

Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

RE: LAND USE REDESIGNATION (PE2022-00276)

From C-COR2f2.8h12 to MU-1f6.5h45

2022.07.13

Address: 1204, 1210, 1212, 1216 11 AV SE

Landowner/Developer-Builder: City of Calgary / RNDSQR

Applicant: CivicWorks

BACKGROUND

The subject site was strategically acquired by The City of Calgary (The City) in 1986 to deliver a new Emergency Response Station, with supplemental strategic land assembly completed in 2010. The Calgary Fire Department (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 City's Integrated Civic Facility Planning (ICFP) Program. Following review and evaluation of proposals based on established selection criteria, RNDSQR emerged as the highest rated proponent chosen to work with The City, CFD and a multi-disciplinary team of local planning, design, and engineering professionals in the development of the new Inglewood Fire Station. The Inglewood Fire Station project Ownership-Partnership Group consists of The Calgary Fire Department (CFD) and RNDSQR and is guided by two primary project goals:

1. Realize a new modern 2-bay Fire Station that will be funded, owned and operated by The City (CFD), as part of a medium to high density mixed-use transit oriented development.
2. Deliver an appropriate mix of housing, commercial / retail or other private use(s) to be financed, designed, constructed, owned and operated by a private entity (RNDSQR).

The priority CFD Fire Station component of the project will replace the aging Downtown Fire Station No.1, slated for closure and decommissioning. Fire Station No.1 was built in 1973 — it is no longer suitable for modern response station operations, lacks necessary on-site staff parking and cannot accommodate newer fire engines due to size and bay height restrictions. The recent permanent rail crossing closure at 8 ST SE has also resulted in delayed response times by Station No.1 crews who had previously used 8 ST as the primary access route to the Ramsay community.

The privately owned portion of the project will be a mixed-use transit-supportive development that takes advantage of a highly connected and amenity-rich inner city context, with easy access to Calgary's Primary Transit Network, including the MAX Purple BRT along 9 AV SE and future Ramsay-Inglewood Green Line LRT station just steps from the project site.

To realize the full potential of this strategic transit-oriented development opportunity and to align with the emerging draft Historic East Calgary Local Area Plan (HEC LAP), the project team is targeting a mid-rise, high density mixed use building with a maximum height of 12-storeys (45m), with a transition to a lower 9-storey building scale along the western portion of the site to provide varied arrangement of mass and scale and accommodate common outdoor rooftop amenity spaces for future residents. Additional details related to the Schematic Design of the proposed Inglewood Fire Station development vision are provided in the supplementary Application Brief (submitted under separate cover).

Pre-application planning and outreach began in 2020 and concluded in March of 2022 with a formal pre-application review of the proposed Schematic Design development vision by the Urban Design Review Panel (Feb. 9, 2022) and Calgary Planning Commission (Mar. 24, 2022).

APPLICANT STATEMENT

The current Land Use District maximum building height and floor area ratio (FAR) modifiers do not support the redevelopment vision for a 12-storey mixed use development that meets the goals of the Ownership-Partnership Group.

To realize the goals and program requirements of the new Inglewood Fire Station, the project team is seeking a Land Use Redesignation to transition the subject site from the existing Commercial - Corridor 2 District (C-COR2f2.8h12) to the Mixed Use - General District (MU-1f6.5h45), with a maximum Floor Area Ratio of 6.5 and maximum building height of 45m.

The Inglewood Fire Station features unique building program needs that make its planning, construction and market desirability more challenging and resource intensive than other more traditional mixed-use developments. The proposed building scale and FAR is necessary to ensure the project remains financially feasible and can be delivered within the timelines required by CFD and directed by Council. The proposed MU-1f6.5h45 District is calibrated to these unique project needs and the outcomes of the Schematic Design process.

A site-specific policy amendment to Table 3 of the Inglewood Area Redevelopment Plan (ARP) will be required to support a redesignation to a Mixed Use District and provide applicable development guidelines for the project site.

PLANNING RATIONALE

The proposed use and development vision is well-suited to the site given its surrounding built form context, lot characteristics and strategic location. The proposed development concept supports compact strategic growth, economic resiliency, and multi-modal connectivity by increasing intensity in the heart of a community where there significant public infrastructure investments being made, including the Green Line LRT and MAX Purple BRT. The project site is 200m from a MAX Purple Line Bus Rapid Transit (BRT) Station and within 300m of the future Ramsay-Inglewood Green Line Light Rail Transit (LRT) Station—the backbone of the Primary Transit Network. The Calgary Transportation Plan (CTP) identifies the Primary Transit Network as an organizing tool for land use planning, with community design emphasizing higher intensity, compact mixed use development concentrated near transit stops and stations to encourage ridership and optimize public infrastructure. Based on the principles of Transit-Oriented Development (TOD), this form of city-building enables sustainable long-term urban growth and provides a mix of land uses and densities that create a convenient, interesting and vibrant community.

The project site is situated 200m from 9 AV SE, a Municipal Development Plan (MDP) identified Neighbourhood 'Main Street' that stretches from the Elbow River to 17 AV SE. Main Streets are a critical plank of The City's long-term strategy for achieving the MDP's targets for a balance of growth and investment between Established and Developing areas. Calgary's Main Streets are active corridors that attract Calgarians to socialize, work, live, shop, dine, and celebrate — ideal places for mixed use, residential, commercial, and retail development. Identified for strategic growth and investment, Main Streets are part of a long term plan to manage the growing population of our city over time. The proposed development concept seeks to align with these City-wide policies to ensure a thoughtful gateway development into Inglewood.

A summary of applicable suitability characteristics based on The City's Location Criteria for Multi-Residential Infill is provided below:

Corner Parcel: The subject site is located at the corner of 11 AV SE and 12 ST SE, at a gateway location to Inglewood, Ramsay and the 9 AV SE Main Street.

Collector or Higher Standard Road: The subject site is located along 12 ST SE (Collector Standard).

Direct Lane Access: Rear lane access is available for primary vehicle movements and loading, allowing for pedestrian-friendly streetscape along key building edges (11 ST SE, 11 AV SE, and 12 ST SE).

Proximity To Local & Primary Transit: The site is within easy walking distance of both a MAX Purple / Route 307 BRT Station (200m) and the future Ramsay-Inglewood Green Line LRT Station (300m), as well as other local and primary transit routes (200m - Routes 1, 101, 302).

Proximity To Main Street Corridor: The site is within 1 block (200m) of the 9 AV SE Main Street, a vibrant community corridor and regional commercial destination.

Proximity To Commercial Uses: The subject site is adjacent to multiple commercial uses / buildings and is within 1 block (200m) of the 9 AV SE Main Street commercial corridor.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site is within easy walking / cycling distance (250m) of the regional Bow River Pathway, as well as a number of local area parks, open spaces and amenities (Inglewood Lawn Bowling Club, Jeffries Park, Jack Long Park, and Brewery Triangle Park).

CITY-WIDE POLICY ALIGNMENT

Through contemporary city-wide plans and policies like the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), and Guide for Local Area Planning, The City of Calgary has placed policy priority on building complete, resilient and transit-supportive communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. The proposed mixed-use transit oriented development vision and supporting Land Use Redesignation for Inglewood Fire Station is consistent with the city-wide goals and policies of these plans.

LOCAL AREA POLICY ALIGNMENT

The project site is located within the boundaries of the Inglewood Area Redevelopment Plan (ARP), first approved in 1993. A site-specific policy amendment to Table 3 of the ARP will be required to support a redesignation to a Mixed Use District and provide applicable development guidelines for the project site.

As the ARP no longer aligns with current city-wide land use, urban form and transportation objectives, The City of Calgary has been working on a new Plan — the Historic East Calgary Local Area Plan (HEC LAP). The HEC LAP is guided by higher order contemporary policy like the MDP and CTP, and provides the draft framework for local area growth in the communities of Inglewood, Ramsay, and Alyth/Bonnybrook. The HEC LAP is in draft form and currently on hold until Administration's work on Heritage Conservation Tools and Incentives for commercial areas is completed. The draft HEC LAP currently designates the subject site as the future location of an Emergency Response Station and relevant policies include at-grade uses along 12 ST SE and multi-residential uses above-grade with a building scale up to 12 storeys, consistent with the proposed development vision and supporting Land Use Redesignation.

STAKEHOLDER OUTREACH

As part of the Land Use Redesignation process, the project team is committed to delivering a best-practice stakeholder outreach process to ensure all stakeholders have easy access to detailed project information and are able to share their feedback directly with the project team. A supporting Stakeholder Outreach Strategy will inform the team's approach and has been reviewed with Administration prior to submission. Key elements of the Stakeholder Outreach Strategy include:

Custom On-site Signage: Installed on-site at application submission, in addition to required City of Calgary notice posting. Includes key project information, the project website address and project team contact details.

Community Newsletter Advertorials: Delivered to all Ramsay and Inglewood community residents following application submission (anticipated September 2022 issue). Includes key project information, the project website address and project team contact details.

Community Mailers: Delivered to surrounding area residents following application submission. Includes key project information, the project website address and project team contact details.

Project Website: Dedicated project website (<https://engage.calgary.ca/inglewood-station>), providing convenient access to detailed project information, details of upcoming outreach events and opportunities for feedback.

Project Voicemail & Email Inbox: Dedicated project phone line (587.747.0317) and email (Inglewood-Station@calgary.ca) serve as direct lines of communication to the project team.

Local Stakeholder Organizations Outreach: Ongoing communications and meetings with the Inglewood Community Association, Ramsay Community Association and the Inglewood Business Improvement Area (BIA).

Digital & In-Person Public Information Sessions: Project team facilitated events open to all stakeholders (anticipated Sept. 6 & 8, 2022).

What We Heard Report: A detailed summary of the stakeholder outreach process, including key feedback themes and project team responses.

CONCLUSION

The proposed Land Use Redesignation will directly facilitate the delivery of a CFD-required, Council-directed and policy-aligned priority Fire Station within a transit-oriented development mixed-use project with both multi-residential and active retail uses at-grade. The project is enabled through Council's Integrated Civic Facility Planning (ICFP) Program, which tactically shifts away from planning and delivering single-use facilities, in favour of building multi-service and mixed use facilities — realizing more efficient use and community benefits from City-owned land. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.