

Inglewood Fire Station

Integrated Mixed Use Facility

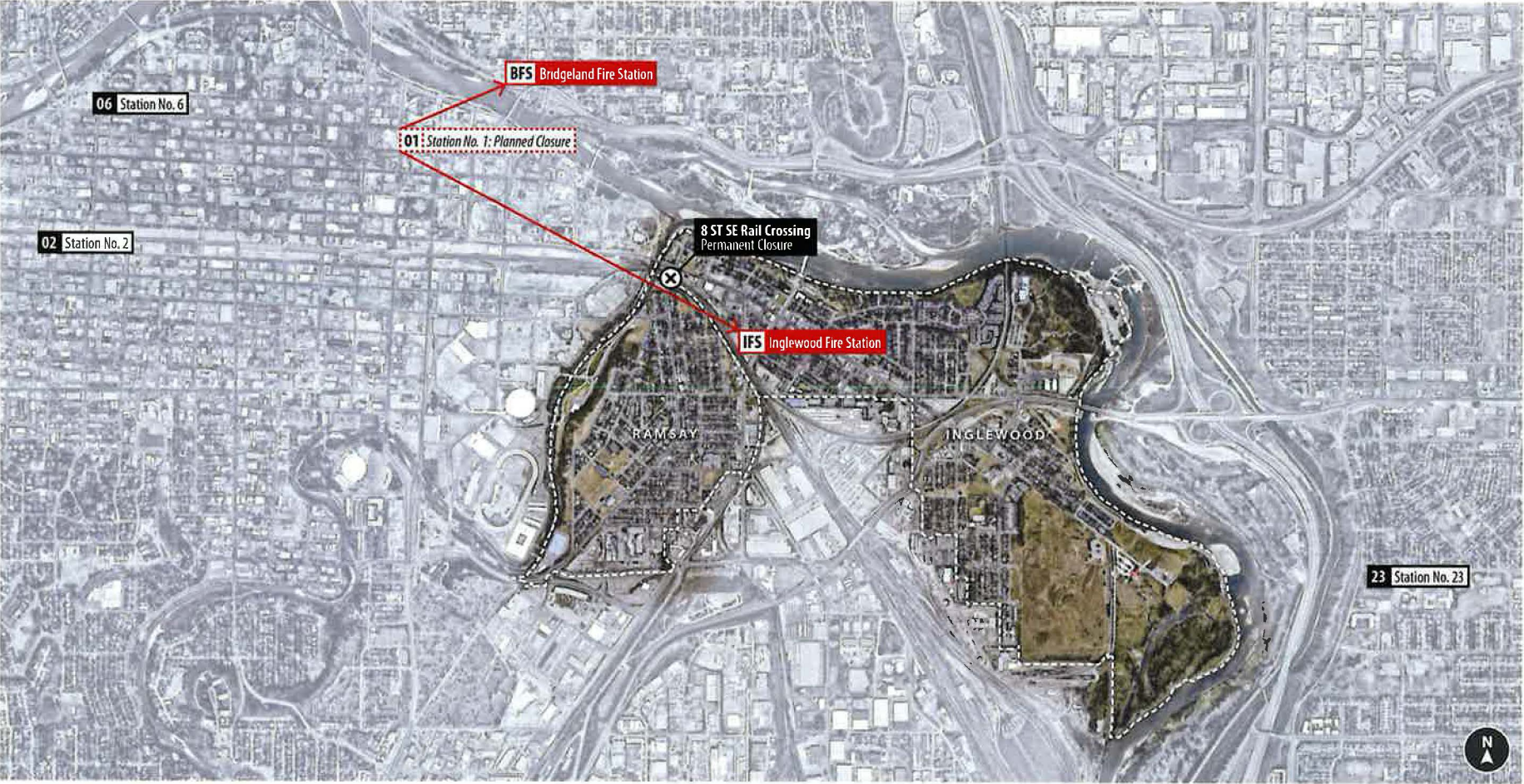
Land Use Redesignation

Item 6.1.11
LOC2022-0129
January 17, 2023



Project Goals

Priority Fire Station Delivery + Integrated Civic Facility



Context

Strategic Growth + Fire Coverage Location



A. New 12 ST Multi-modal Bridge



B. 9 AV SE Main Street Commercial Corridor



C. Future Development Site (RNDSOR)



D. Historic National Hotel: The Nash



E. Festival Hill



F. OF Beautiful & Cold Garden Breweries



G. Smithbuilt Flats



H. CPR Railway



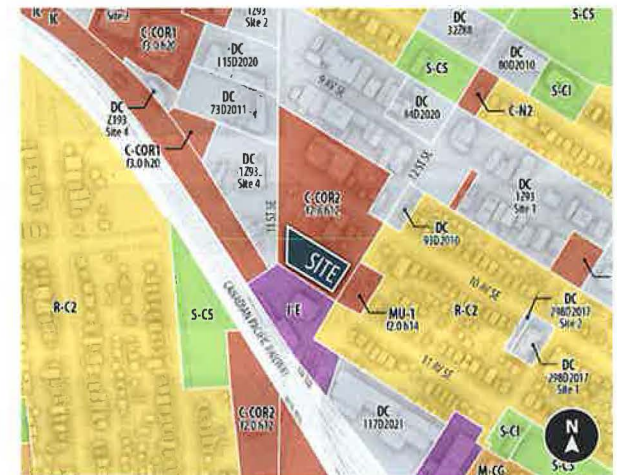
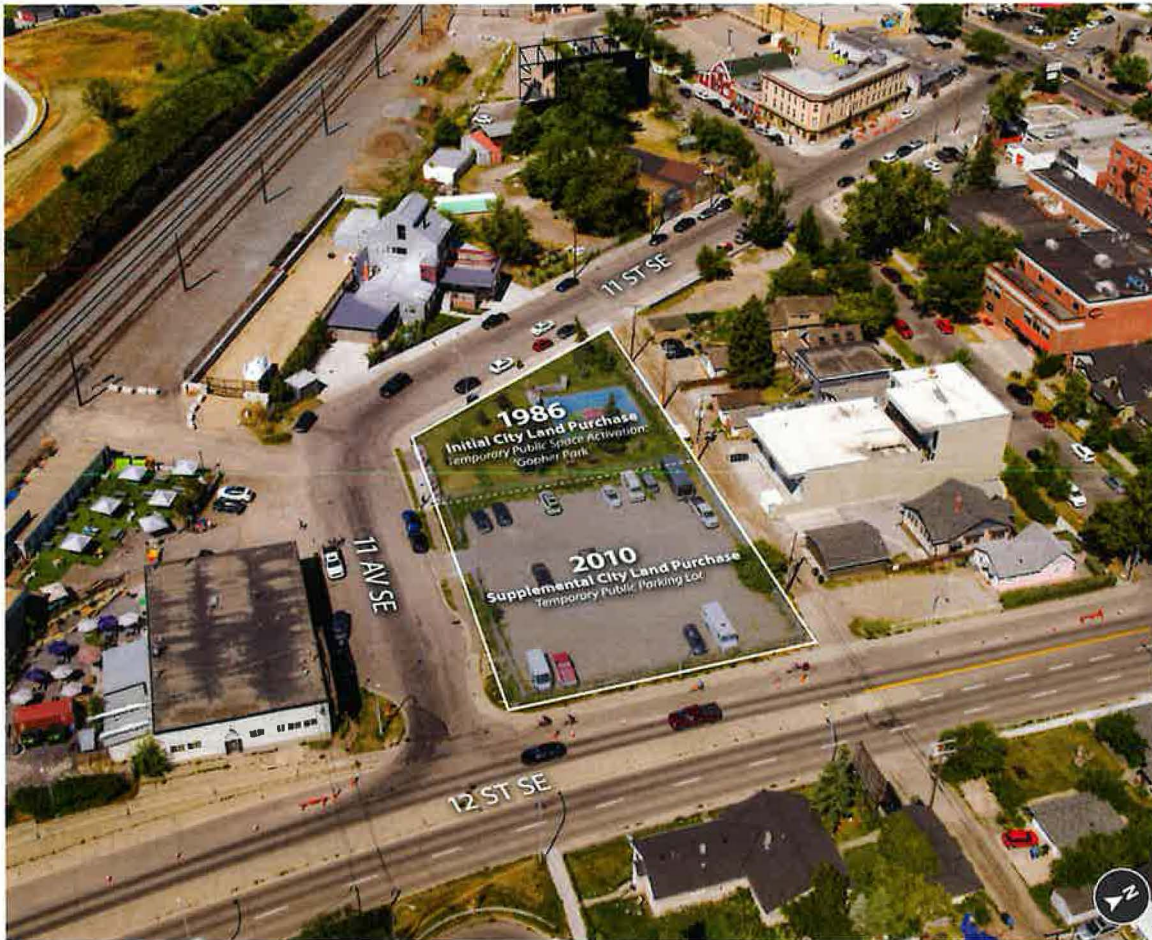
I. Future Development Site (Hungerford)



J. Future Green Line Station

Context

Existing Land Use and Development



Existing Land Use Districts (LUB 1P2007)

Development Concept

Project Principles



Optimize Strategic Growth & Investment



Lead with Great Architecture



Integrate Diverse Public & Private Uses



Introduce Diverse New Housing Options



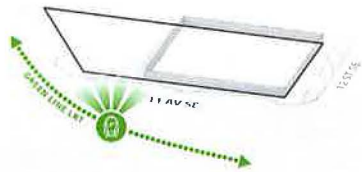
Enhance the Public Realm



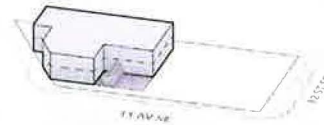
Connect Calgarians to Local Amenities

Development Concept

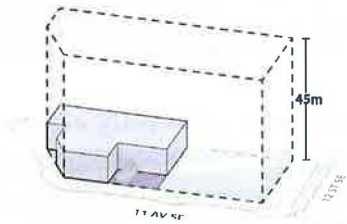
Design Considerations



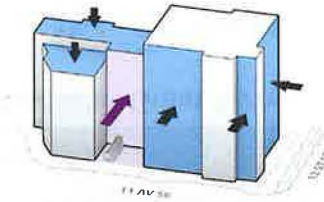
1. Strategic City Owned Site
 Realize the full potential of a comprehensive transit-oriented mixed use development opportunity.



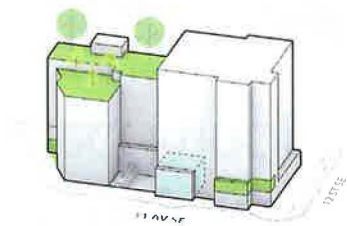
2. Priority Fire Station
 Accommodate the program requirements of a modern 2-bay community Fire Station.



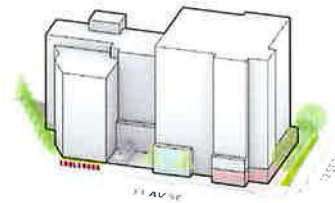
3. Emerging Local Area Policy
 Align maximum building scale to reflect the emerging draft policy of the Historic East Calgary Local Area Plan.



4. Massing & Scale Relief
 Provide the required Fire Station tarmac overhead clearance while introducing transitions of building mass and scale.



5. Resident / User Amenities & Publicly Accessible Flex Space
 Introduce indoor / outdoor resident and user amenity spaces, with a flexible publicly accessible programmable space at grade.



6. Streetscape Activation
 Integrate existing and planned streetscape improvements to activate all street-fronting building edges.

Community Outreach

Site Conditions & Acquisition History



Project Website



Neighbour & Business Mailers



Digital Outreach Event



Community Organization Outreach



Ongoing Outreach



On-Site Signage



Project Email Inbox & Phone Line



In-Person Outreach Event



Community Newsletter



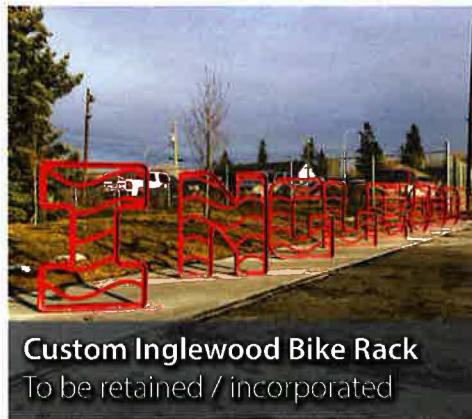
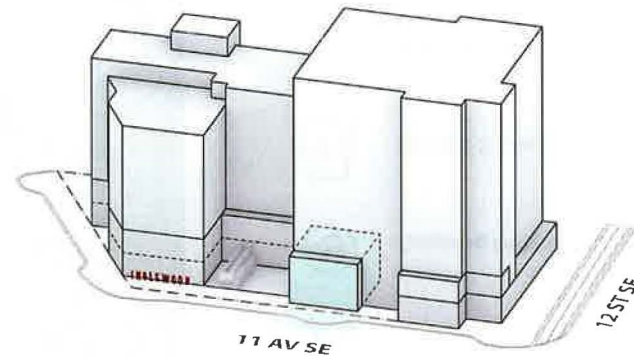
Email Newsletter

Community Outreach

Temporary Site Activation + Integration Opportunities

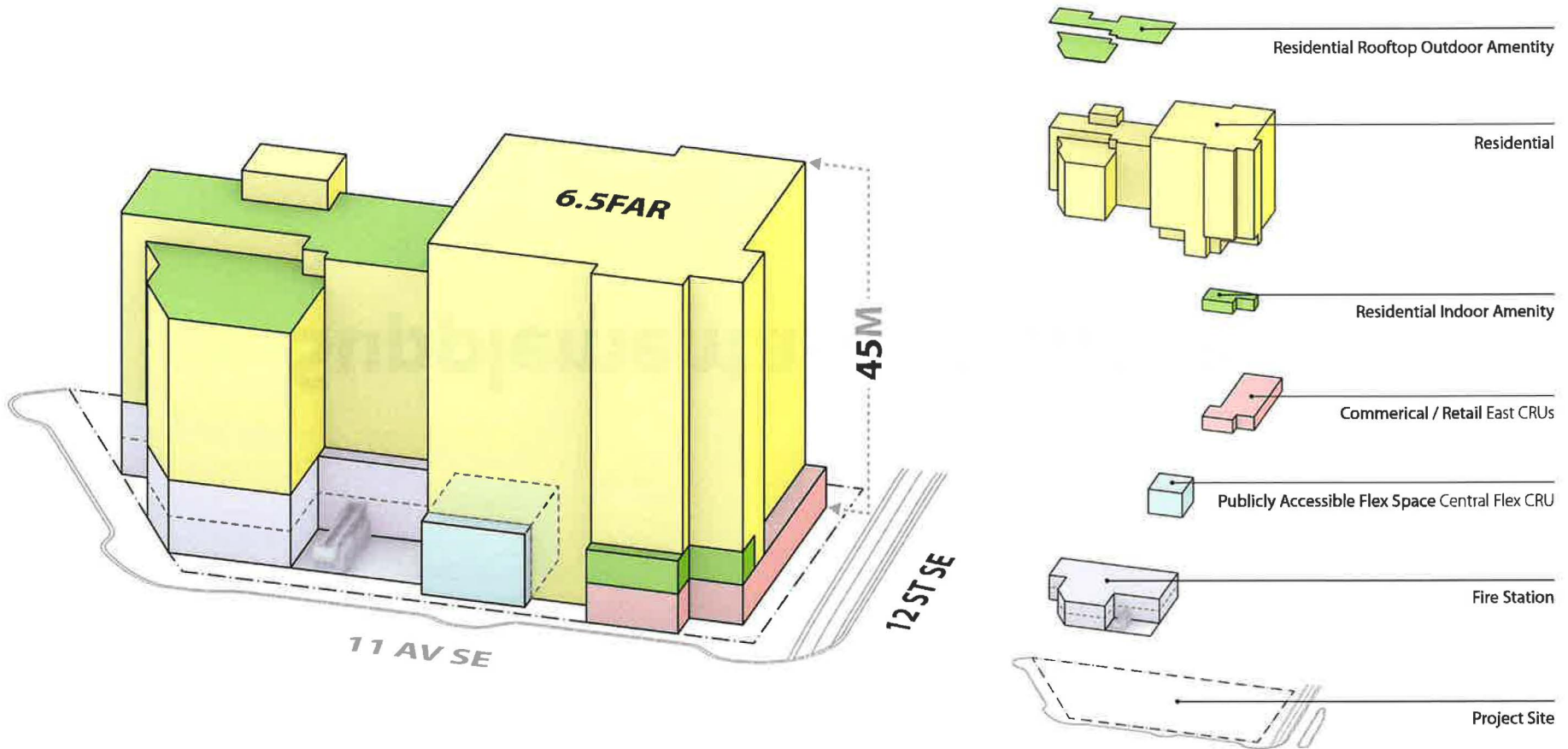


Conceptual Building Program Publicly Accessible Flex Space



Development Concept

Building Program for Development Permit Stage



Supplemental Information

Development Concept

Project At-A-Glance

Site Area

0.27 ha	2,667m²
0.66 ac	28,707 ft ²



Building Height

45m	±40m
Maximum Height	Concept Design Height
(12 Storeys)	(TBD)



Building Intensity

6.5	±17,385m²
Maximum Floor Area Ratio	Gross Floor Area (187,130 ft ²)



On-site Parking

1 Level	±36	±16
Underground Parkade	Resident Vehicle Stalls	Visitor Vehicle Stalls
±66	±110	±14
Total Vehicle Stalls	Class I Resident Bicycle Stalls	Calgary Fire Department Vehicle Stalls (incl. 2 visitor)



Fire Station

±1,310m²
Gross Floor Area (±14,100 ft²)



Commercial / Retail East CRUs

±335m²
Net Floor Area (±3,600 ft²)



Publicly Accessible Flex Space Central Flex CRU

±135m²
Net Floor Area (±1,450 ft²)



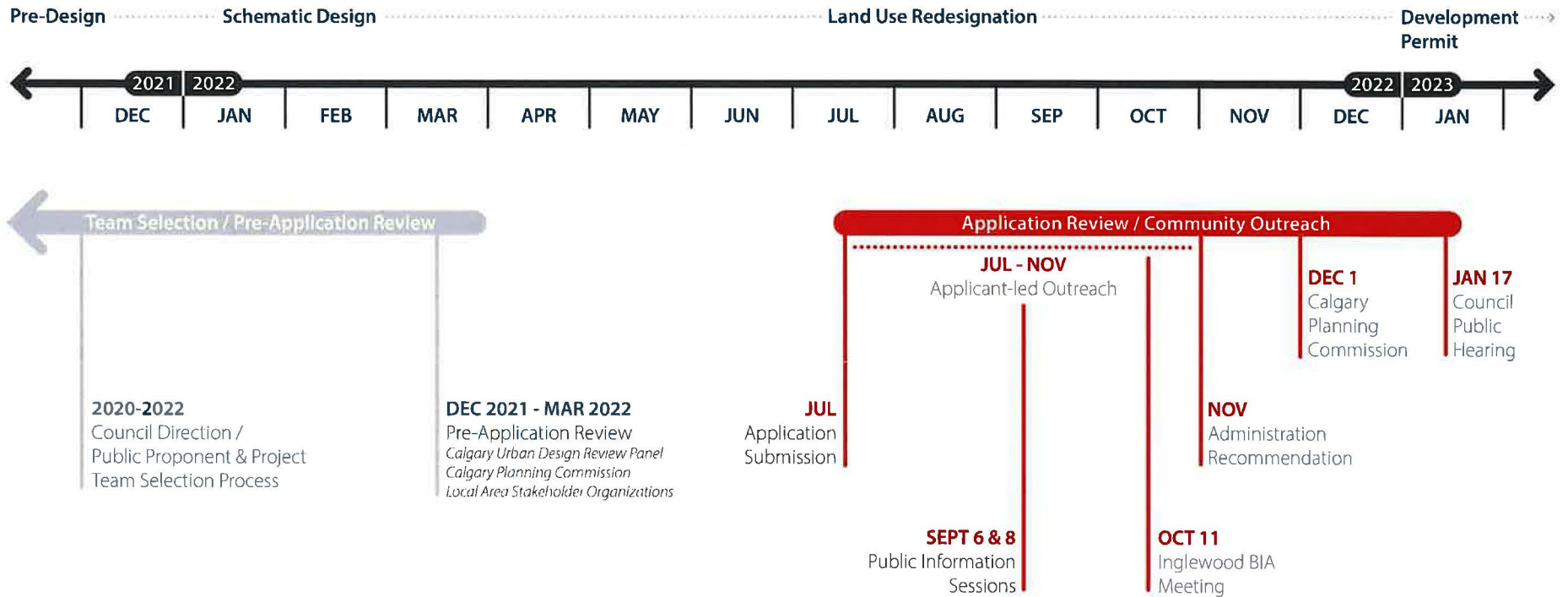
Residential Units

±213	±54	±52
Total Units	Studio (±25%)	2-Bed (±25%)
	±106	±1
	1-Bed (±50%)	3-Bed (<1%)



Project Timeline

Application Roadmap



Development Concept

Landscape & Public Realm



- 1 Sidewalk
- 2 Fire Station Apron
- 3 Fire Station Outdoor Patio
- 4 Planting Bed
- 5 Boulevard Trees in Sod
- 6 Boulevard Trees in Tree Grate
- 7 Relocated 'Inglewood' Bicycle Rack
- 8 Transformer

- 9 Corner Plaza
- 10 Planned Bike Lane
- Light Grey Color Concrete
- Charcoal Color Concrete
- Sod
- Property Line

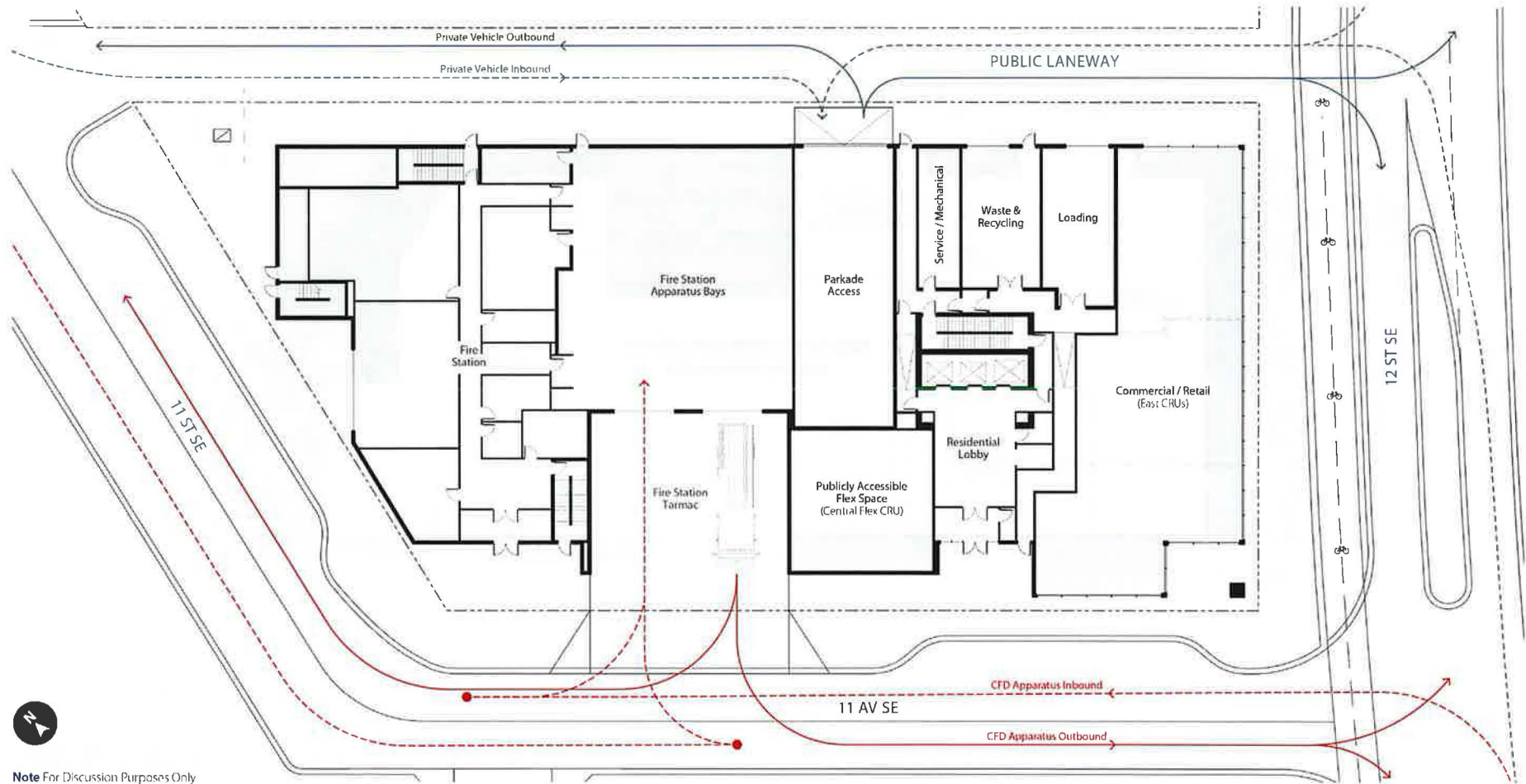


NOTE: All public realm components to be reviewed by and coordinated with Urban Initiatives (City of Calgary).

Note For Discussion Purposes Only

Development Concept

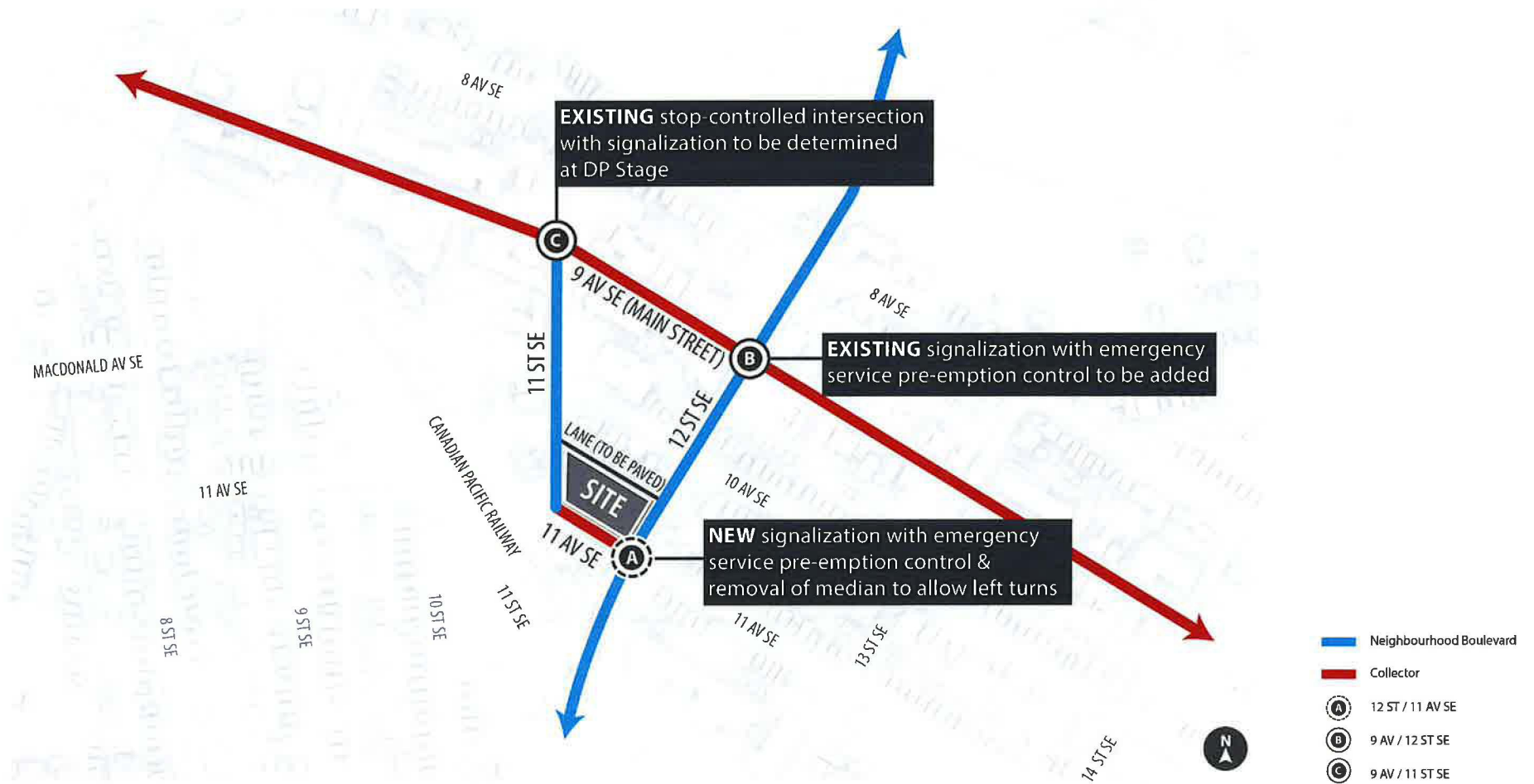
Vehicle Access & Circulation



Note For Discussion Purposes Only

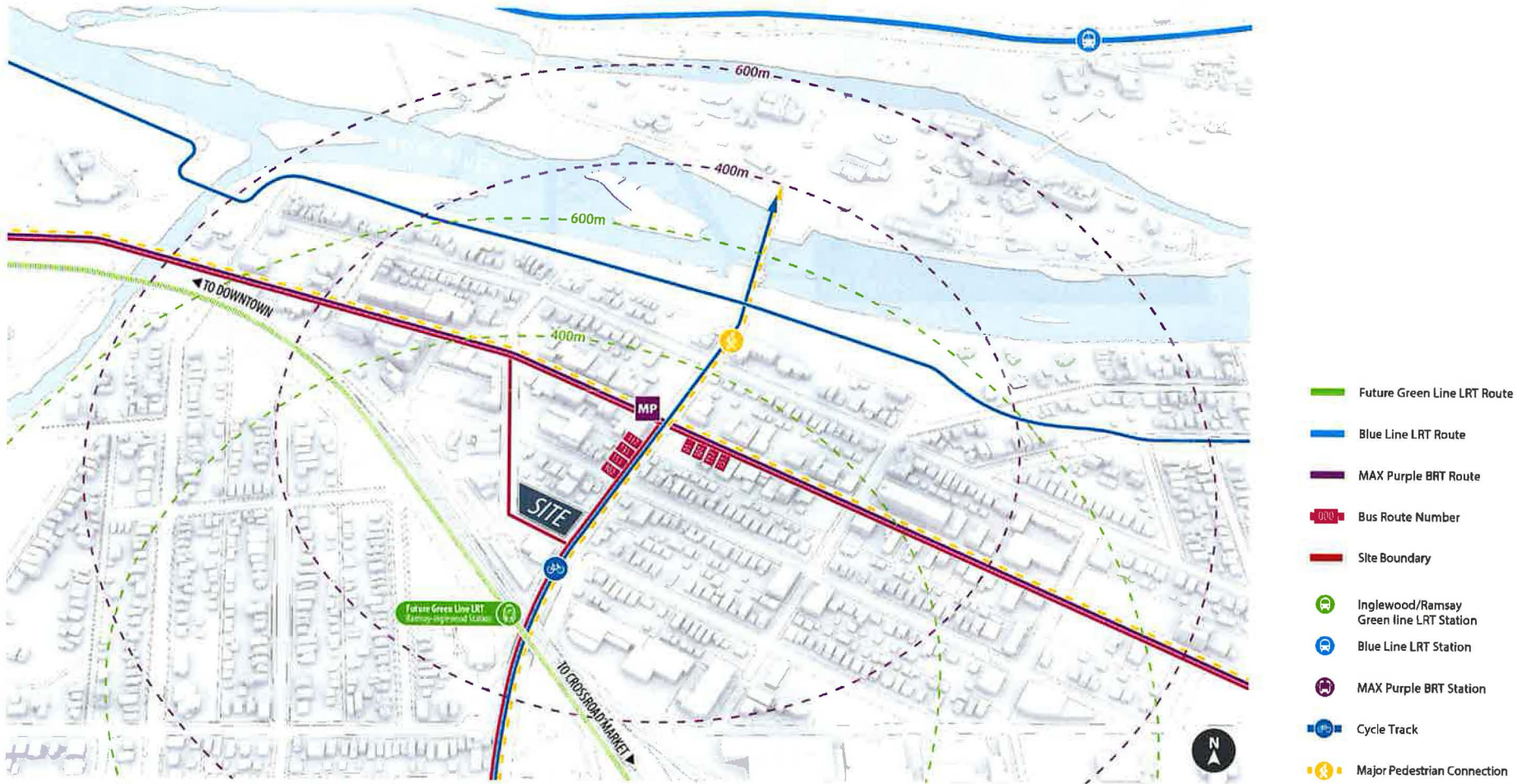
Mobility

Transportation Network Improvements



Context

Mobility






Green Line LRT

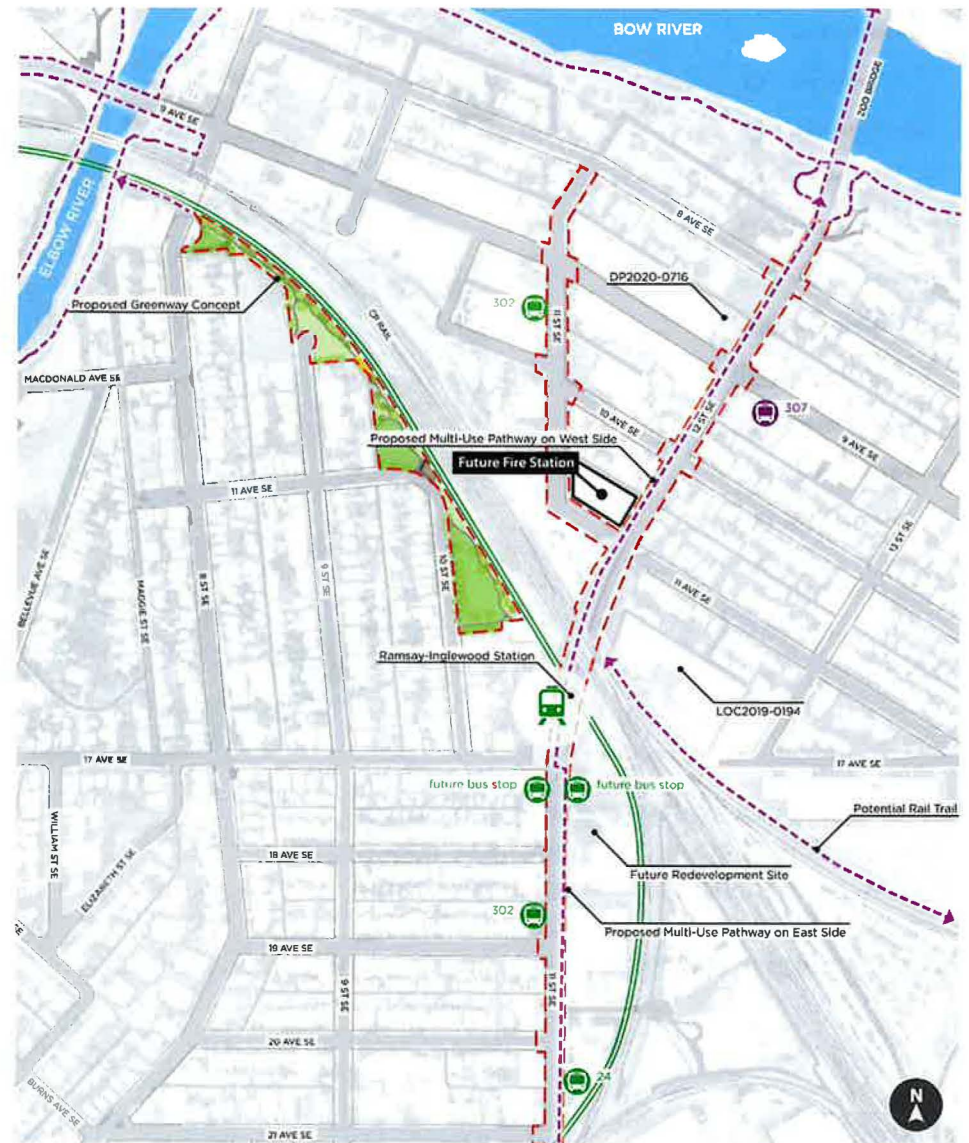
Ramsay-Inglewood Station Area Improvements

Ongoing Project Coordination

The Inglewood Station project team is working with The City of Calgary's Ramsay-Inglewood Station Area Improvements project team to minimize future construction impacts and ensure consistent and high-quality shared boundary conditions for the emerging streetscape and public realm design for 12 ST and 11 AV SE.

-  Approximate Project Boundary
-  Multi-use Pathway
-  Calgary Transit Bus Stop

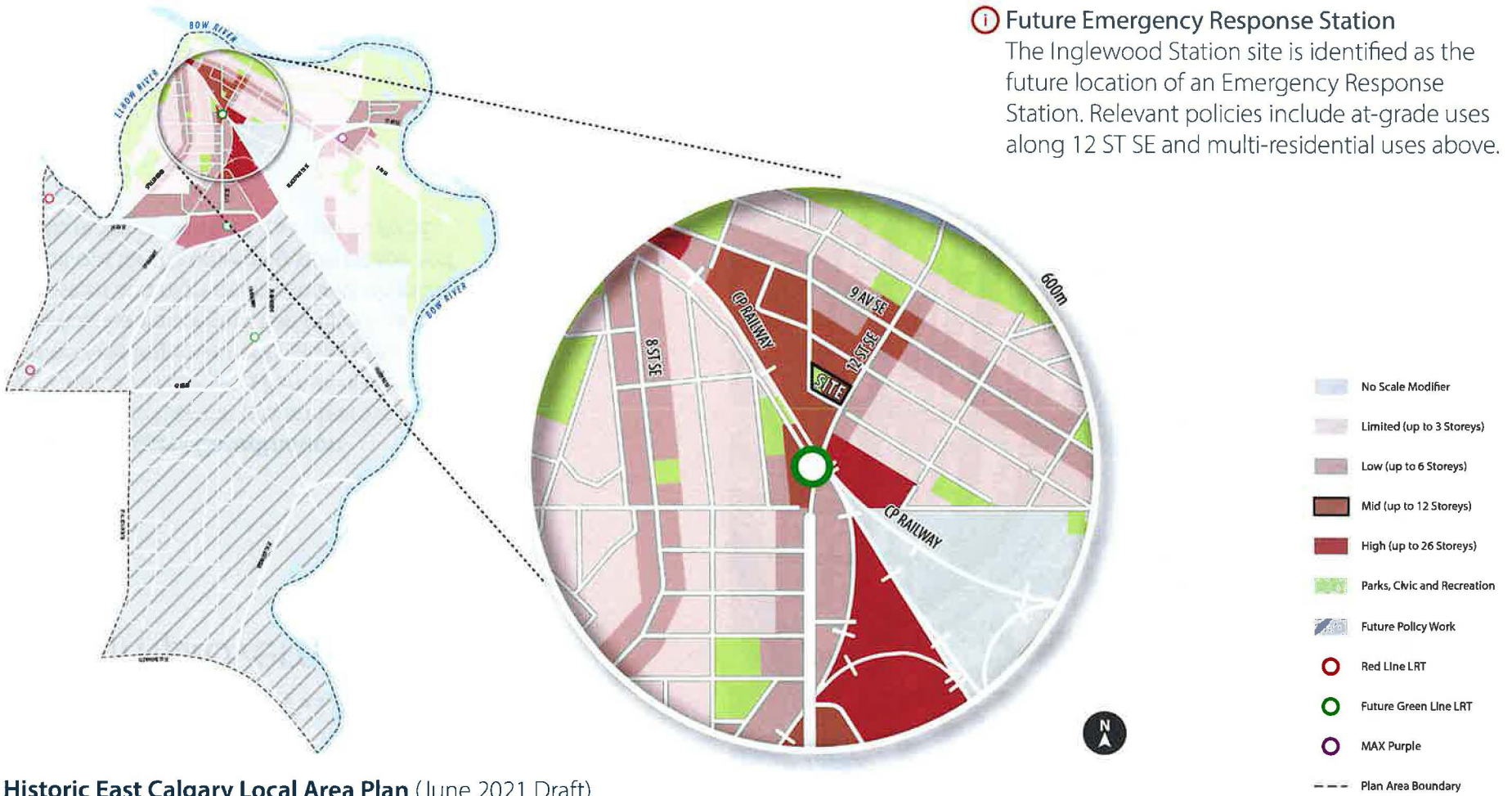
Source The City of Calgary



Context

Draft Local Area Plan Policy

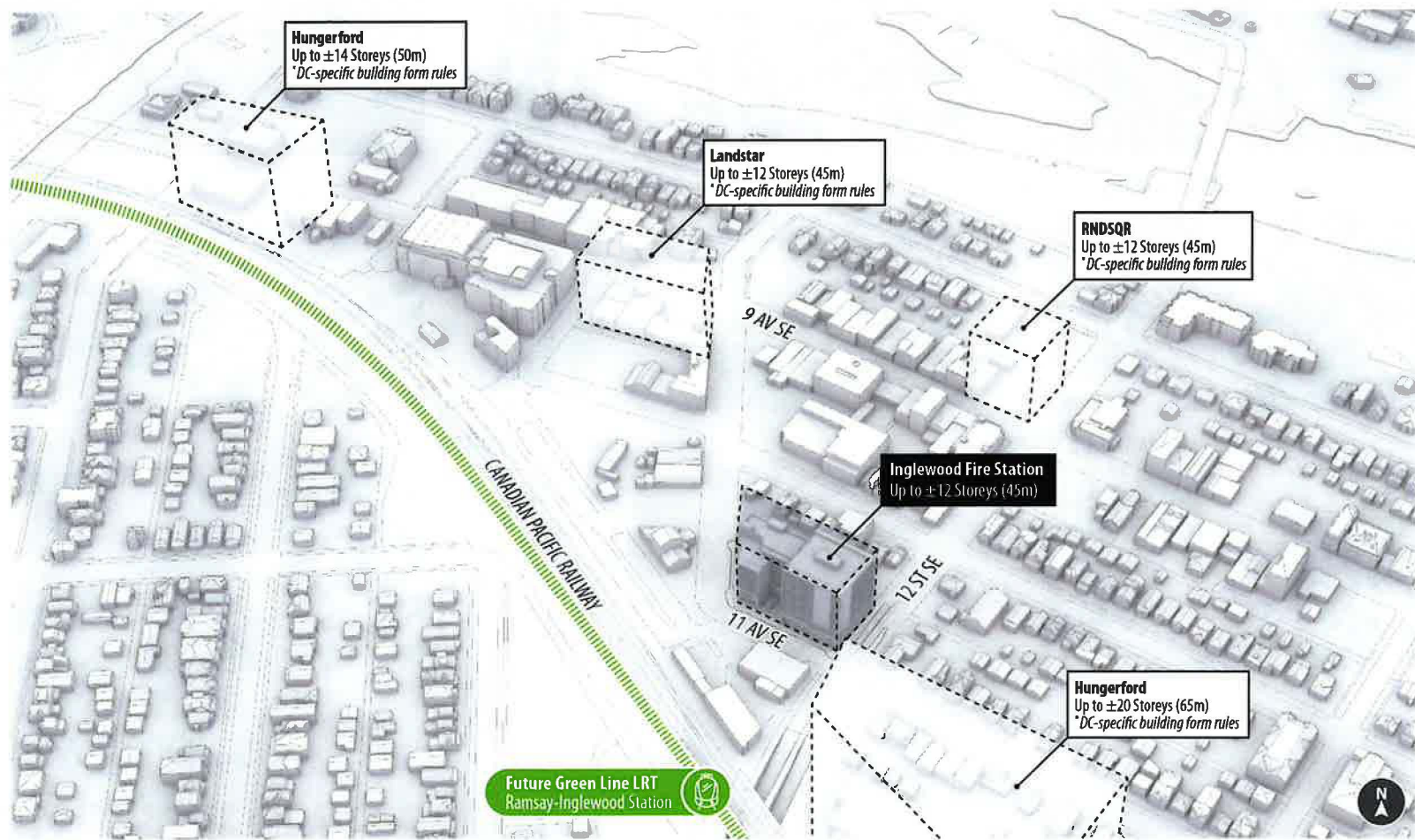
i Future Emergency Response Station
The Inglewood Station site is identified as the future location of an Emergency Response Station. Relevant policies include at-grade uses along 12 ST SE and multi-residential uses above.



Historic East Calgary Local Area Plan (June 2021 Draft)

Development Concept

Development Context



Development Concept

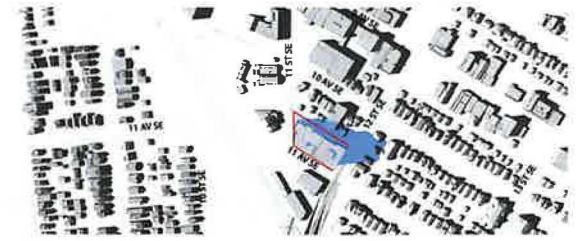
Shadow Studies



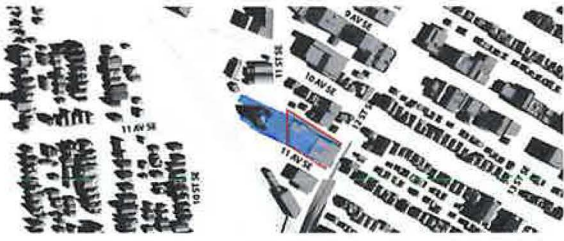
June 21 8am



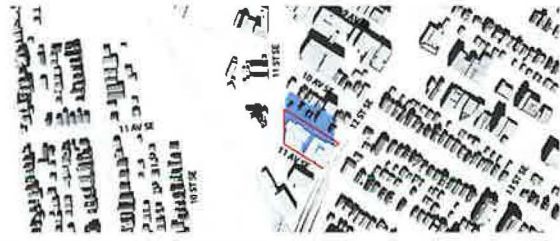
June 21 12pm



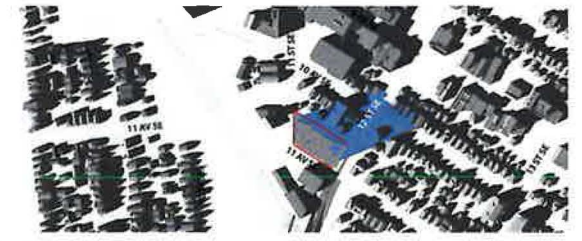
June 21 4pm



March / September 21 8am



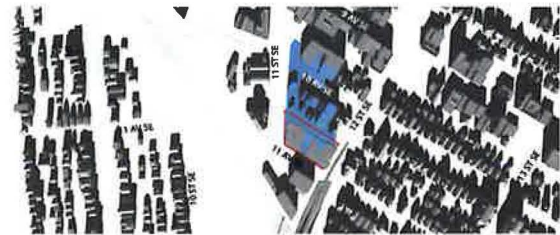
March / September 21 12pm



March / September 21 4pm



December 21 8am



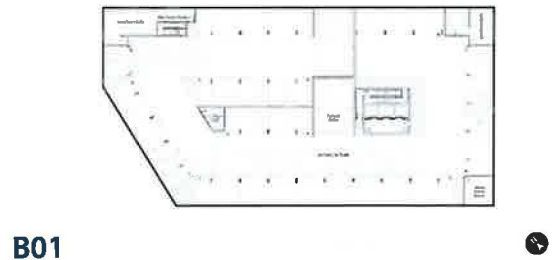
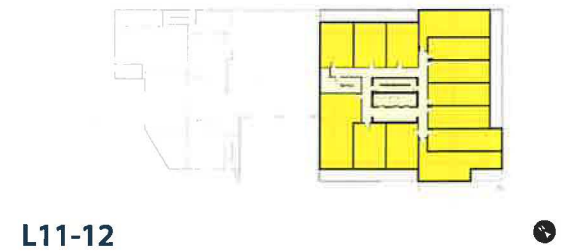
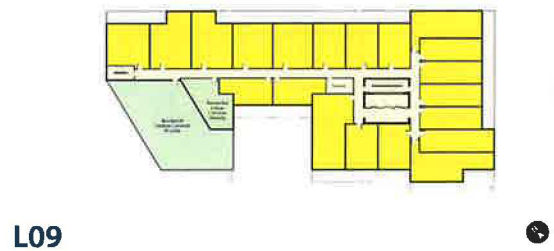
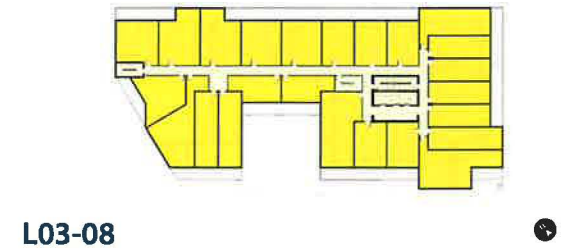
December 21 12pm



December 21 4pm

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.

Development Concept Program



- Fire Station
- Commercial
- Residential
- Parkade
- Residential Circulation / Services
- Residential Indoor Common Amenity
- Residential Outdoor Common Amenity
- Publicly Accessible Flex Space

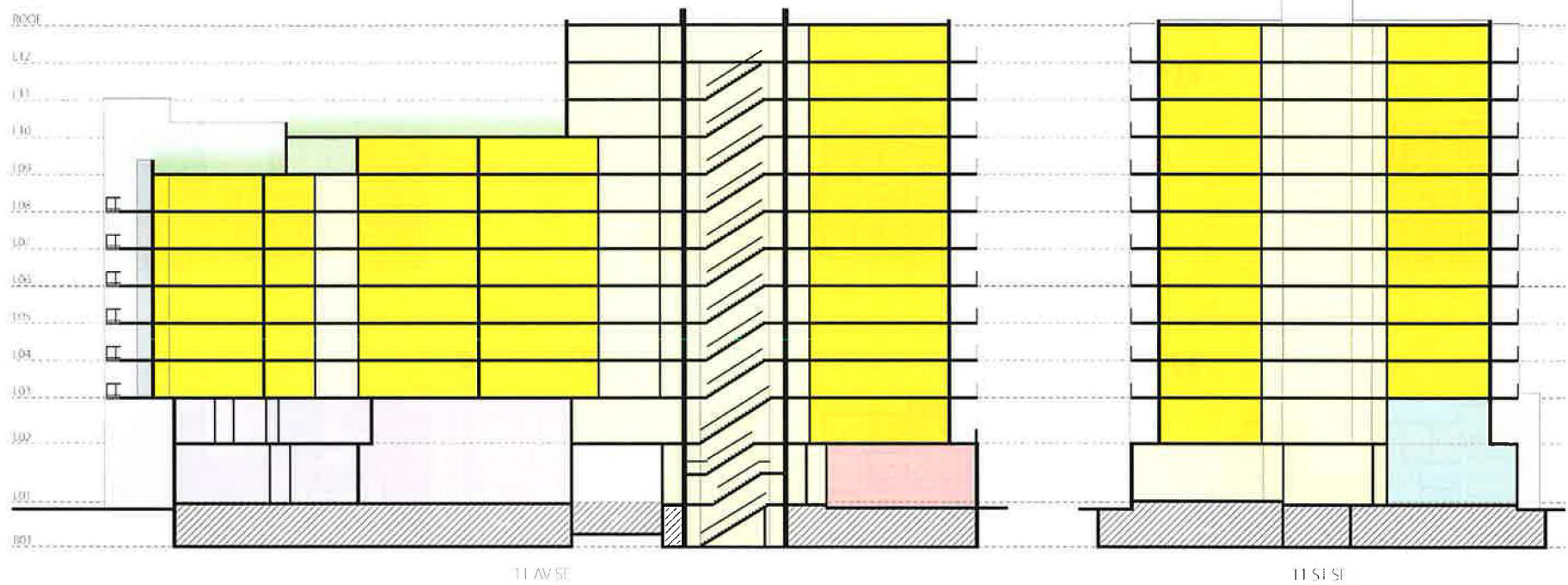
Note For Discussion Purposes Only

Development Concept

Program Section

Looking North

Looking East



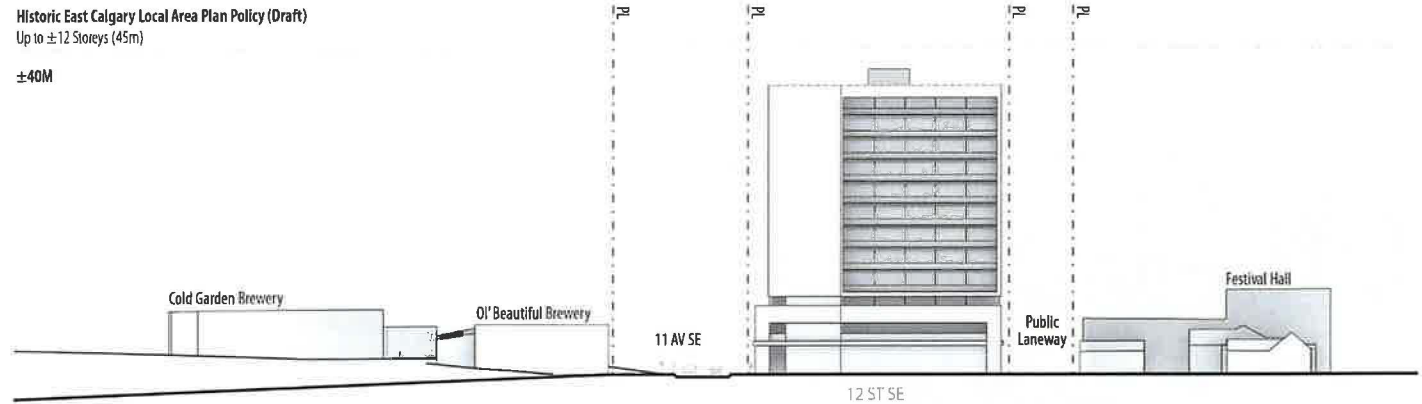
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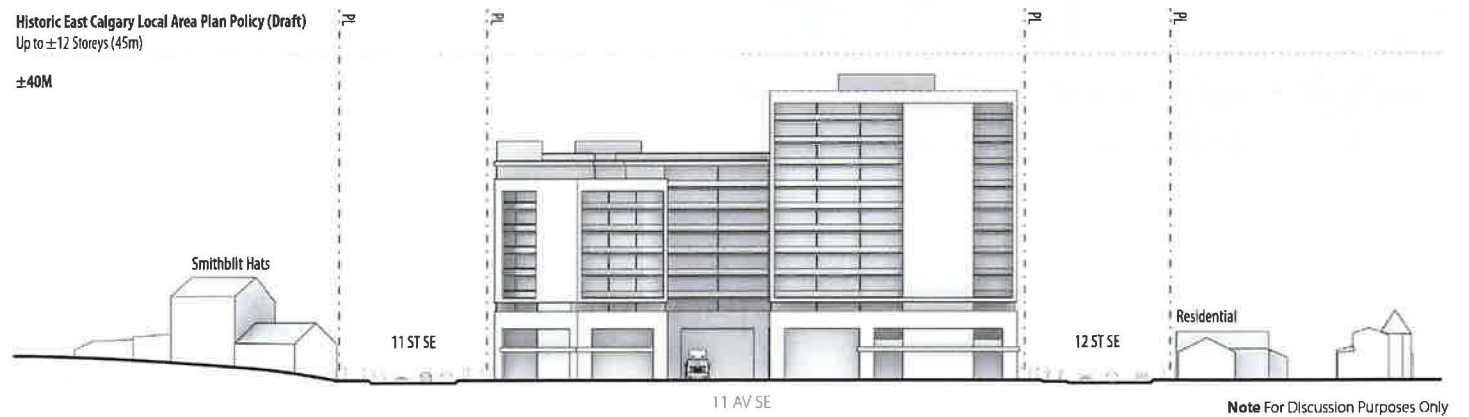
Development Concept

Context Elevation

East Context Elevation Looking West



South Context Elevation Looking North



Enabling Applications

Land Use Redesignation & Policy Amendment

Where We Are

July 2022 - January 2023

Land Use Redesignation

From: Commercial - Corridor 2
(C-COR2f2.8h12)

To: Mixed Use - General
(MU-1f6.5h45)

Supporting Policy Amendment

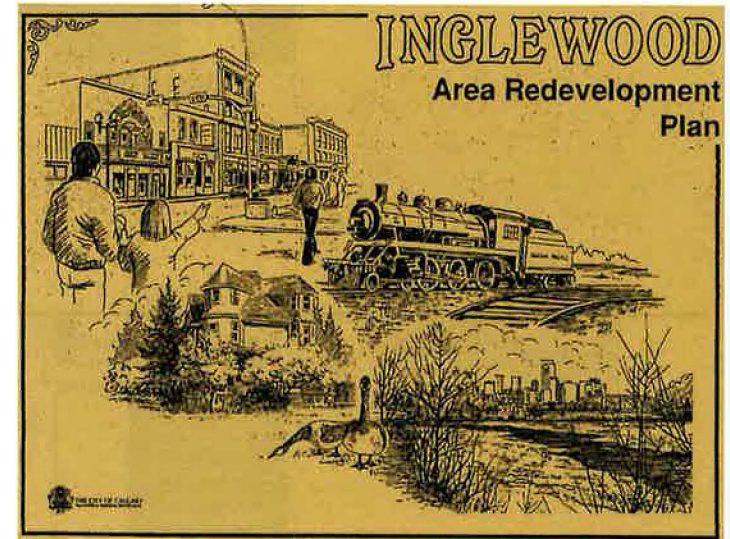
A site-specific policy amendment to Table 3 of the Inglewood Area Redevelopment Plan (ARP) will be required to support a redesignation to a Mixed Use District and provide supporting development guidelines for the future Development Permit process.

Where We're Going

2023

Development Permit

Following the conclusion of the Land Use Redesignation process, the Inglewood Station project team will prepare and submit a comprehensive Development Permit application.



Inglewood Area Redevelopment Plan Approved 1993

Context

Growth Enabling Public Investments



Public Realm & Mobility

- 1 9 Avenue SE Bridge Replacement
Budget: \$23,000,000
Status: Built
- 2 Elbow River Traverse Pedestrian Bridge
Budget: \$3,000,000
Status: Built
- 3 12 Street SE Bridge Replacement
Budget: \$26,000,000
Status: Built
- 4 9 Avenue SE Streetscape Master Plan
Budget: \$30,000,000-\$60,000,000
Status: Pending Budget Availability
- 5 9 Avenue SE Route Improvements
Budget: \$1,100,000
Status: Under Construction
- 6 8 Avenue SE Corridor Improvements
Budget: \$680,000
Status: Under Construction

Parks & Open Space

- 7 Jack Long Park Upgrades
Budget: \$1,100,000
Status: Built
- 8 Mills Park Redevelopment
Budget: \$500,000
Status: Built
- 9 Ramsay Inclusive Playground
Budget: \$420,000
Status: Built
- 10 Lot 43: PARK PARK Activation
Budget: \$120,000
Status: Built
- 11 Inglewood Bird Sanctuary Nature Centre
Budget: \$1,600,000
Status: Under Construction
- 12 Bend In The Bow
Budget: \$6,000,000
Status: Pending Budget Availability

Transit

- 13 Green Line LRT
Budget: \$5.5b (Program Budget)
Status: Stage 1 - Segment 1
- 14 MAX Purple Bus Rapid Transit
Budget: \$177,000,000 (Program Budget)
Status: Stage 1 & 2 Built

Infrastructure

- 15 Inglewood Sanitary Trunk
Budget: \$91,500,000
Status: Under Construction
- 16 ENMAX Transmission Line Relocation
Budget: \$5,150,000
Status: Under Construction

Context

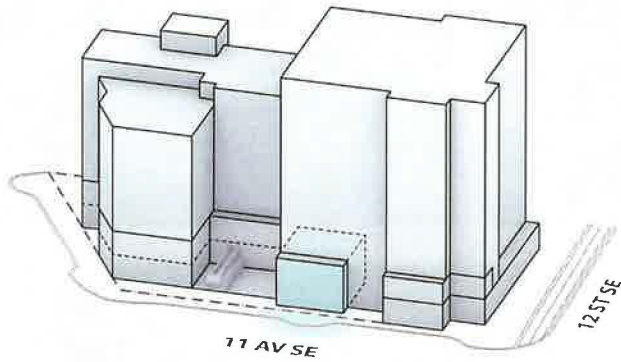
Local Area Parks & Open Space



■ Parks & School Sites ■ Natural Areas

Community Outreach

Publicly Accessible Flex Space



Platform Parkade Court East Village



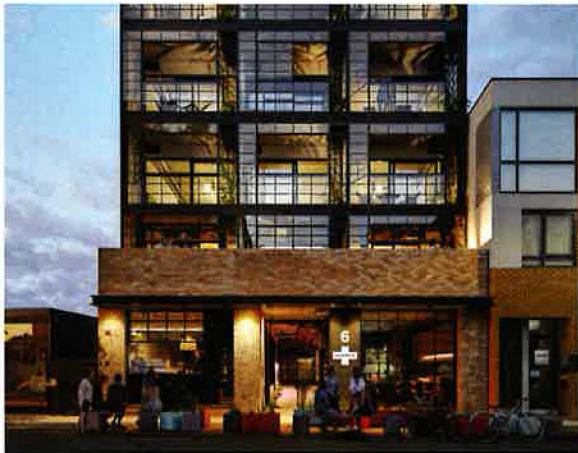
The Bounce East Village



Gopher Park Inglewood

Development Concept

Industrial Character



Development Concept

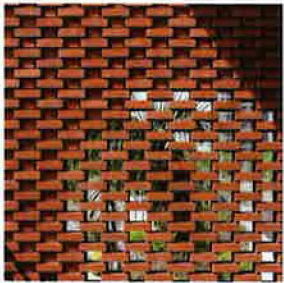
Stacked Forms



Development Concept

Materiality

Tones & Materials



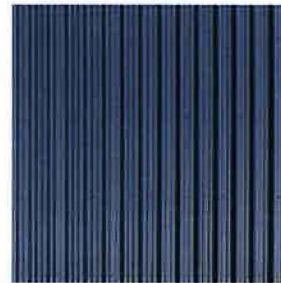
Solid & Screen Brick
Red



Plank Soffit
Charcoal



Concrete
Light Grey



Corrugated Metal
Charcoal



Cementitious Finish
White



Metal Panel
Grey

Material Application Precedents



Project Goal

Mixed-Use Transit-Oriented Development



General Block Neighbourhood-scale Commercial – Bridgeland



CY33 Main Street Mixed Use – Marda Loop