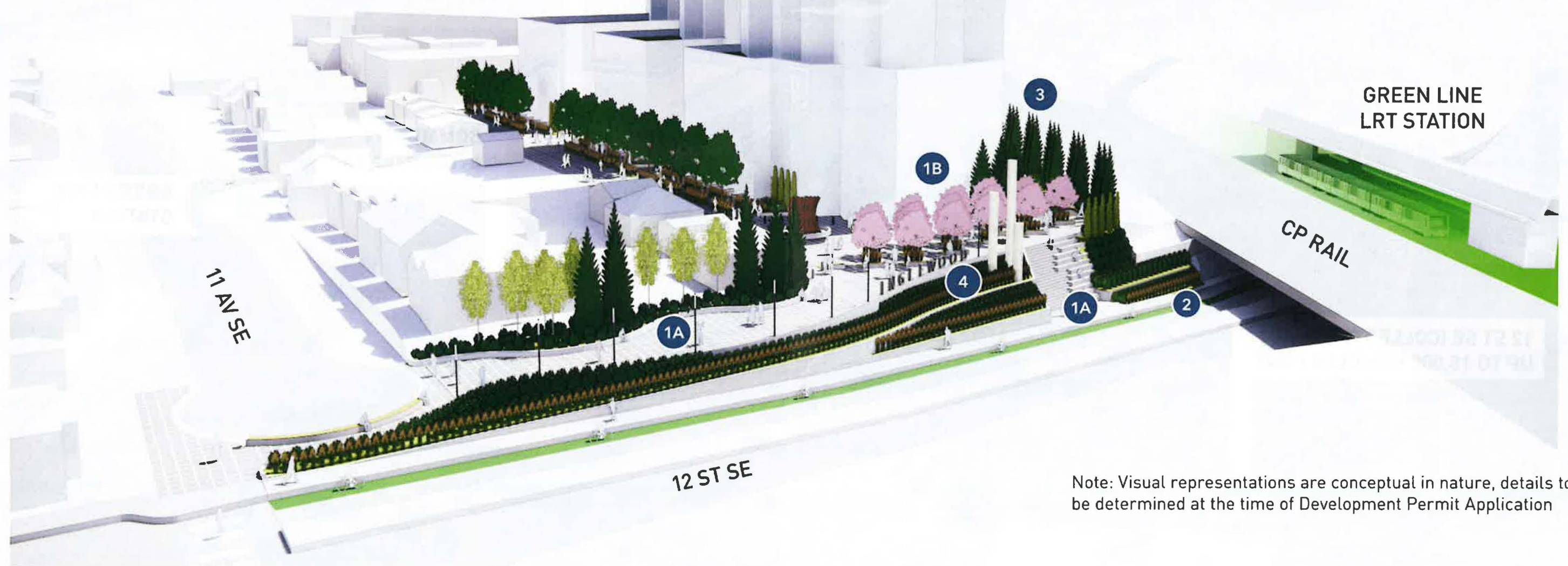
10 AV SE

PROPOSED LAND USE

Direct Control DC/MU-1
Max Height: **20 Storeys (65m)**
Max Floor Area Ratio: **6.5**

CONCEPTUAL MASSING MODEL
REPRESENTING MAXIMUM
POSSIBLE HEIGHT/FAR

- 1A PUBLICLY ACCESSIBLE STATION CONNECTION ENHANCEMENTS
- 1B PUBLIC PLAZA
- 2 ENHANCED 12 ST & UNDERPASS PEDESTRIAN SCALE LIGHTING
- 3 PEDESTRIAN & CYCLIST TRAIL CONNECTING BREWERY FLATS & EAST INGLEWOOD TO GREEN LINE STATION
- 4 PUBLIC ART



Note: Visual representations are conceptual in nature, details to be determined at the time of Development Permit Application

SUPPLEMENTAL

SUPPLEMENTAL

APPLICANT-LED LAND USE REDESIGNATION APPLICATION



APPLICANT-LED STAKEHOLDER OUTREACH



OVER 5 YEARS OF CITY-LED OUTREACH



OUTREACH METHODS

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SUPPLEMENTARY ON-SITE SIGNAGE NOV 2020



IN-PERSON OPEN HOUSE SEPT 2019



VIRTUAL OPEN HOUSE X 3 NOV & DEC 2020



INGLEWOOD BIA & CA

Public Hearing - July 2020

Elbow River

11TH ST SE

9TH AVE SE

9 Ave SE

11 St SE

12 St SE

13 St SE

10 Ave SE

17 Ave SE

8 St SE

GREEN LINE LRT

HUNGERFORD Subject Site

400m

8.1.9

Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0587

9 Ave SE

Ward 9)

LEGEND

Potential Redevelopment Sites Outside Study Area

SHADOW STUDY

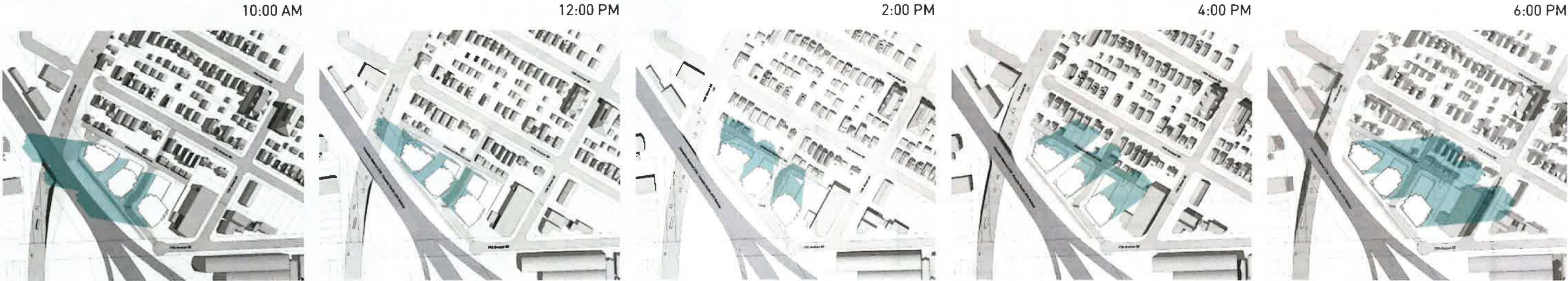
Spring / Fall Equinox

March 21 & September 21



Summer Solstice

June 21



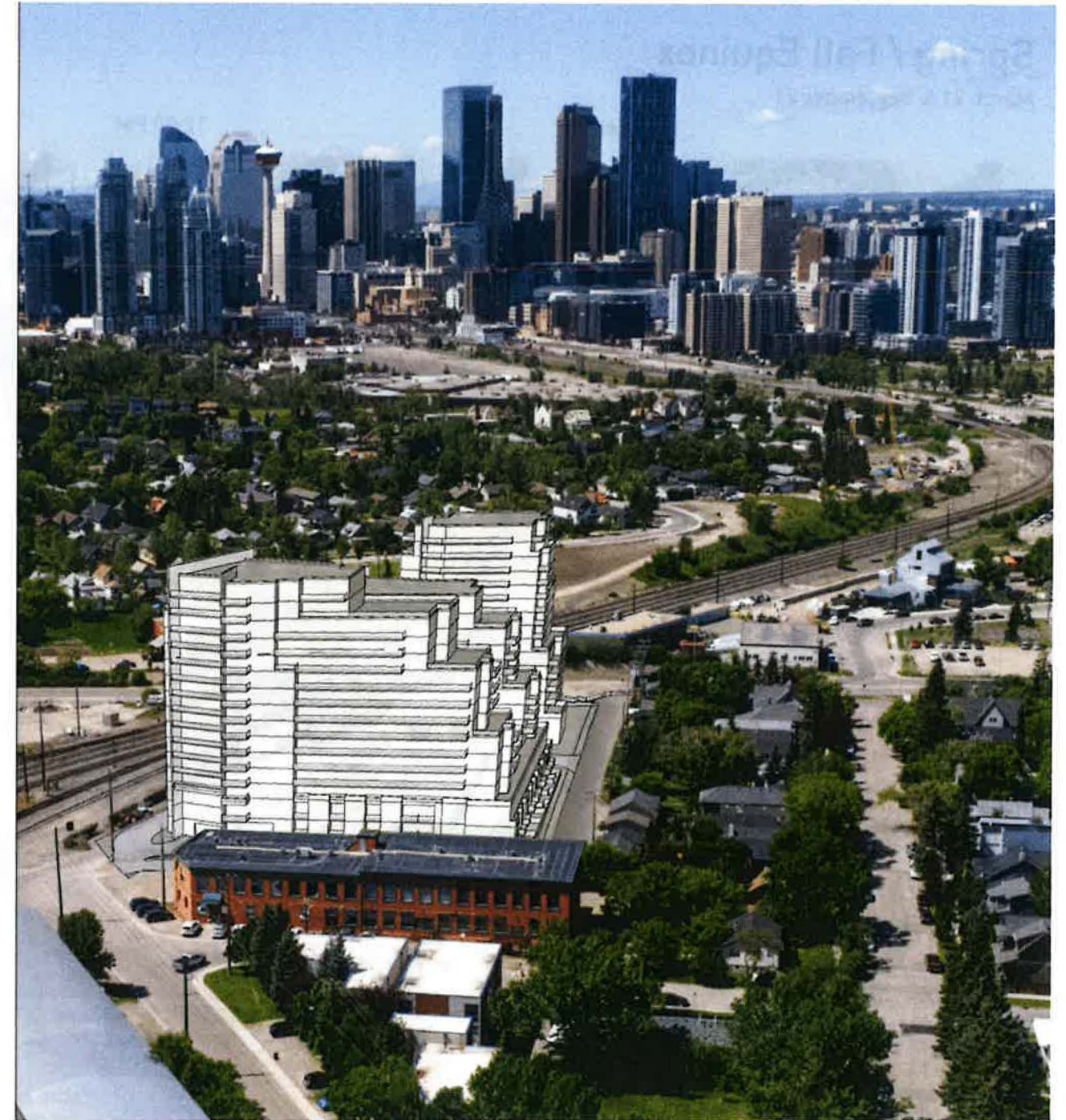
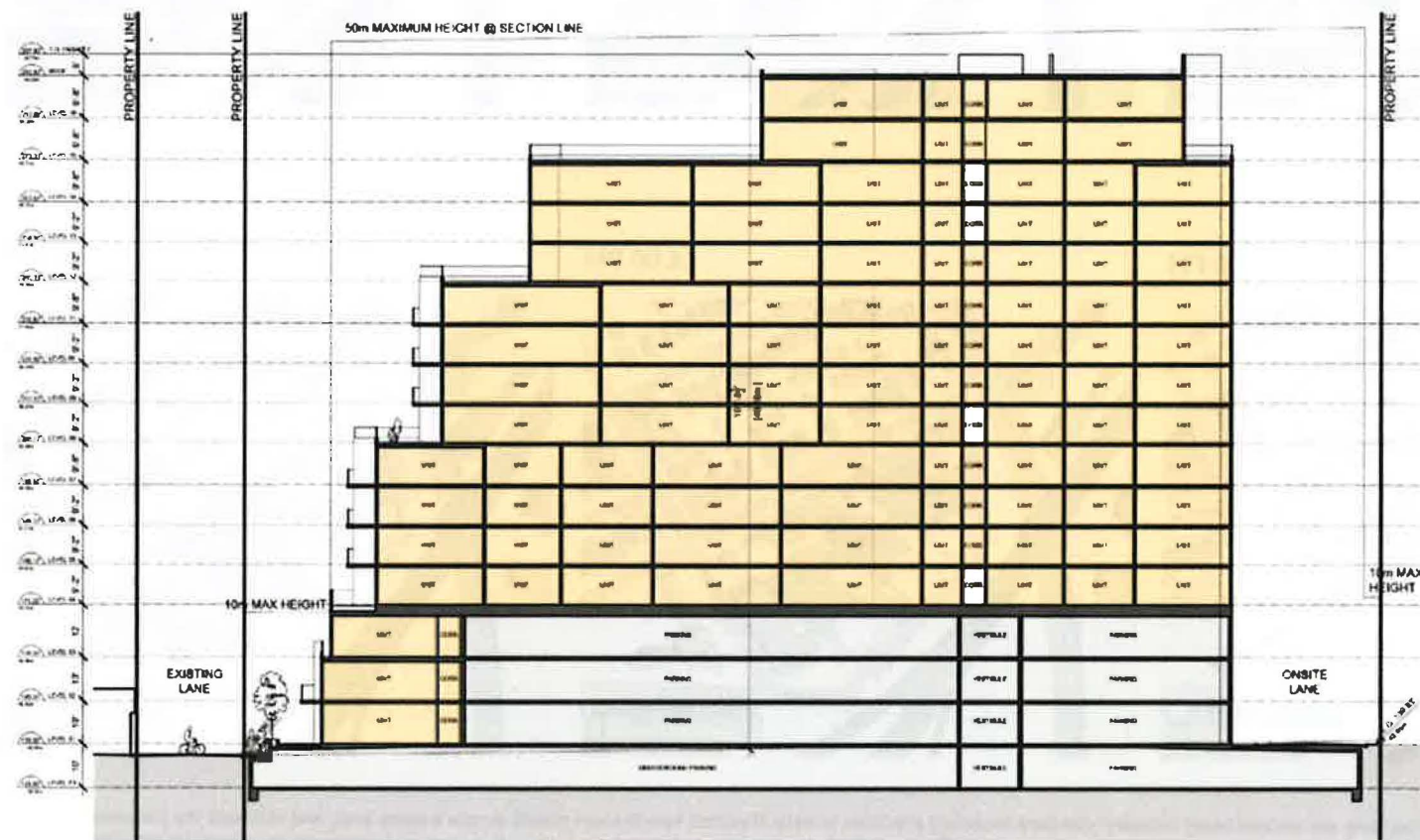
- CONCEPTUAL MASSING SHADOW
- EXISTING BUILT FORM SHADOW

NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

2019 OPEN HOUSE / PUBLICLY AVAILABLE MATERIALS

SHADOW STUDY

Max. Height 50m
16 storeys



SHADOW STUDY

Winter Solstice
December 21

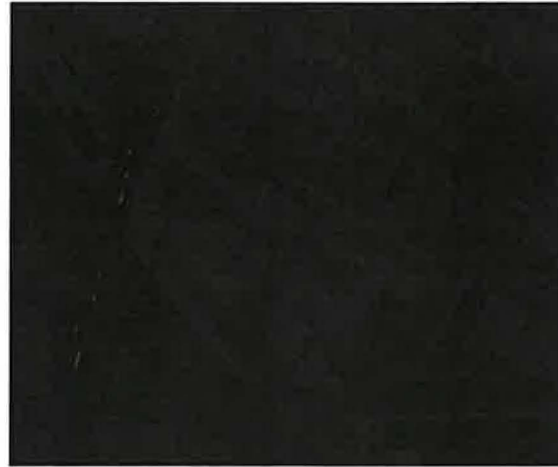
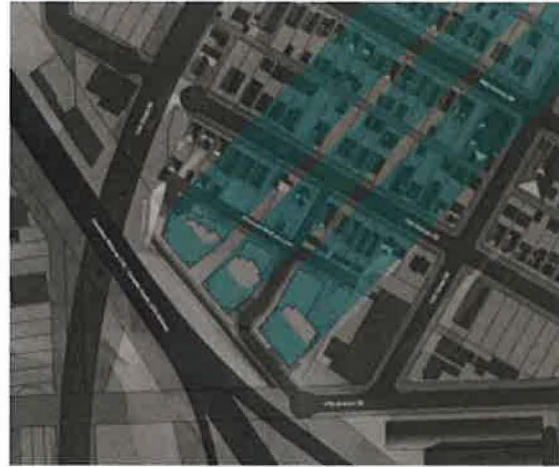
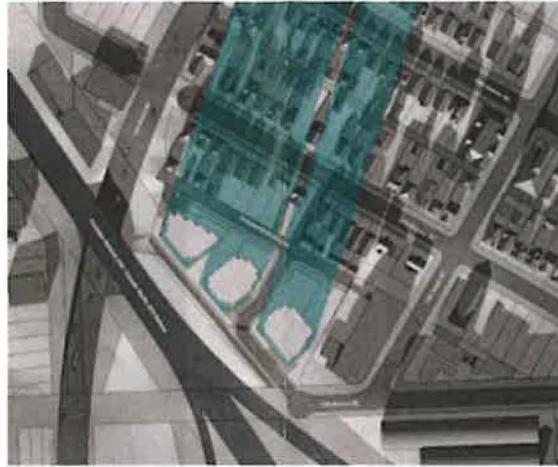
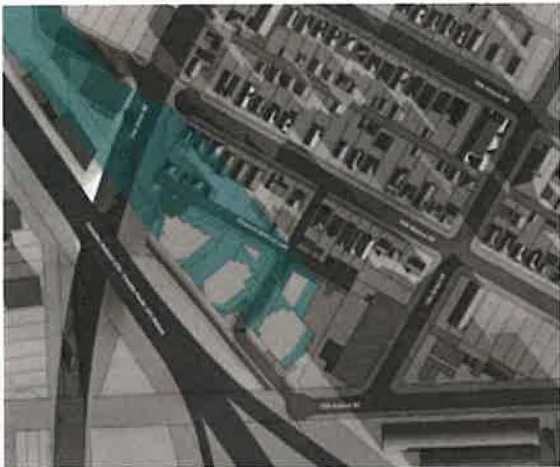
10:00 AM

12:00 PM

2:00 PM

4:00 PM

6:00 PM



CONCEPTUAL MASSING SHADOW
EXISTING BUILT FORM SHADOW

NOTE:
Sunset 4:32pm on December 21

NOTE: Sun shadow studies and diagrams are created using industry standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

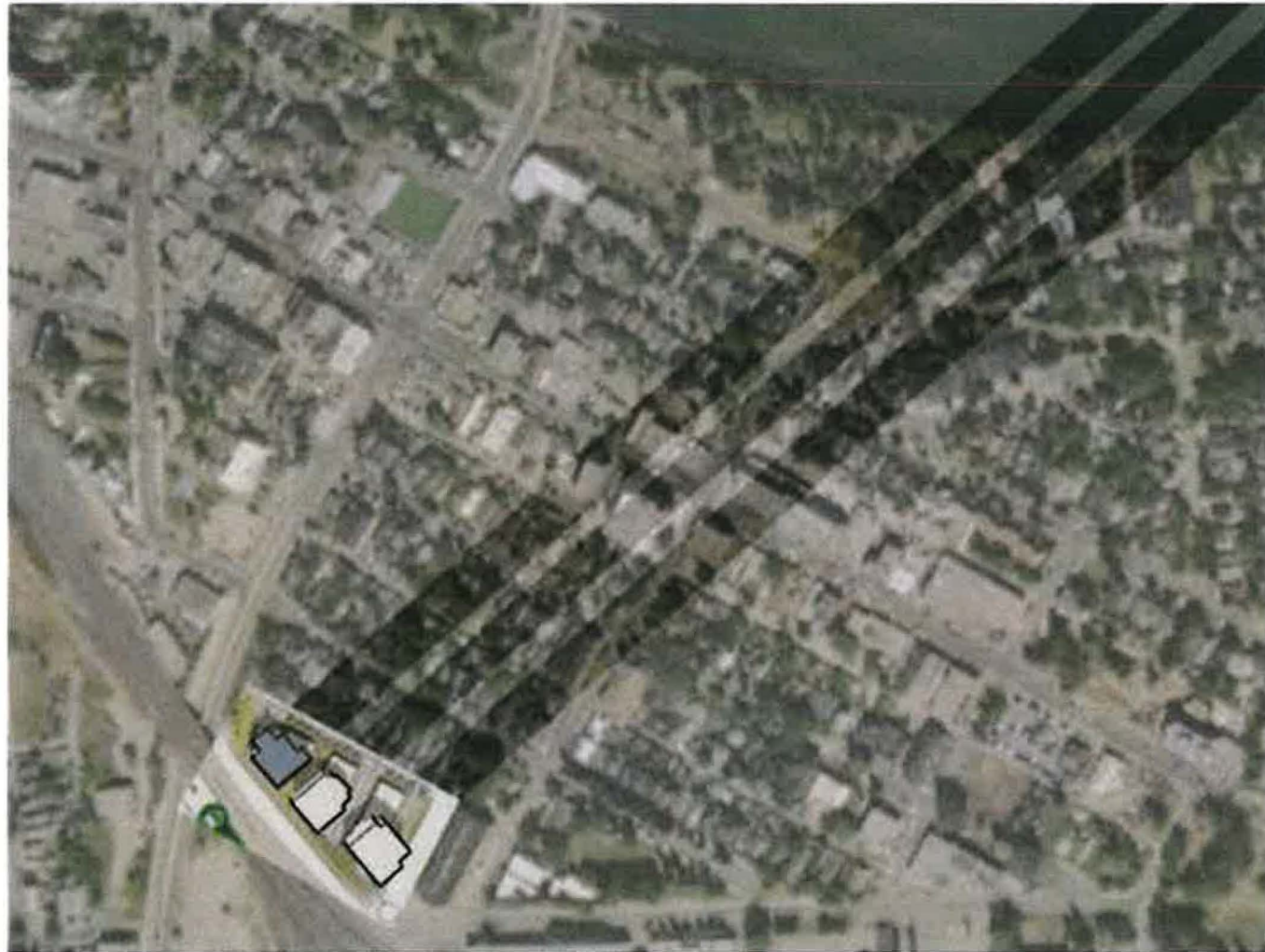
PUBLIC SUBMISSION

Winter

December 21

4:00 PM

STAKEHOLDER GENERATED
PUBLIC SUBMISSION



Winter

December 21

4:00 PM

APPLICANT GENERATED
EXISTING PRE-DEVELOPMENT SHADOWS





**MATCO BREWERY
RAIL LANDS**

**CANADIAN
PACIFIC RAILWAY**

SUBJECT SITE

**COMMUNITY
INVESTMENTS**

 **GREEN LINE
STATION**

**12 ST SE (COLLECTOR ROAD)
UP TO 15,000 VEHICLES / DAY**

10 AV SE

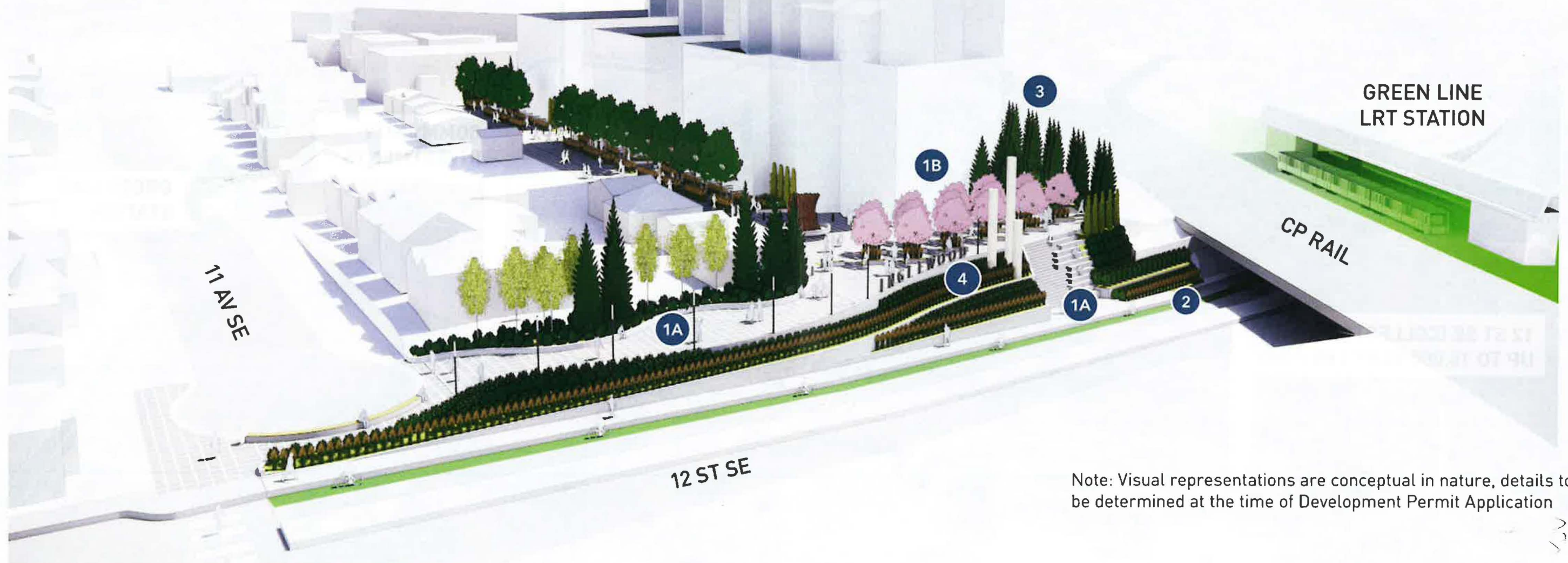
12 ST SE

PROPOSED LAND USE

Direct Control DC/MU-1
 Max Height: **20 Storeys (65m)**
 Max Floor Area Ratio: **6.5**

CONCEPTUAL MASSING MODEL
 REPRESENTING MAXIMUM
 POSSIBLE HEIGHT/FAR

- 1A PUBLICLY ACCESSIBLE STATION CONNECTION ENHANCEMENTS
- 1B PUBLIC PLAZA
- 2 ENHANCED 12 ST & UNDERPASS PEDESTRIAN SCALE LIGHTING
- 3 PEDESTRIAN & CYCLIST TRAIL THROUGH PRIVATE LAND TO 12 ST / LRT STATION
- 4 PUBLIC ART



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HEIGHT & BONUS PROVISION

up to 20 STOREYS		L20
FAR	ASSOCIATED BONUS PROVISION	L19
5.0 - 6.5	<ul style="list-style-type: none"> Enhanced Pedestrian Scale Lighting Active Transportation Mode Infrastructure Public Art - On Site 	L18
		L17
		L16
		L15
up to 14 STOREYS		L14
FAR	ASSOCIATED BONUS PROVISION	L13
3.0 - 5.0	<ul style="list-style-type: none"> Publicly Accessible Station Connection Enhancements Public Plaza Space 	L12
		L11
		L10
		L09
		L08
up to 7 STOREYS		L07
FAR	ASSOCIATED BONUS PROVISION	L06
0.0 - 3.0	<ul style="list-style-type: none"> N/A 	L05
		L04
		L03
		L02
		L01

APPROVED LAND USE (MAY 2021)

Height: **100M (~33 Storeys)**
Floor Area Ratio: **10.0 FAR**

100m MAX HEIGHT

Approx. 33 Storeys

ADDITIONAL HEIGHT BONUSING

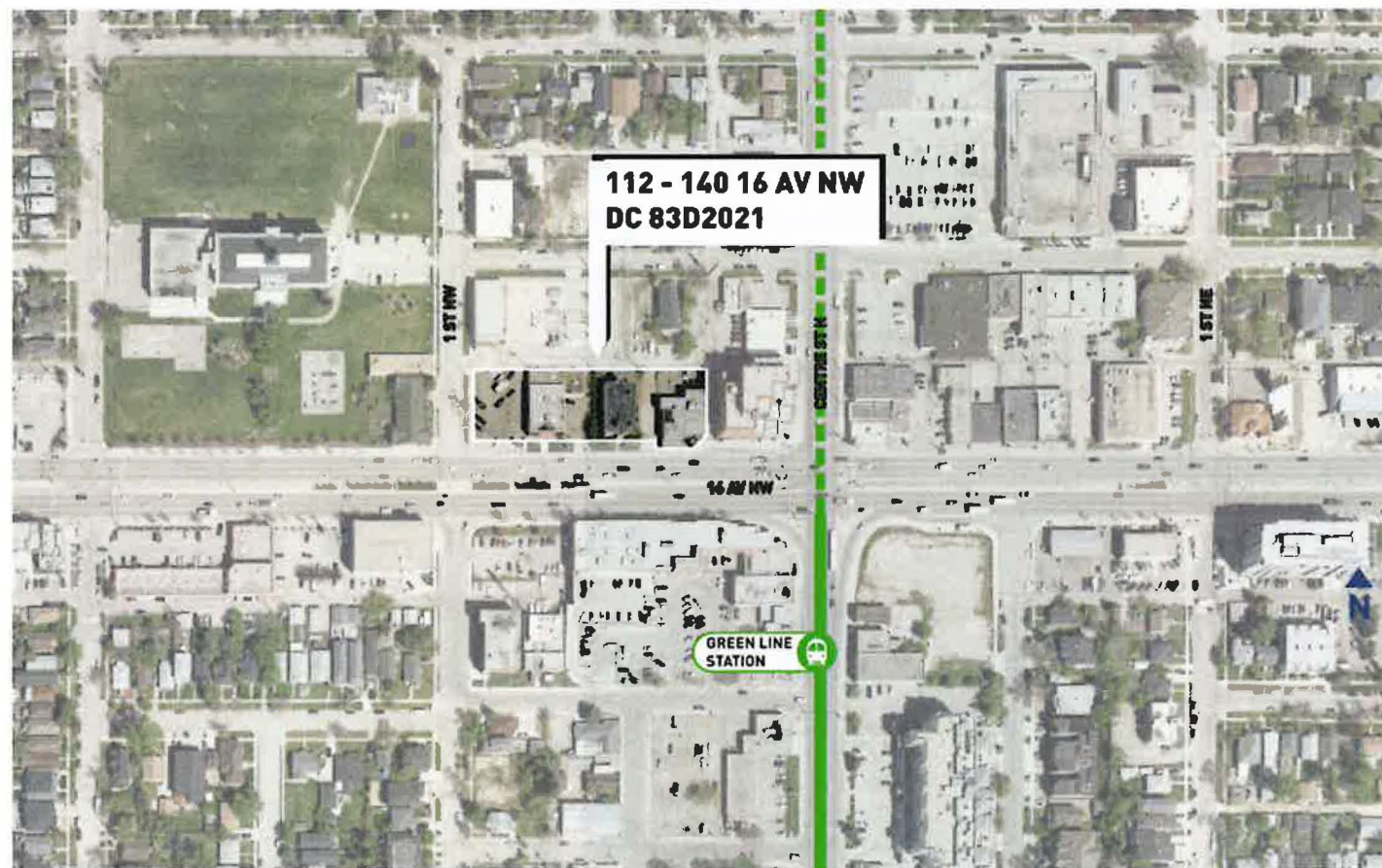
2.0m setback from 16 AV NW

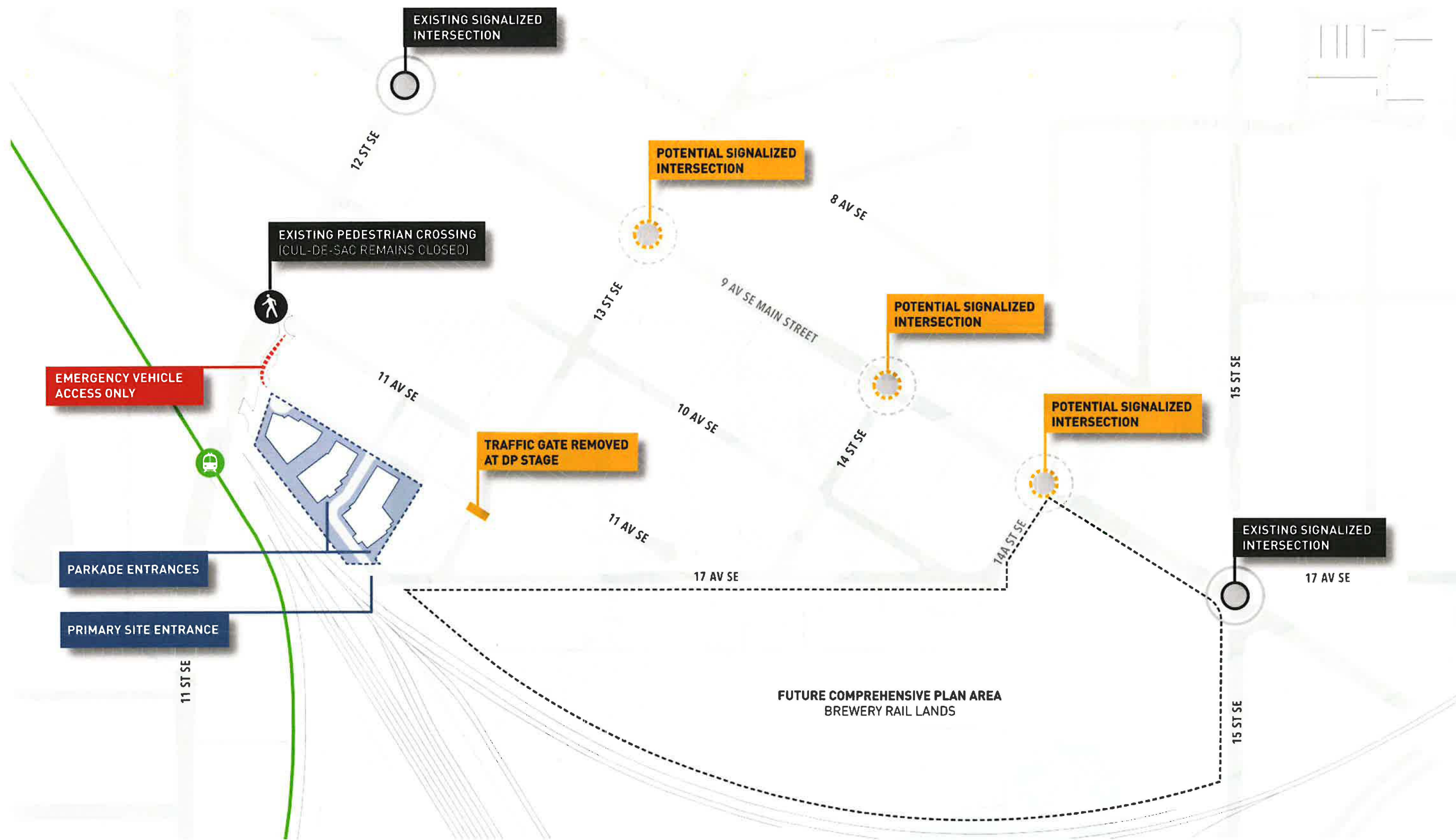
83m MAX HEIGHT

Approx. 26 Storeys

ADDITIONAL HEIGHT BONUSING

none



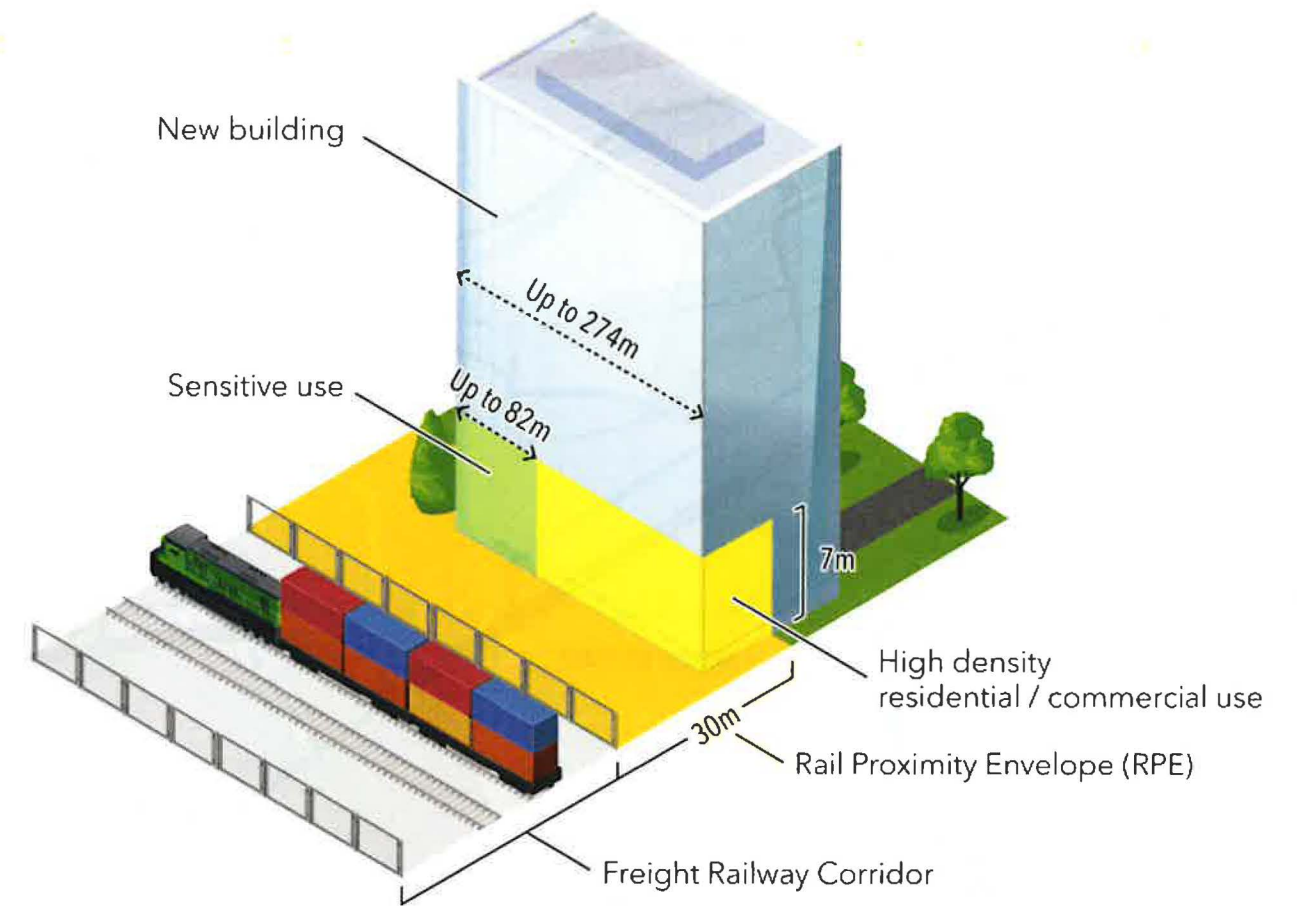
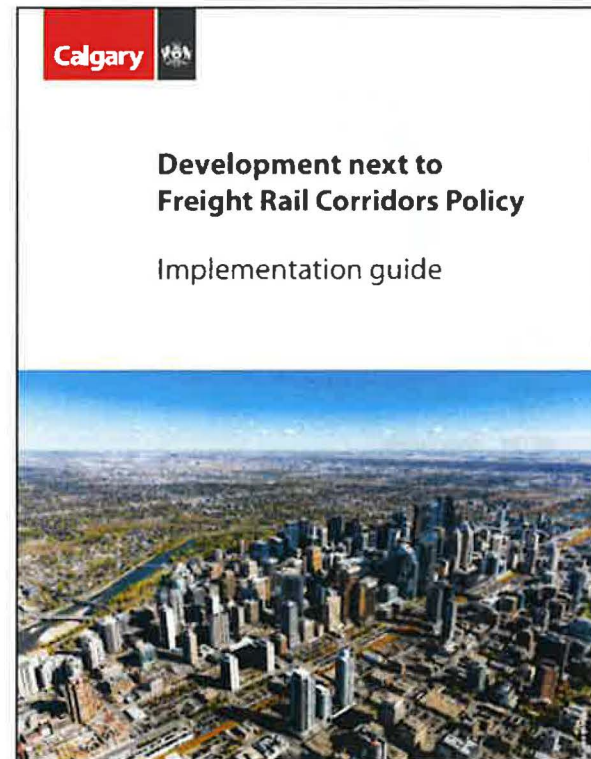
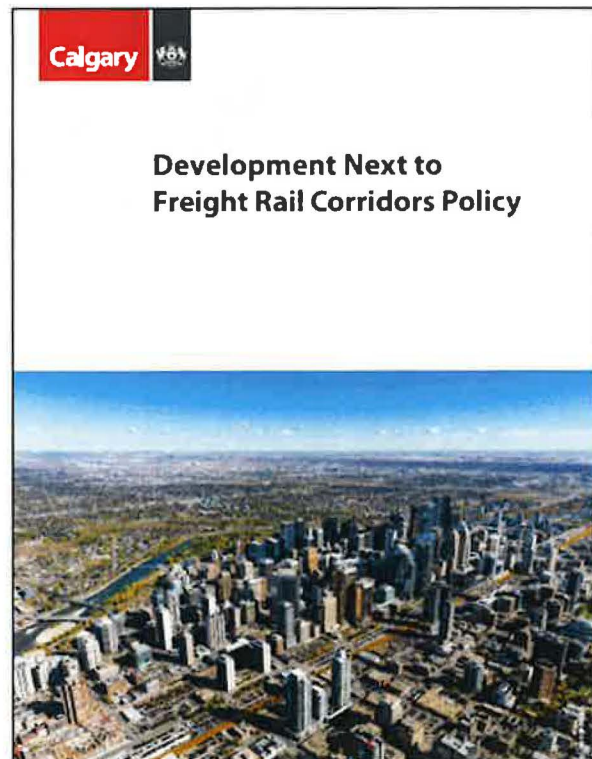




On this site, new buildings can be constructed anywhere within the Rail Proximity Envelope (RPE) adjacent and up to the shared property line with Canadian Pacific Railways, without the need for additional mitigation measures, as long as the following site specific requirements are met:

274M
Maximum Width of Each Building for High Density Use (residential / commercial)

82M
Maximum Occupancy Width for Sensitive Use Within a New or Existing Building



Uses **Potentially** Requiring Site-Specific Risk Assessment and mitigation measures (building design related at DP stage):

- | | |
|---------------------------------|-------------------|
| Addiction Treatment | Hospital |
| Assisted Living | Jail |
| Child Care Service | Residential Care |
| Custodial Care | School |
| Emergency Shelter | Temporary Shelter |
| Home Based Child Care – Class 2 | |



Map: Mobility Network February 2021 Draft LAP



Map: Mobility Network Concept Integration



Community Investments Summary

- 1A PUBLICLY ACCESSIBLE STATION CONNECTION ENHANCEMENTS
- 1B PUBLIC PLAZA
- 2 ENHANCED 12 ST & UNDERPASS PEDESTRIAN SCALE LIGHTING
- 3 PEDESTRIAN & CYCLIST TRAIL CONNECTING BREWERY FLATS & EAST INGLEWOOD TO GREEN LINE STATION
- 4 PUBLIC ART

COMMUNITY INVESTMENTS

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.

1 A. PUBLICLY ACCESSIBLE STATION CONNECTION ENHANCEMENTS

A staircase, a bicycle stair ramp, and pedestrian ramp connecting the development or adjacent Public Plaza Space to 12 St SE, as well as pedestrian scale lighting.

B. PUBLIC PLAZA SPACE

Upper plaza with seating and pedestrian scale lighting.

2 ENHANCED PEDESTRIAN SCALE LIGHTING

Enhanced pedestrian lighting along 12 St SE between 11 Av SE to the Inglewood/Ramsay LRT Station which may include illuminated sidewalks, bridge structures, bollards, ramps, hand rails, foliage, stair wells, retaining walls, or display lighting.

3 PEDESTRIAN & CYCLIST CONNECTION

8.0m public access easement and construction of a pedestrian and cyclist connection between 12 St SE and 13 St SE abutting the rail corridor with pedestrian scale lighting and trees and soft landscaping.

4 PUBLIC ART

Permanent publicly accessible artwork that is located on-site.



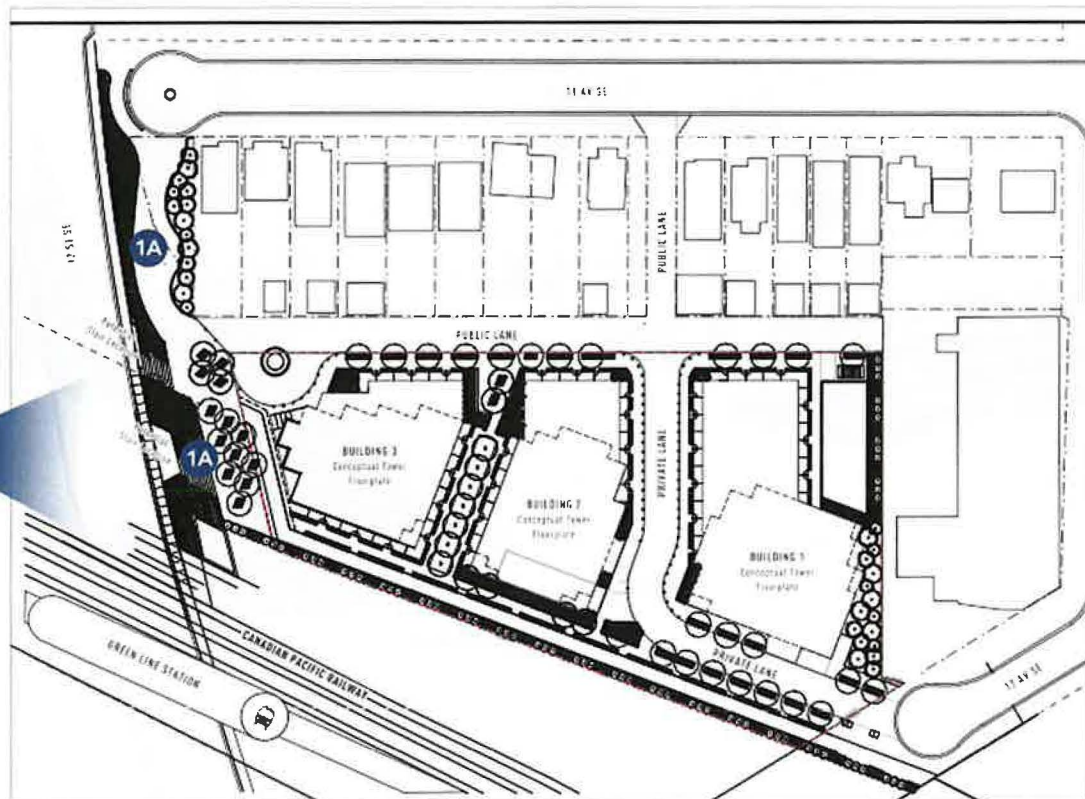
Visual representations are conceptual in nature, details to be determined at the time of Development Permit

COMMUNITY INVESTMENTS

1A. PUBLICLY ACCESSIBLE STATION CONNECTION ENHANCEMENTS

The proposed walkway including pedestrian scale lighting will provide a connection between the development and adjacent public plaza to 12 ST SE, creating a safe, comfortable, direct path for people to walk to and from the Brewery Flats neighbourhood and greater east Inglewood.

A new staircase, including a bicycle access ramp, terraced seating, pedestrian lighting and greenery introduces a direct connection and improved experience for people to get to and from the historic Brewery Flats neighbourhood.



KEY MAP



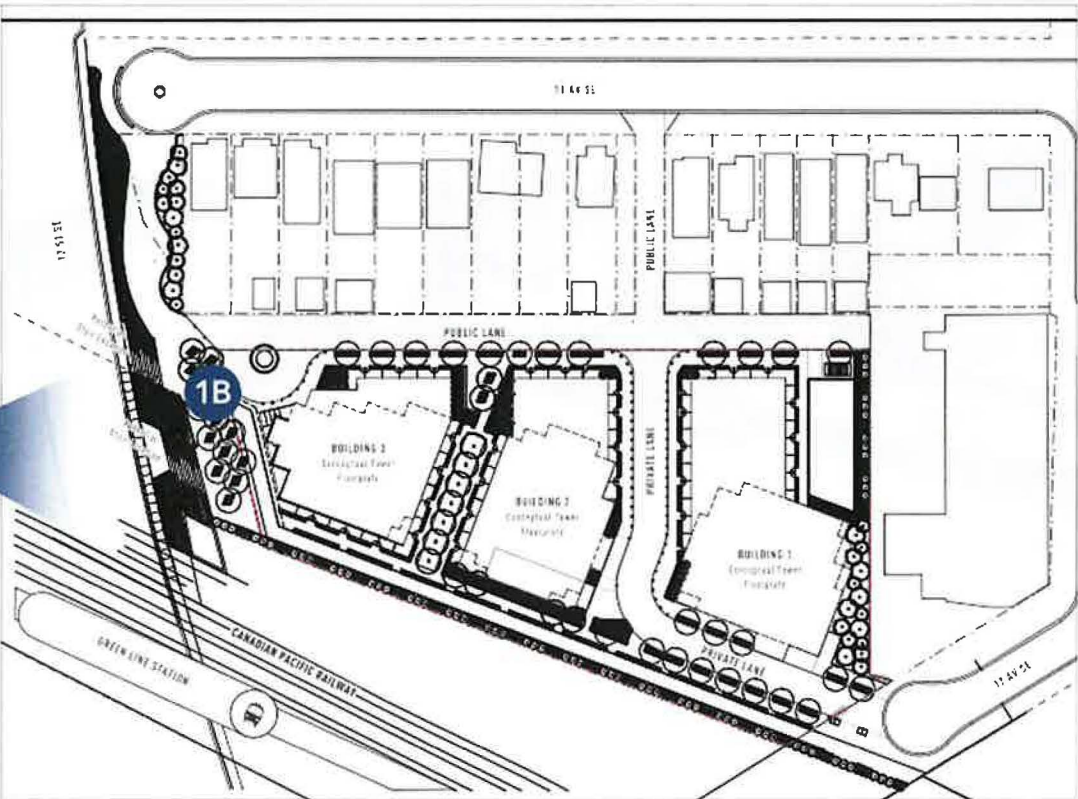
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COMMUNITY INVESTMENTS

1B. PUBLICLY ACCESSIBLE PUBLIC PLAZA SPACE

The proposed public plaza space including street furniture such as seating and pedestrian scale lighting, will run along the western edge of the site providing a gathering space for residents of the development and the general public alike.

The public plaza is connected to the proposed staircase, connecting the site to 12 ST SE and greater east Inglewood.



KEY MAP



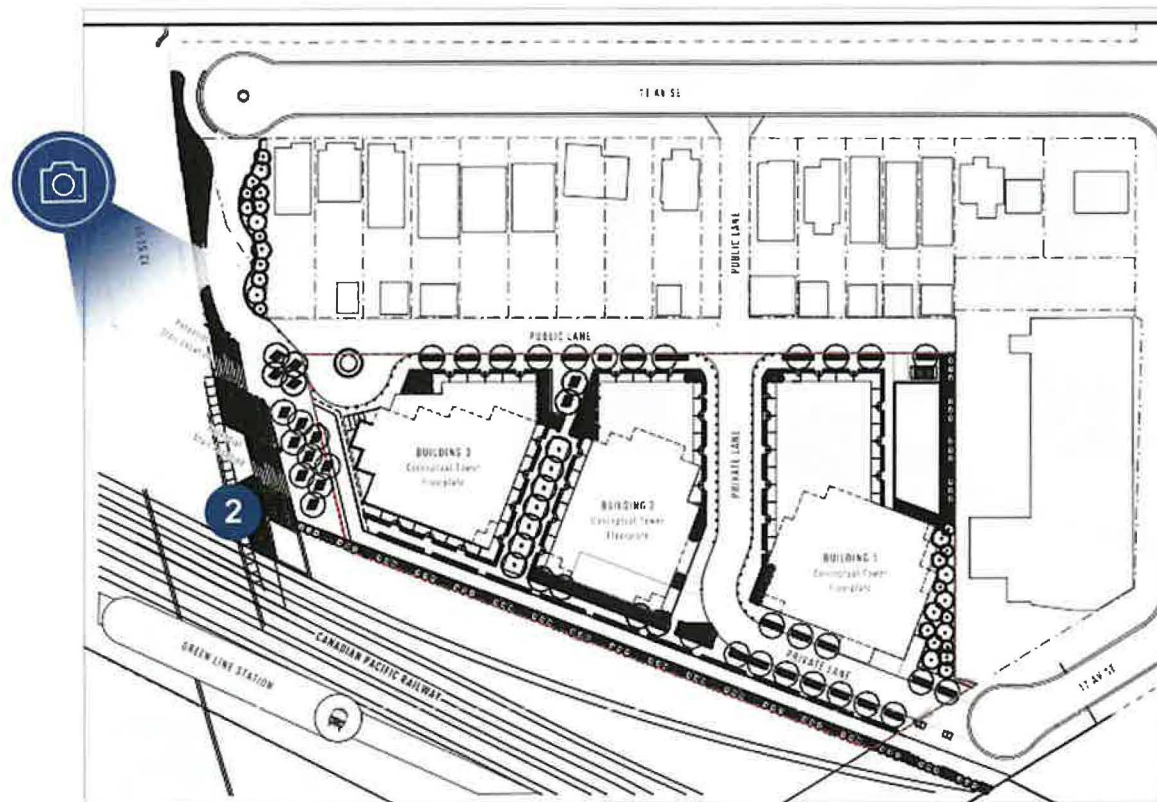
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COMMUNITY INVESTMENTS

12 ST SE ENHANCED PEDESTRIAN SCALE LIGHTING



These improvements intend to address issues such as safety, vitality and overall comfort of users in the community largely through the redesign of the lighting atmosphere. The new enhanced pedestrian lighting will be located along 12 ST SE, between 11 AVE SE and the Inglewood/Ramsay LRT Station, to promote active transportation.



KEY MAP



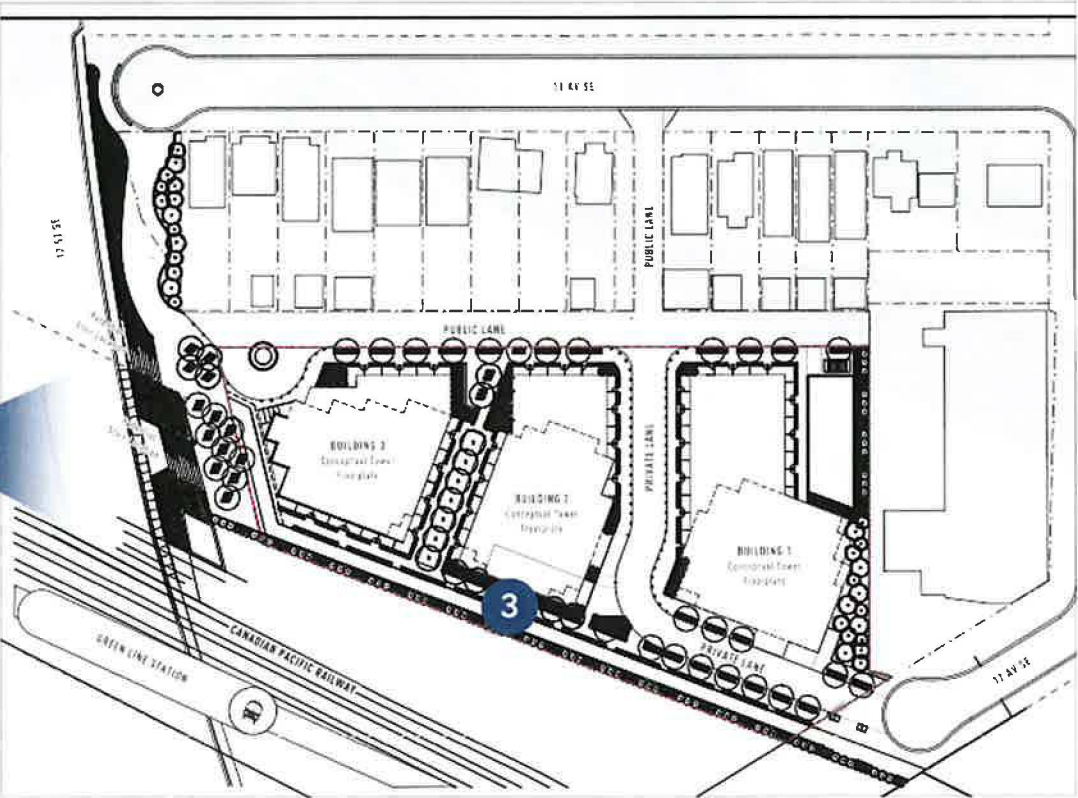
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COMMUNITY INVESTMENTS

ACTIVE TRANSPORTATION MODE INFRASTRUCTURE

The proposed multi-use pathway and walkway connection including trees and soft landscaping and pedestrian scale lighting will run along the south edge of the site providing a safe, comfortable, direct path for people to walk or wheel to and from the Brewery Flats neighbourhood and greater east Ingleswood.

The pathway will connect to the proposed staircase and public plaza, providing a passage to 12 ST SE. As active transportation mode infrastructure, the pathway will support both cyclists and pedestrians.



KEY MAP



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COMMUNITY INVESTMENTS

PUBLIC ART

The provision of on-site public art adds interest, activation, builds on a sense of place and encourages the multi-modal use of the underpass connection and public realm adjacent to the underpass.

Investments are envisioned as illuminated beacons and large-scale "INGLEWOOD" sculptural lettering along the plaza retaining walls, visible from the future Green Line and acting as a welcoming entry into the community.



KEY MAP



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HIGH VS. HIGHEST SCALE

COMMUNITY INVESTMENTS



15 STOREYS

Dominion Towers, Bridgeland



16 STOREYS

The Bridge, Bridgeland



20 STOREYS

Hungerford, Inglewood



21 STOREYS

University City, Brentwood



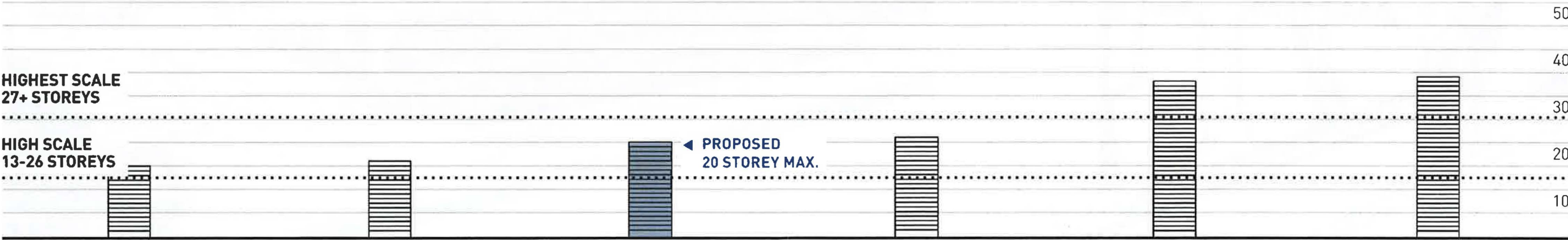
33 STOREYS

JEMM, 16 AV NW & Centre St N

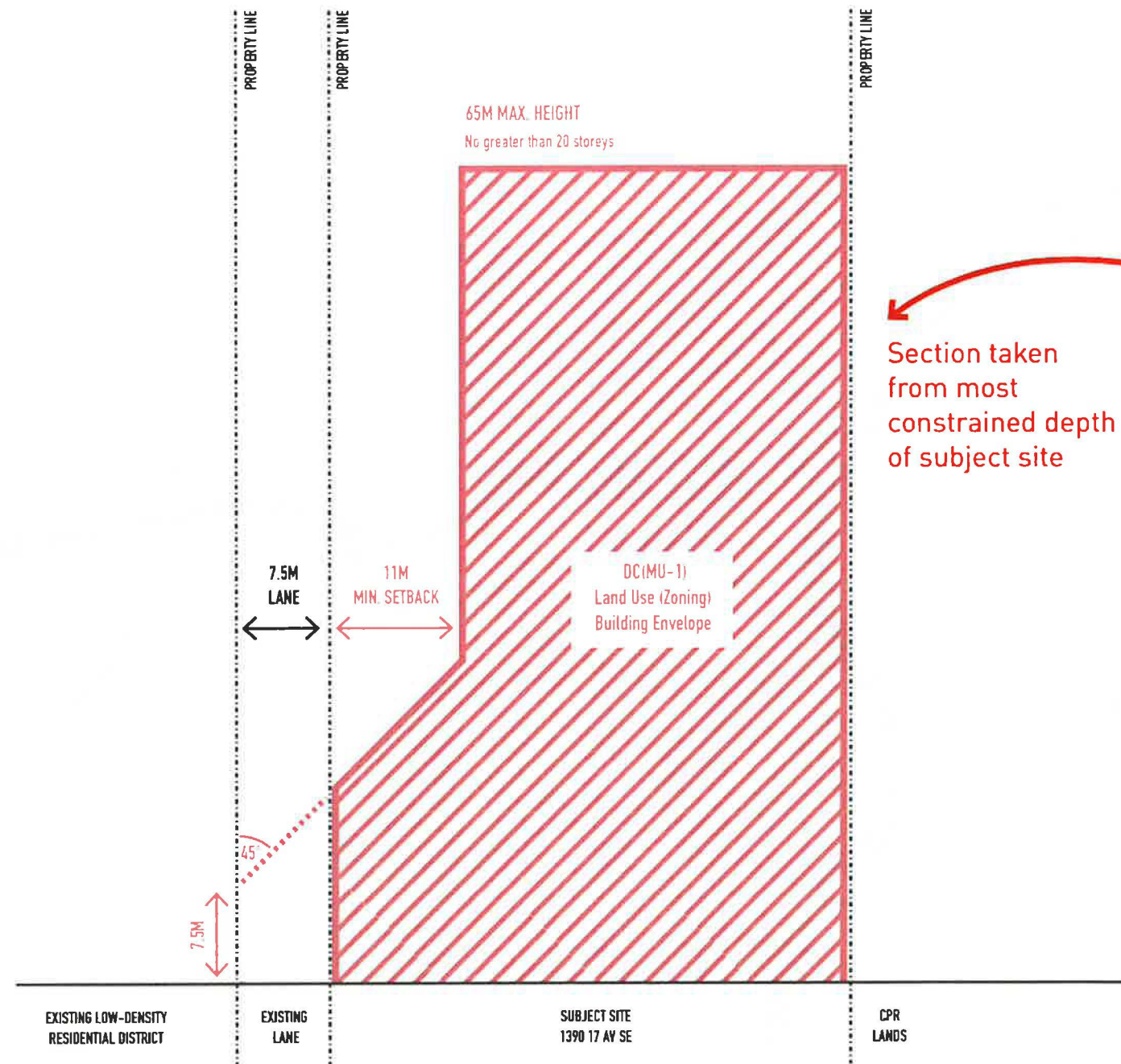


34 STOREYS

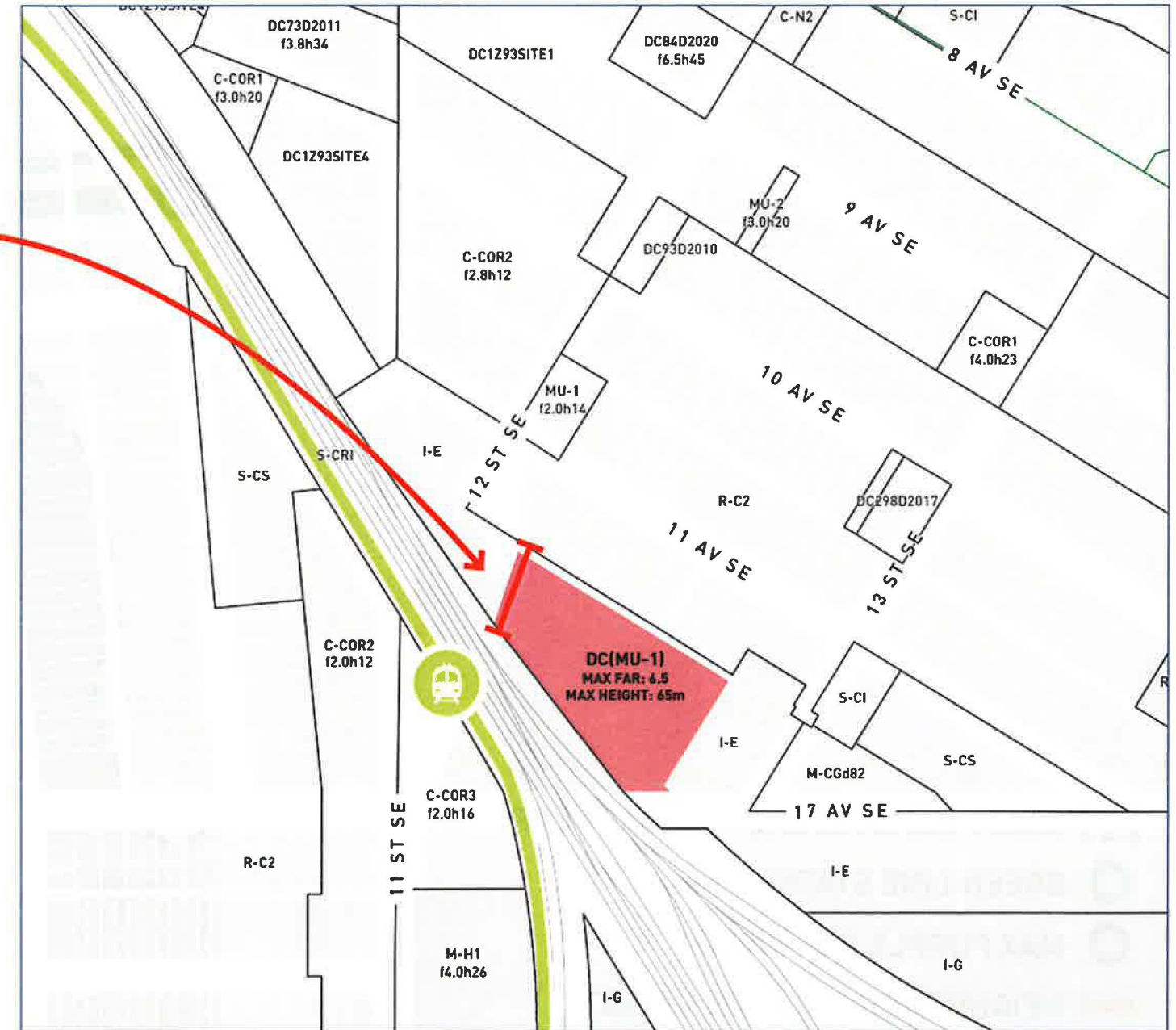
Brave, Encore, Ovation Condos, Spruce Cliff (Westbrook Station)



LAND USE REDESIGNATION



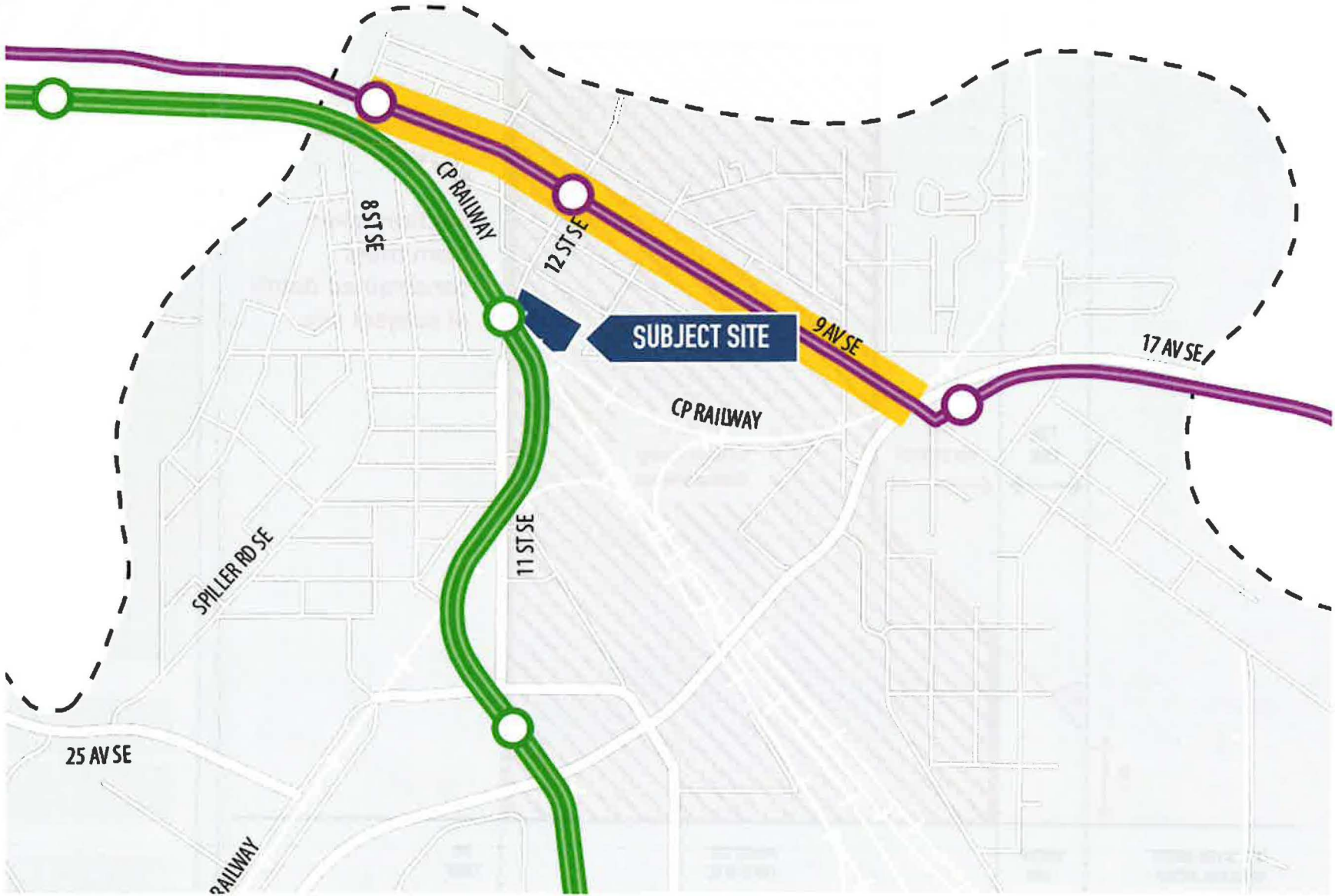
Section taken from most constrained depth of subject site



TRANSIT RICH CONTEXT

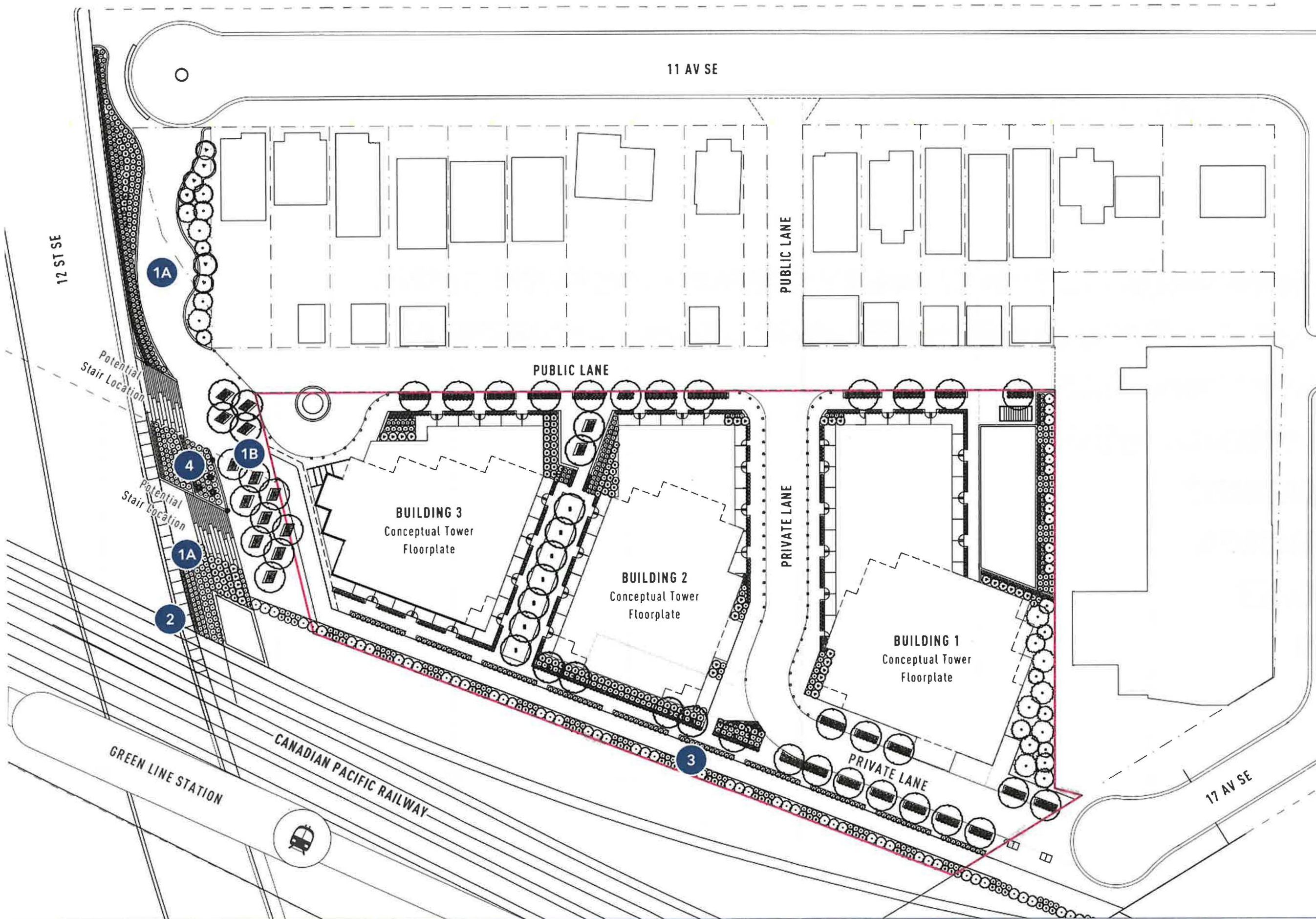
LAND USE REDESIGNATION

- [- -] DRAFT HISTORIC EAST CALGARY LAP
- GREEN LINE STATION
- MAX PURPLE BUS RAPID
- ▬ NEIGHBOURHOOD MAIN STREET



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MEETING OUR GROWTH GOALS

