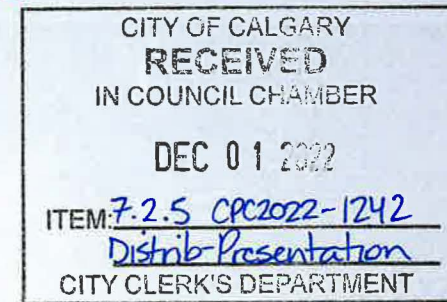




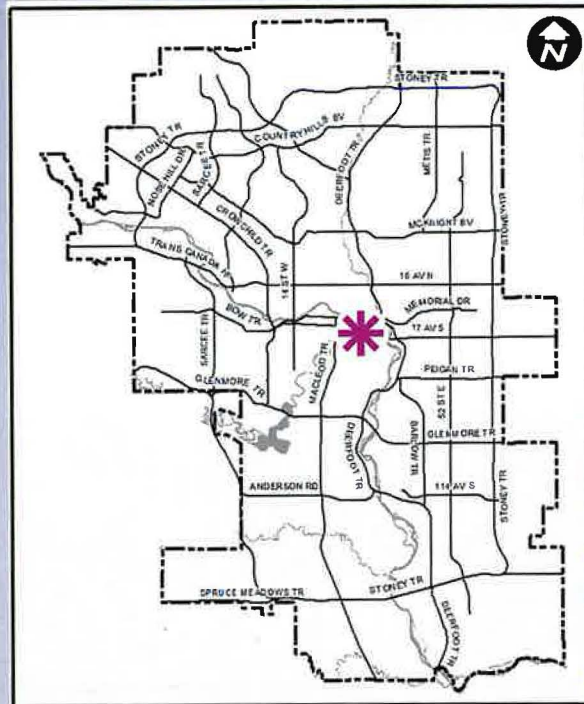
Calgary Planning Commission

Agenda Item: 7.2.5

1



LOC2022-0129
Policy and Land Use Amendment
December 1, 2022



LEGEND

600m buffer from LRT station

LRT Stations

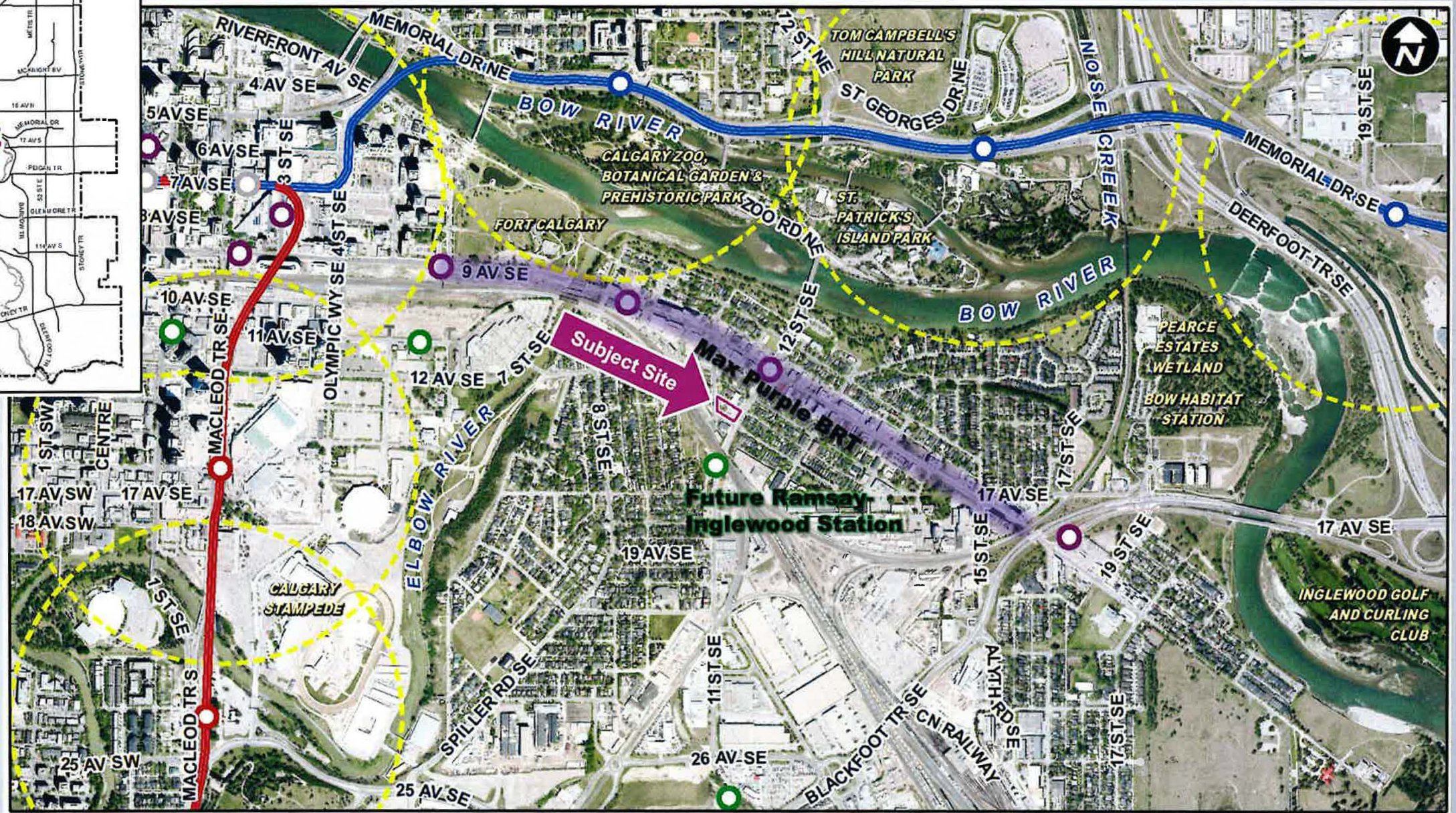
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





LEGEND

600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

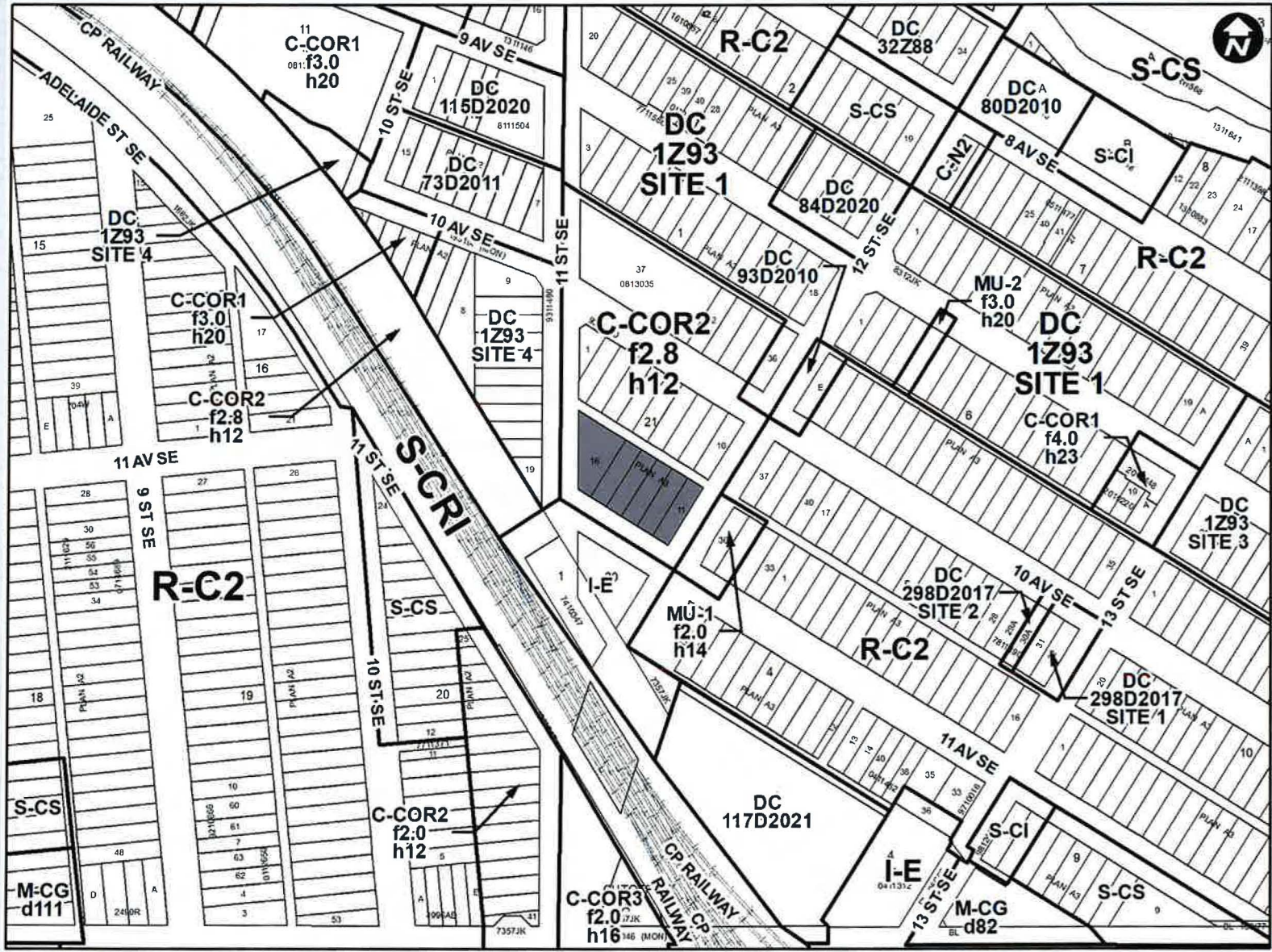
- Orange
- Purple
- Teal
- Yellow
- Bus Stop

Parcel Size:

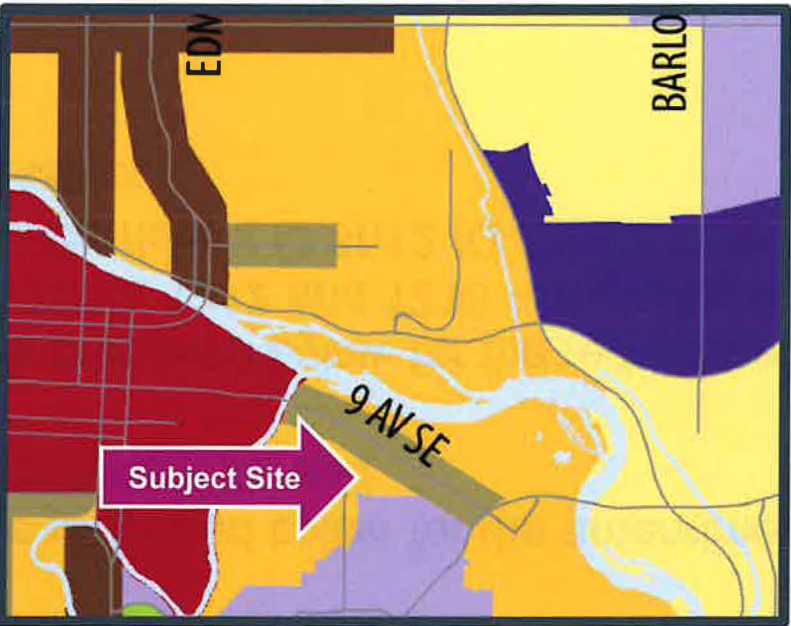
0.27 ha



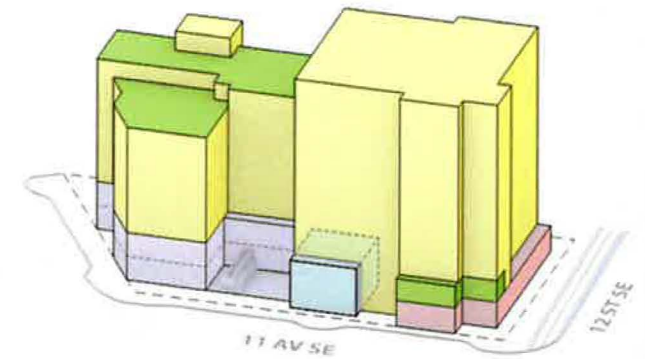




1 Urban Structure



Concept Design
Building Program



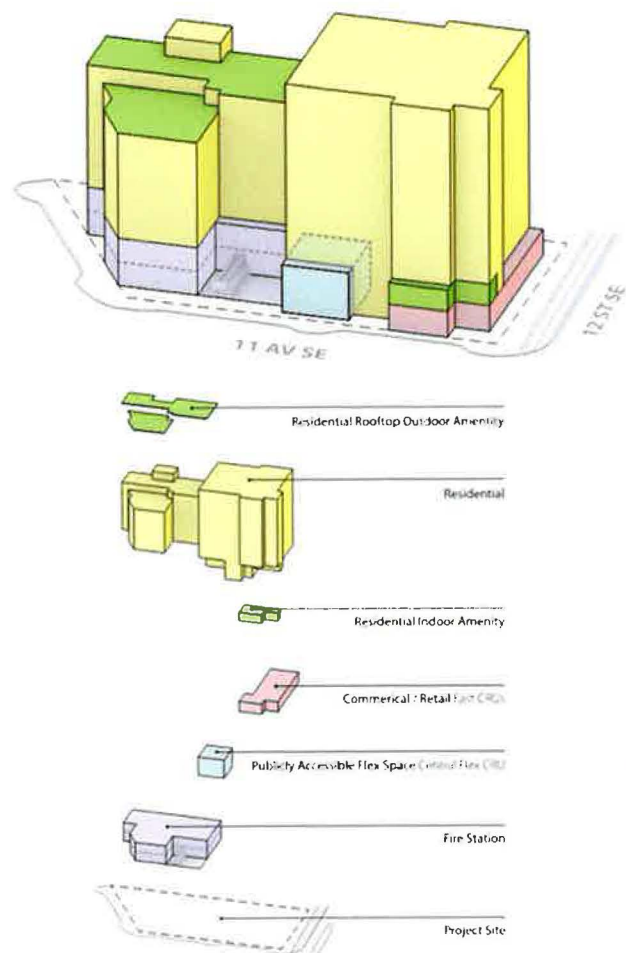
RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

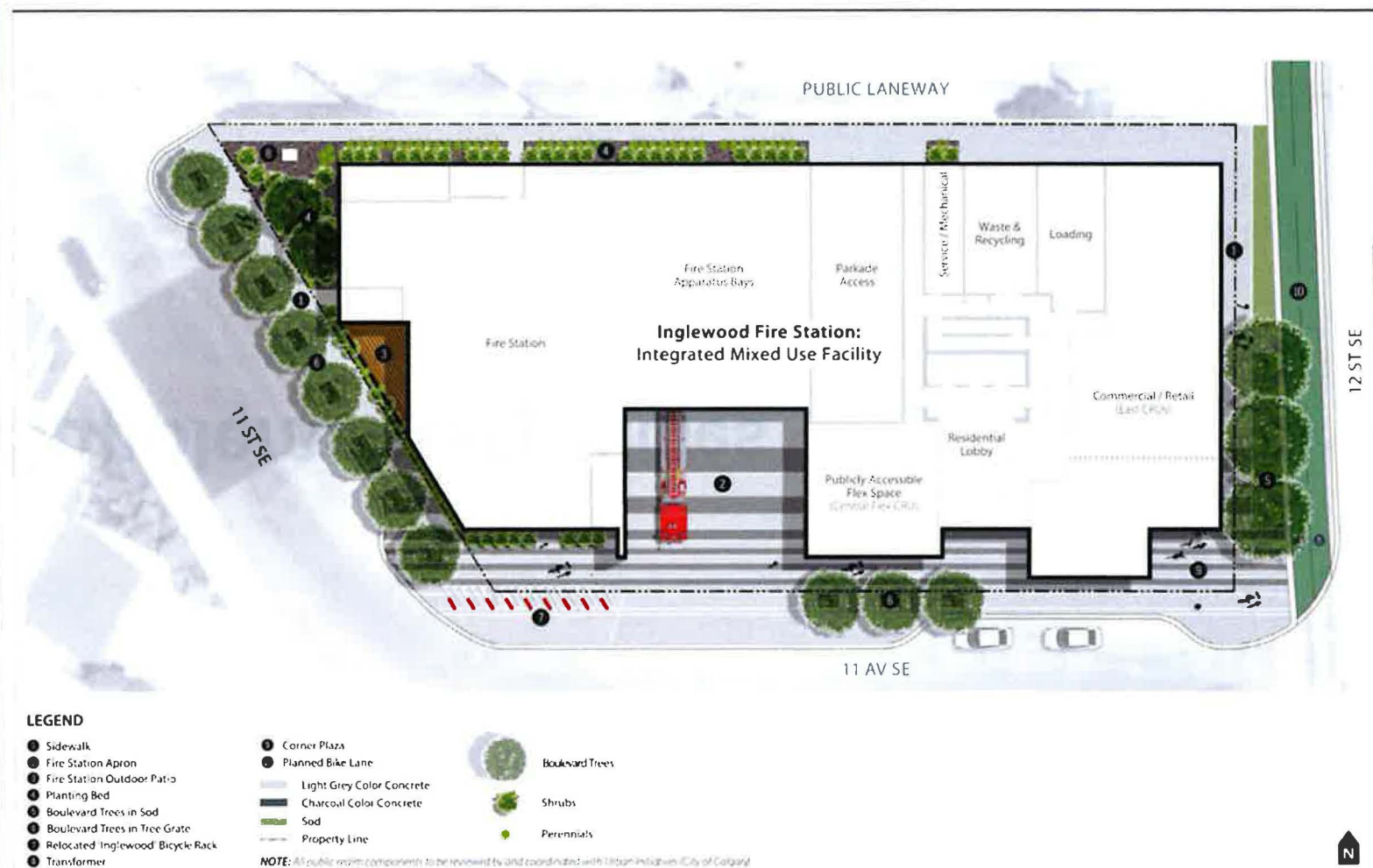
1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.27 hectares $\pm$ (0.66 acres $\pm$) located at 1204, 1210, 1212 and 1216 – 11 Avenue SE (Plan A3, Block 21, Lots 11 to 16) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District **to** Mixed Use – General (MU-1f6.5h45) District.

Supplementary Slides

Concept Design Building Program



SCHEMATIC DESIGN SITE PLAN

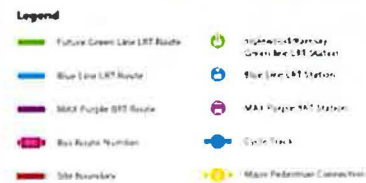


Context

Local Area Parks & Open Space

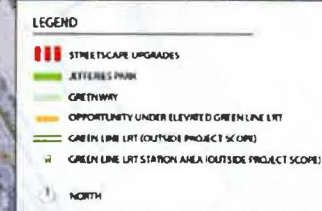
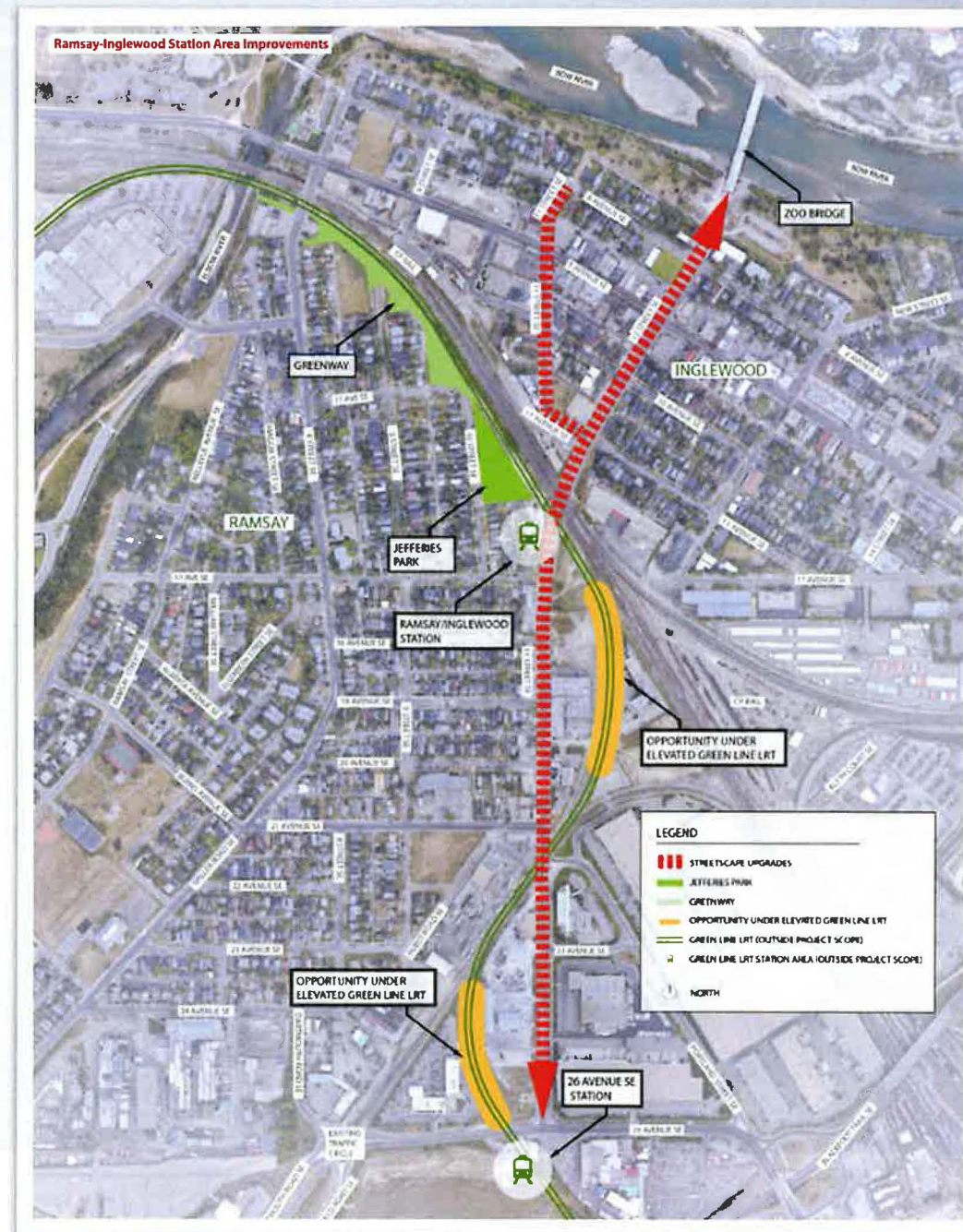


Context Mobility



TRANSIT-ORIENTED DEVELOPMENT

The site is within easy walking distance (400m) of both a future MAX Purple BRT Station and the Ramsay Inglewood Green Line LRT Station. City Council has directed that the IMUF site be developed as an integrated facility within this transit-oriented development node, promoting a more strategic use of land and optimizing public infrastructure.



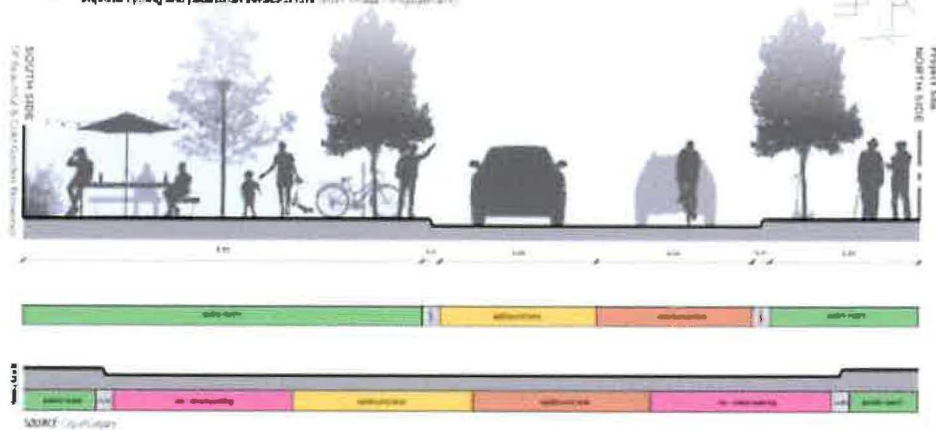
Ramsay-Inglewood Station Area Improvements

Conceptual Right of Way Sections

11 AV SE: In front of O's Beautiful & Cold Garden Breweries Looking West

GOALS

- Increased connectivity between Inglewood and Ramsay (from Ramsay Design Discussion Report, 2020)
- Be friendly and accessible to all ages (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Consider an active outdoor and outdoor social and recreational experiences (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Respect strong sense of neighbourhood identity (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Improve cycling and pedestrian infrastructure (from Phase 1 Engagement)



11 ST SE: North of 11 AV SE Looking North

GOALS

- Increased connectivity between Inglewood and Ramsay (from Ramsay Design Discussion Report, 2020)
- Be friendly and accessible to all ages (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Consider an active outdoor and outdoor social and recreational experiences (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Respect strong sense of neighbourhood identity (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Improve cycling and pedestrian infrastructure (from Phase 1 Engagement)



12 ST SE: South of 9 Ave SE Looking North

GOALS

- Increased connectivity between Inglewood and Ramsay (from Ramsay Design Discussion Report, 2020)
- Be friendly and accessible to all ages (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Consider an active outdoor and outdoor social and recreational experiences (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Respect strong sense of neighbourhood identity (from Ramsay and Inglewood Place Program Overview Report, 2020)
- Consider future bidirectional Multi-Use Pathway south of 26 Ave SE to bidirectional Multi-Use Pathway on 26th Bridge to the north
- Improve cycling and pedestrian infrastructure (from Phase 1 Engagement)
- Separate users of 11 St SE by their speed class (4th Avenue Crossing Overpass)

