

Calgary Planning Commission Comments

The following key feedback were considered from the 2022 March 24 CPC meeting (PE2022-00276).

Scale: The proposed building height and scale was noted as appropriate at the proposed location and aligned with transit oriented development principles and city-wide policy goals.

Response: The proposed height (45 metres) and Floor Area Ratio (FAR of 6.5) are consistent with CPC feedback and supported by the Schematic Design phase development vision for the Inglewood Fire Station project.

Compatibility: The integrated approach with combining residential, commercial, and fire station was noted as appropriate at the proposed location. Commission emphasized that commercial uses at-grade will be essential to activating the 11 Avenue & 12 Street SE interfaces.

Response: The proposed MU-1 District is consistent with feedback and allows the opportunity for active commercial uses along key building edges, including 11 Avenue & 12 Street SE.

Fire Station Design & Operation: Commission inquired about the feasibility of Calgary Fire Department (CFD) operations on the subject site and the future development.

Response: The CFD validated Schematic Design phase of the Inglewood Fire Station has demonstrated the feasibility of the proposed Emergency Response Station, apparatus movements, building scale, use configuration and mix, site access and parking. Additional project details will be addressed at development permit stage, and CFD would be open to work with the community and determine the appropriate strategies to minimize impacts such as noise and traffic.

Public Realm & Architectural Design: The integration of public realm improvements with Ramsay-Inglewood Station Area Improvements project and consideration of the surrounding area's heritage context with the Inglewood Fire Station project was noted as a key opportunity.

Response: The Inglewood Station team is actively coordinating with the City of Calgary's Ramsay-Inglewood Station Area Improvements project team to align the design of Inglewood Fire Station and its bounding edges. Detailed architectural design will be addressed at Development Permit stage, and the proposed project will deliver public realm and building interface improvements along all site edges.

New Housing Options: Commission inquired about if the proposal is for market housing and noted the benefits density within a transit supportive, amenity rich inner-city context.

Response: It is anticipated that the residential housing will be for market housing and the developer is open to explore affordable market rate housing options as part of the project and additional details including unit mix will be further reviewed at the development permit stage.

Density Bonusing: Commission inquired about the use of density bonusing for this proposal.

Response: Density bonusing mechanism was considered and it was determined that the proposed civic integrated mixed-use facility would offers benefits including, delivery of an integrated fire station to provide a more efficient use and community benefits from City-owned land, delivery of the unique/non-traditional building program needs of an integrated fire station, and delivery and contribution to a series of high-quality public realm improvements that will transform the immediate bounding all the site edges, including rear lane paving and pedestrian realm improvements along 12 Street, 11 Avenue and 11 Street SE, and full signalization of 12 Street SE/ 11 Avenue SE.