

Applicant Submission

Redesignation Application – 1003, 1005, 1007, 1009 and 1013 – 11 Street SE (Inglewood)

Request

We are requesting that Council redesignate the subject property (commonly known as Crown Surplus) in Inglewood from DC 1Z93 to MU-2 (f6.3, h38) Active Frontage. This would allow a mixed use development of up to 38 m (approx. 12 storeys) with a density of 6.3 FAR (approx. 260,000 sq ft.). The building(s) would have an active pedestrian level frontage.

Site Description

This .39 ha (.96 ac) site in Inglewood is beside the proposed Ramsay-Inglewood GreenLine Station and the proposed City Firehall and residential tower site. It is central to the TOD area and substantial additional, mainly residential development is envisaged by other owners in the area. The proposal meets the objectives from the Inglewood ARP and draft Historic East Calgary (HEC) LAP (June 2021). The draft LAP sees this TOD area as a pedestrian activity centre for Inglewood into the future with emphasis on residential LRT supportive uses and public area upgrades to create a vibrant, exciting area for the community based on the 9 Av activities and supported by the LRT accessibility.

Current designation

The proposed application is for a rezoning from a basically commercial designation DC 1Z93 under Bylaw 2P80 which was based on C-2 (20) to a mixed use primarily residential one. The currently approved DC would allowed a similar mixed use development with substantial residential development.

Draft Local Area Plan policies for the site/area include:

- Enhance public realm and accessibility.'
- Provide public realm that prioritizes creation of comfortable spaces for people to sit gather enjoy and walk. "(pg.37)
- Continue to improve and enhance the public realm and accessibility of the 9 Av.SE Main St. and 11/12 St. SE (pg. 36)
- The HEC LAP indicates that Neighbourhood Flex (mixed use) is the appropriate urban form for this site. (Map 4 Urban Form)
- The draft HEC LAP indicates that development height 'up to 12 storeys' would be acceptable (Map 5 Building Scale).

Coherence to City TOD policies

The major planning context for the application is, of course, the Ramsay-Inglewood LRT TOD area planning. It has been the City's clear goal to encourage appropriate high density LRT supportive development close to LRT stations since the first LRT was built in the 1980s. Council has continued this high priority development initiative since that time. This set of Council policies establishes Council's intention for transit supportive residential development close to major rail corridors and stations throughout the City.

Proposed Height and Density

The proposed height is similar to the already approved City Firehall site (45m) and the National Hotel parking lot site (34m). Other proposed mixed-use developments being considered south of 9 Av by owners and in consultation with the City and the community such as the Calgary brewery site would also support development at these heights and greater density.

Engagement

The description of our engagement activities so far in this application process are included in this application. We have contacted and spoken to the neighbours, BIA, Community, and Councillor's Office with no objections received. As to the height and use proposed discussions took place between the City and community over several years as part of the HEC LAP process (which is still ongoing), and our proposal conforms with the Draft of the LAP policies on these matters. It was our experience in

discussions on the application that the community has fully accepted the value to the overall city and to the community of transit supportive development. We have no doubt that the new development that will occur on this site will be a tremendous addition to the TOD area and the community.