

Applicant Submission



December 15, 2023
Blues by Battistella
1429, 1431 9 Ave SE

Land Use Redesignation & Development Permit - Applicant's Submission

Application Summary

Battistella Developments is submitting this Land Use and Development Permit application concurrently, to re-designate the two parcels of land located at 1429 and 1431 9th Ave. SE. from the existing DC Direct Control District (Bylaw 1Z93) based on the General Commercial (C-2) District in Land Use Bylaw 2P80, to Mixed Use – Active Frontage (MU-2F4H24). This re-designation allows for mixed-use development where active commercial uses are required at grade to promote activity at the street level. The proposed FAR and Height modifiers match what was approved at 1361 9 Ave SE.

The development permit application has a building height of 17m and an FAR of 3.

Development Vision

A 4-storey mixed use building, with the following key elements:

- **Building Height:** 4 storeys (17m maximum building height)
- **Residential:** 3 storeys, at 10 units per floor, for a total of 30 residential units that will include a mix of affordable housing as well as some 2-bdrm suites.
- **Commercial:** Two CRU's at street level. The East CRU will have 2 doors to allow for future flexibility/affordability for local businesses (see Outreach)
- **Vehicle Parking:** Underground parking with 17 stalls (of 20 req'd – see relaxation)
- **Bicycle Parking:** 30 x Class 1 (of 15 req'd) and 4 x Class 2 (of 3 req'd)

Alignment with Policies

Calgary's Growth Plans

With Calgary expected to grow to 2 million over the next 50 years, the proposed change and vision are consistent with the city-wide goals which encourages the development of innovative and varied housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

MDP

The community of Inglewood, as envisioned in the Municipal Development Plan (MDP), is located within the Inner City Developed Residential Area, and the subject site is located along a neighborhood main street. As such, the MDP supports more intense, contextually sensitive development that adds residential and employment uses and mixes that support higher levels of transit service, as well as the ongoing revitalization of local communities.

Inglewood Area Redevelopment Plan (Statutory ARP 1993)

The proposed building design aligns with the ARP, in that it states the proposed designation for this address, be a Commercial Development with a 4-storey maximum height., the building will incorporate brick on the exterior, fitting with the policy's encouragement for 9th Ave. development to reflect historic roots of Inglewood and be mindful of adjacent structures.

The most noted and repeated goals of the ARP include (1) encourages a variety of housing options to help increase population, which in turn helps to support local businesses and investment in infrastructure, (2) to upgrade and Intensify 9th Ave. commercial, while enhancing its unique character and (3) community involvement (see Outreach).

Affordable Housing and Parking

The building is situated along a Main Street with plenty of retail, community amenities and park space. Recent expansion of Calgary's primary transit network has this site within walking distance to the future Greenline LRT station servicing Inglewood and Ramsay and is located on the Max Purple BRT line.

The project will be applying for CMHC's MLI Select Program for market affordable housing. This requires a minimum of 25% of the units at 30% of the median renter income for a minimum of 10 years.

In order to maintain the 4-storey scale and offer affordable housing, the 25% Reduction for Proximity to Transit and the 25% Reduction for Bicycle Supportive Development have been applied, and the required 17 stalls are provided.

Flood Fringe

The site is located within the current flood fringe map, which is due for a review because of the work of the Springbank Off-Stream Reservoir (SR1). In keeping with the community's Streetscape vision for pedestrian-friendly sidewalks and accessible retail access, the CRU and residential entrances are being proposed at street level. An adjacent property was recently approved, and the relaxation has the support of the Inglewood BIA (see Outreach)

Outreach

Preliminary outreach, including a brief overview with Ward 9 Councillor and presentations to the Inglewood Community Association's Planning and Development Committee Chair and the Inglewood BIA, garnered consistent feedback:

- Appreciation for the building's scale and a 1m setback of the storefronts for pedestrians
- Recognition of the design's tribute to the Blues Can, incorporating the iconic "arch," use of corrugated material and brick, and preserving the historical name.
- Shared acceptance of relaxations to maintain retail entrances at street level in the flood fringe
- The BIA's request for retail affordability led to a design change for added flexibility within the East CRU

Lastly, we've engaged with the Blues Can and are dedicated to continual collaboration with all stakeholders throughout the entire project

Conclusion

The proposed land use change and development vision is in line with both city-wide goals and those of the community. This proposal will upgrade and intensify 9th Ave's commercial, introduce affordable housing options for Calgarians looking to live in a vibrant community with access to transit and community amenities.