



Public Hearing of Council

Agenda Item: 6.1.11



LOC2022-0129 / CPC2022-1242 Policy and Land Use Amendment

January 17, 2023

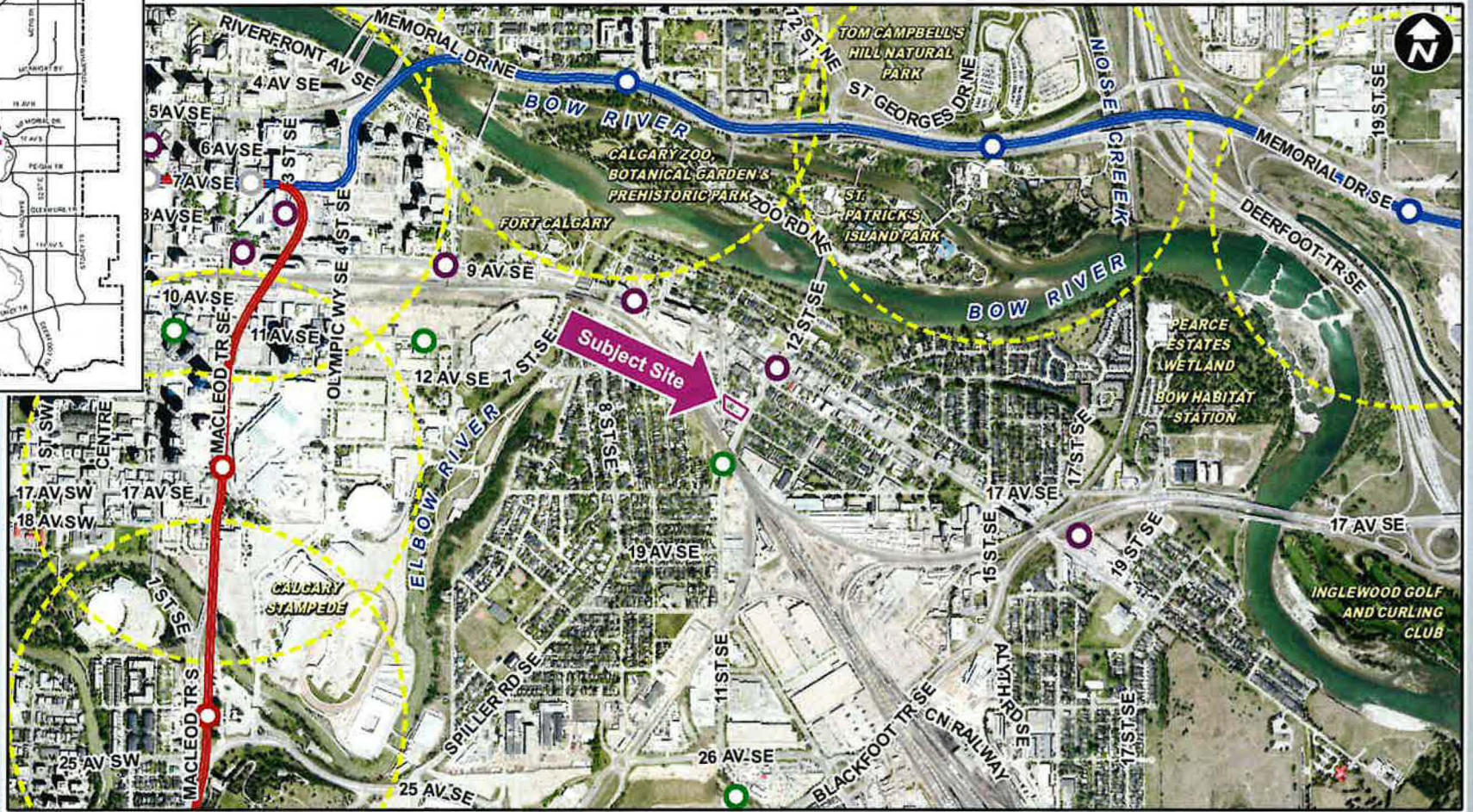
ISC: Unrestricted

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER
JAN 17 2023
ITEM: <i>6.1.11 Distnb-presentation</i>
<u>CPC2022-1242</u>
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

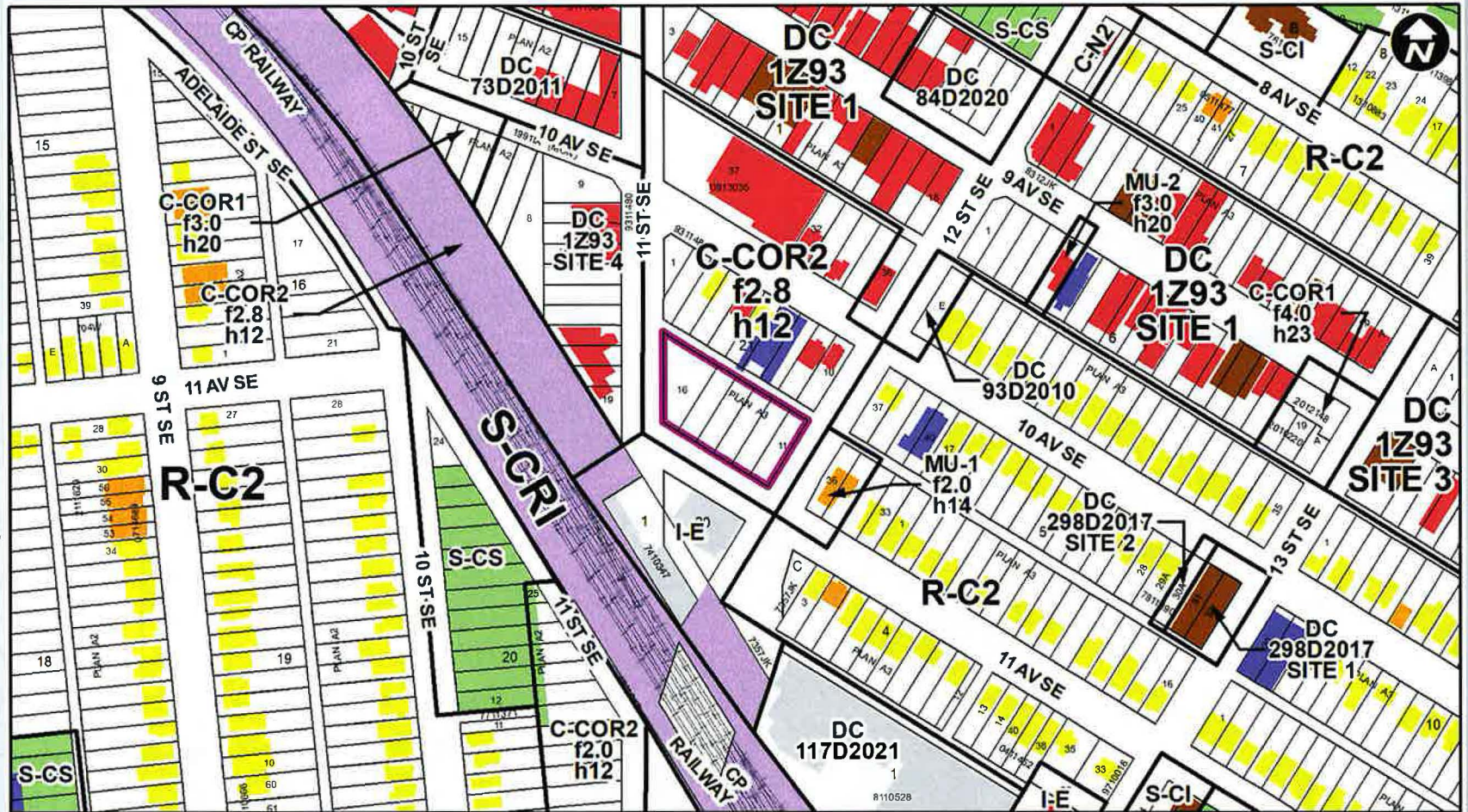
1. Give three readings to **Proposed Bylaw 3P2023** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 11D2023** for the redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1204, 1210, 1212 and 1216 – 11 Avenue SE (Plan 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.



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



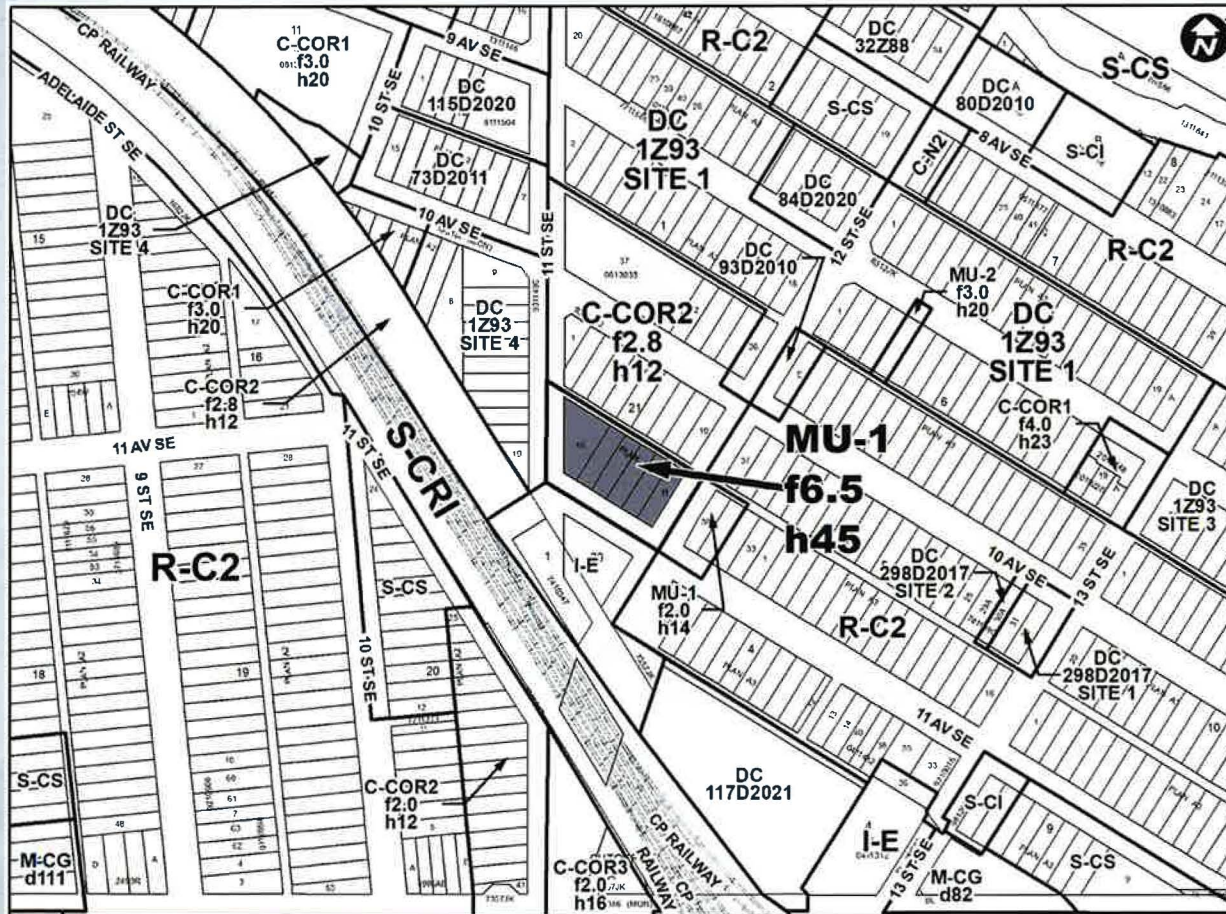


LEGEND

-  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



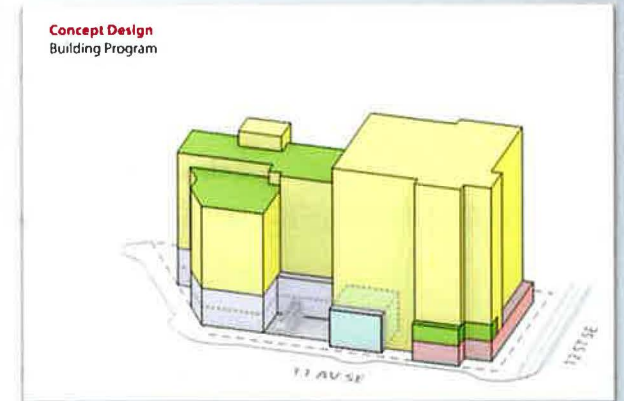
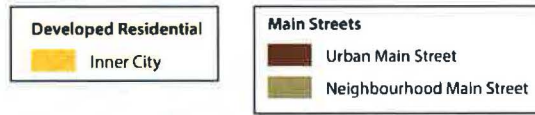
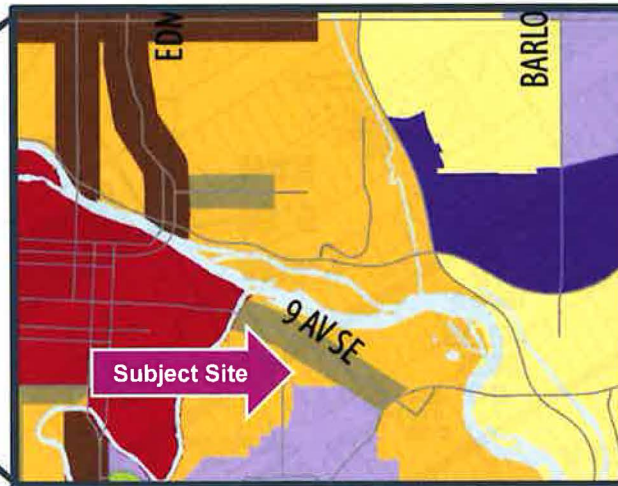
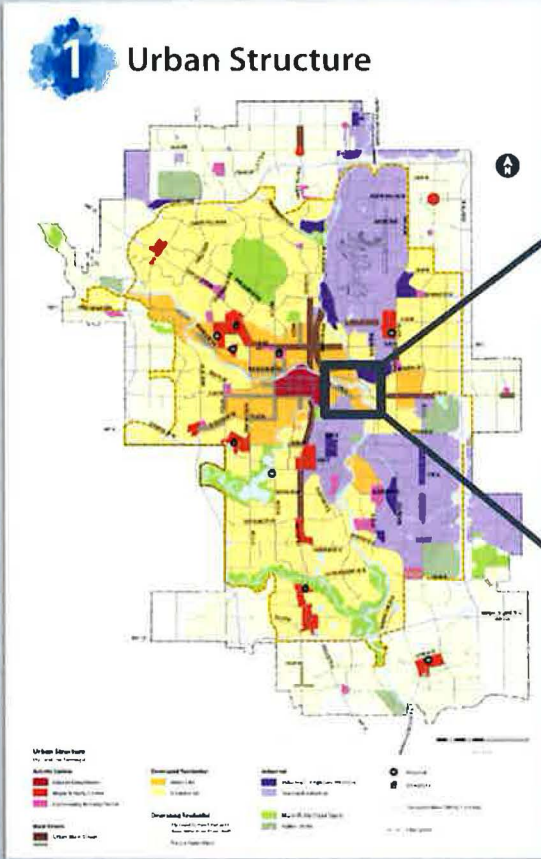
Proposed Mixed Use – General (MU-1 f6.5h45) District:

- Street-oriented mixed-use development with Protection and Emergency Service
- Maximum Floor Area Ratio of 6.5
- Maximum Building Height of 45 metres

Municipal Development Plan

Integrated Civic Facility Planning

1 Urban Structure



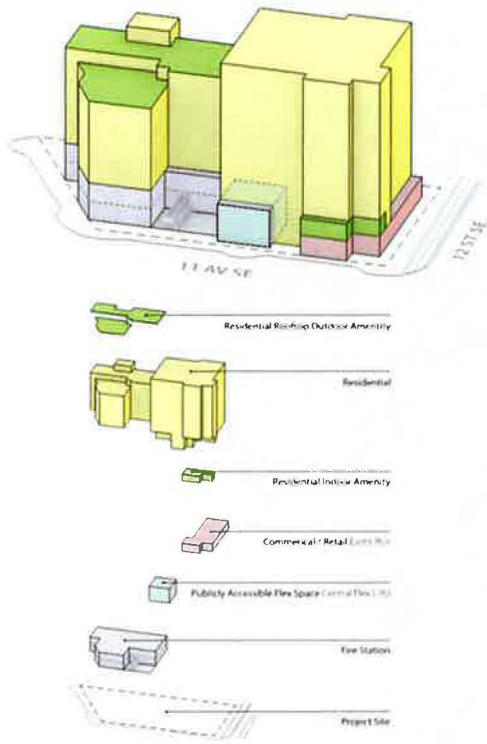
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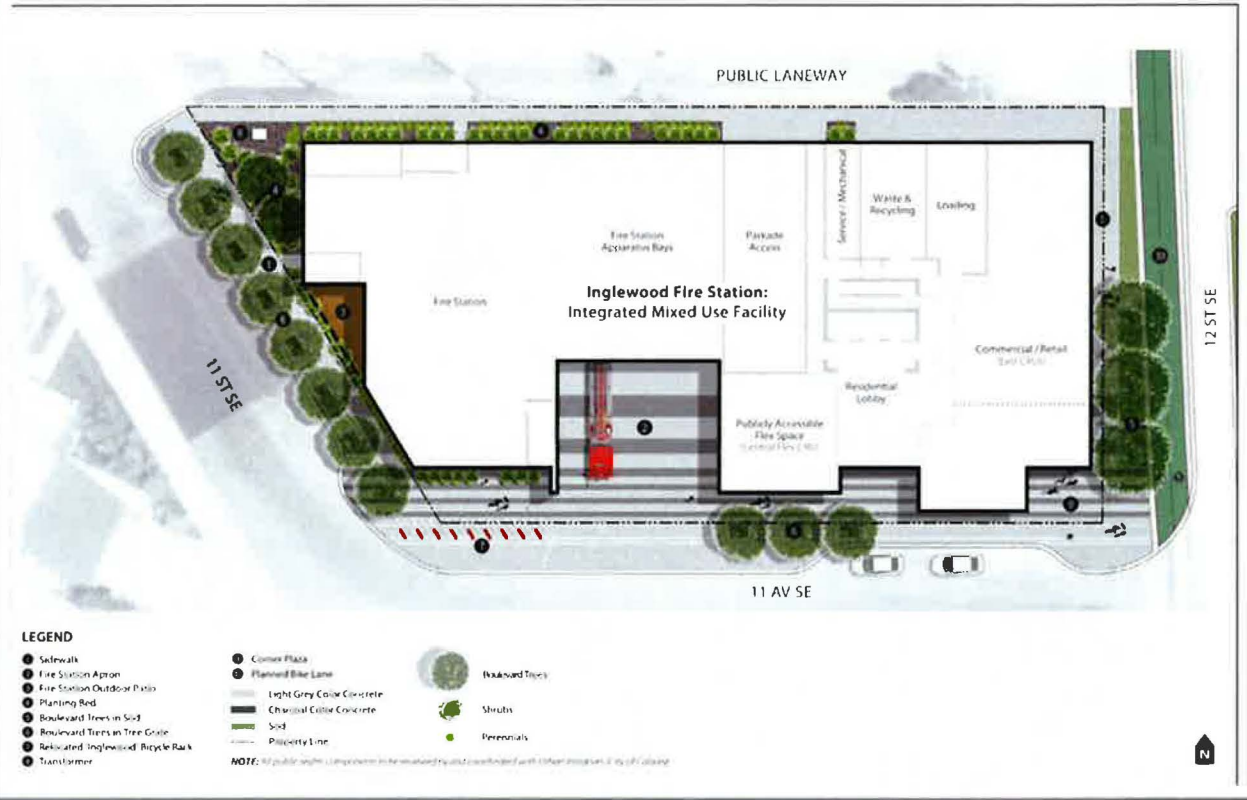
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Supplementary Slides

Concept Design
Building Program



SCHEMATIC DESIGN SITE PLAN



Context
Local Area Parks & Open Space

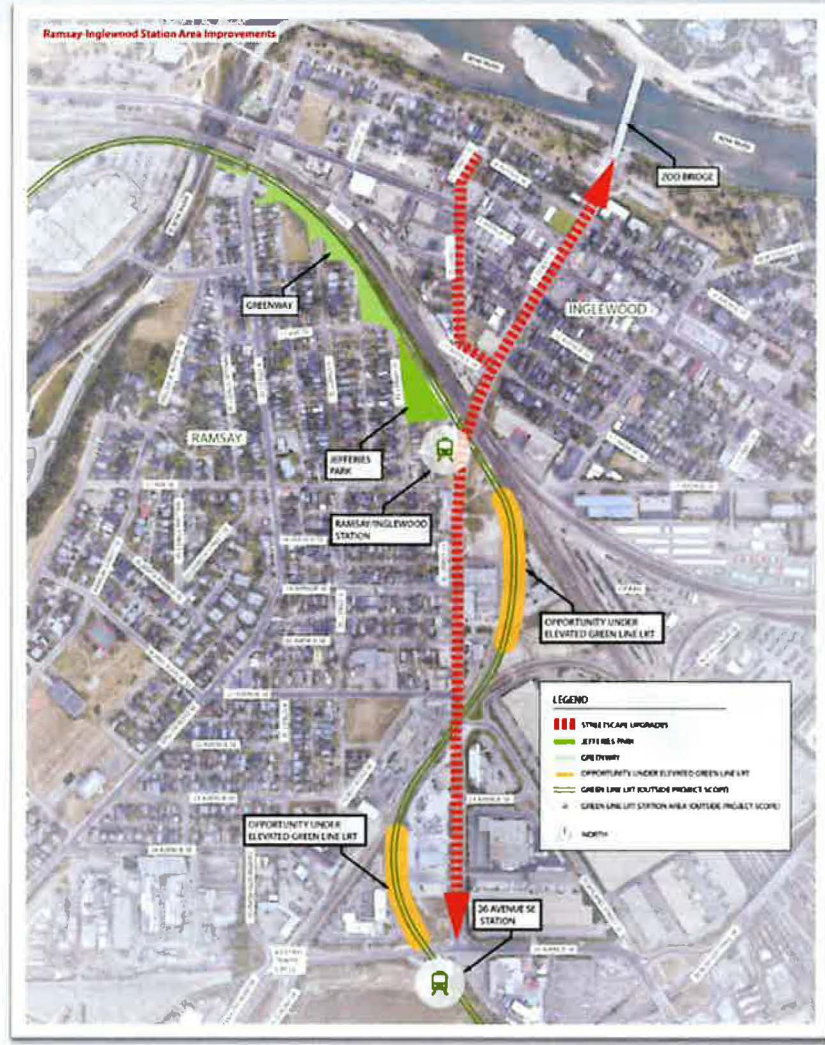


**Context
Mobility**



- Legend**
- Future Green Line LRT Route
 - Blue Line LRT Route
 - MAX Purple RT Route
 - RTA Boundaries
 - Inglewood Station
 - Blue Line LRT Station
 - MAX Purple RT Station
 - Light Rail
 - Major Pedestrian Crossings

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



- LEGEND**
- - - STREET SCALE IMPROVEMENTS
 - JEFF HILLS PARK
 - GREENWAY
 - OPPORTUNITY UNDER ELEVATED GREEN LINE LRT
 - OPPORTUNITY UNDER ELEVATED GREEN LINE LRT
 - GREEN LINE LRT ROUTE/STATION PROXIMITY SCORE
 - GREEN LINE LRT STATION AREA OUTSIDE PROXIMITY SCORE

Ramsay-Inglewood Station Area Improvements Conceptual Right of Way Sections

11 AV SE: In Front of Old's Beautiful & Cold Garden Breweries Looking West

GOALS

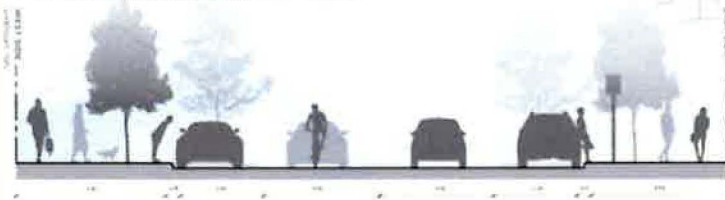
- Increase connectivity between Inglewood and Ramsay (from Strategic Design Framework Report 2020)
- Be friendly and accessible to all ages (from Strategic Design Framework Report 2020)
- Consider all season indoor and outdoor social and recreational opportunities (from Strategic Design Framework Report 2020)
- Respect strong sense of neighborhood identity (from Strategic Design Framework Report 2020)
- Improve cycling and pedestrian infrastructure (from Strategic Design Framework Report 2020)



11 ST SE: North of 11 AV SE Looking North

GOALS

- Increase connectivity between Inglewood and Ramsay (from Strategic Design Framework Report 2020)
- Be friendly and accessible to all ages (from Strategic Design Framework Report 2020)
- Consider all season indoor and outdoor social and recreational opportunities (from Strategic Design Framework Report 2020)
- Respect strong sense of neighborhood identity (from Strategic Design Framework Report 2020)
- Improve cycling and pedestrian infrastructure (from Strategic Design Framework Report 2020)



12 ST SE: South of 9 Ave SE Looking North

GOALS

- Increase connectivity between Inglewood and Ramsay (from Strategic Design Framework Report 2020)
- Be friendly and accessible to all ages (from Strategic Design Framework Report 2020)
- Consider all season indoor and outdoor social and recreational opportunities (from Strategic Design Framework Report 2020)
- Respect strong sense of neighborhood identity (from Strategic Design Framework Report 2020)
- Connect future to existing Multi-Use Pathway south of 26 Ave SE to Ramsay Inland Multi-Use Pathway on the Bridge to the North
- Improve cycling and pedestrian infrastructure (from Strategic Design Framework Report 2020)
- Separate users of 12 ST SE by their speed (from Strategic Design Framework Report 2020)

