



LOC2024-0002 Land Use Amendment

July 4, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

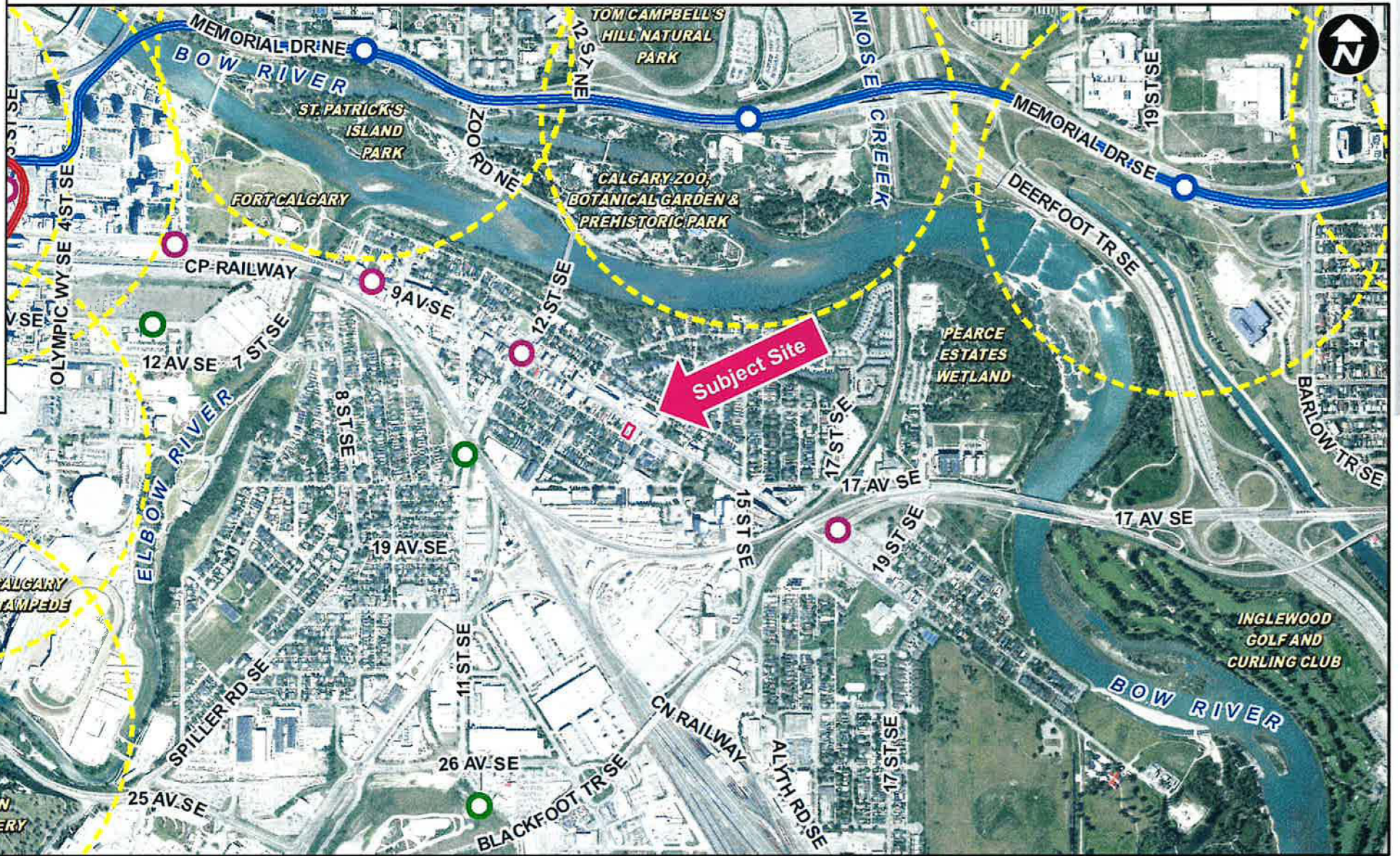
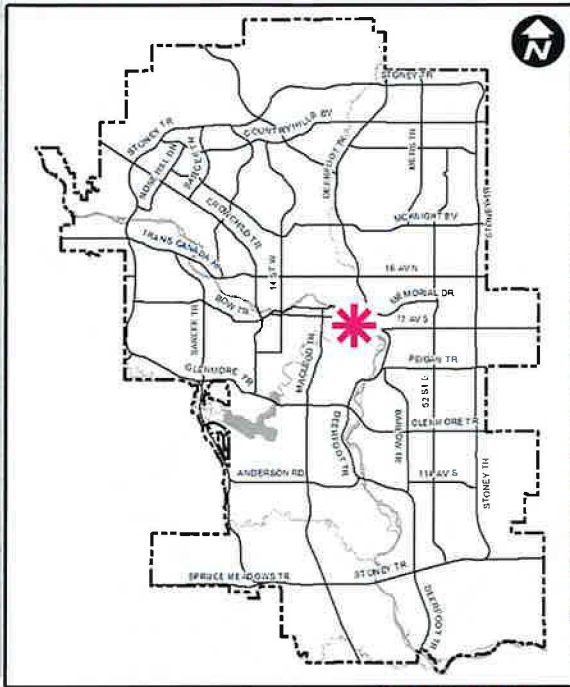
JUL 04 2024
ITEM: 7.2.5 CPC2024-0772
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1429 and 1431 – 9 Avenue SE (Plan A3, Block 11, Lots 33 to 35) from Direct Control (DC) District **to** Mixed Use – Active Frontage (MU-2f4.0h24) District.





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

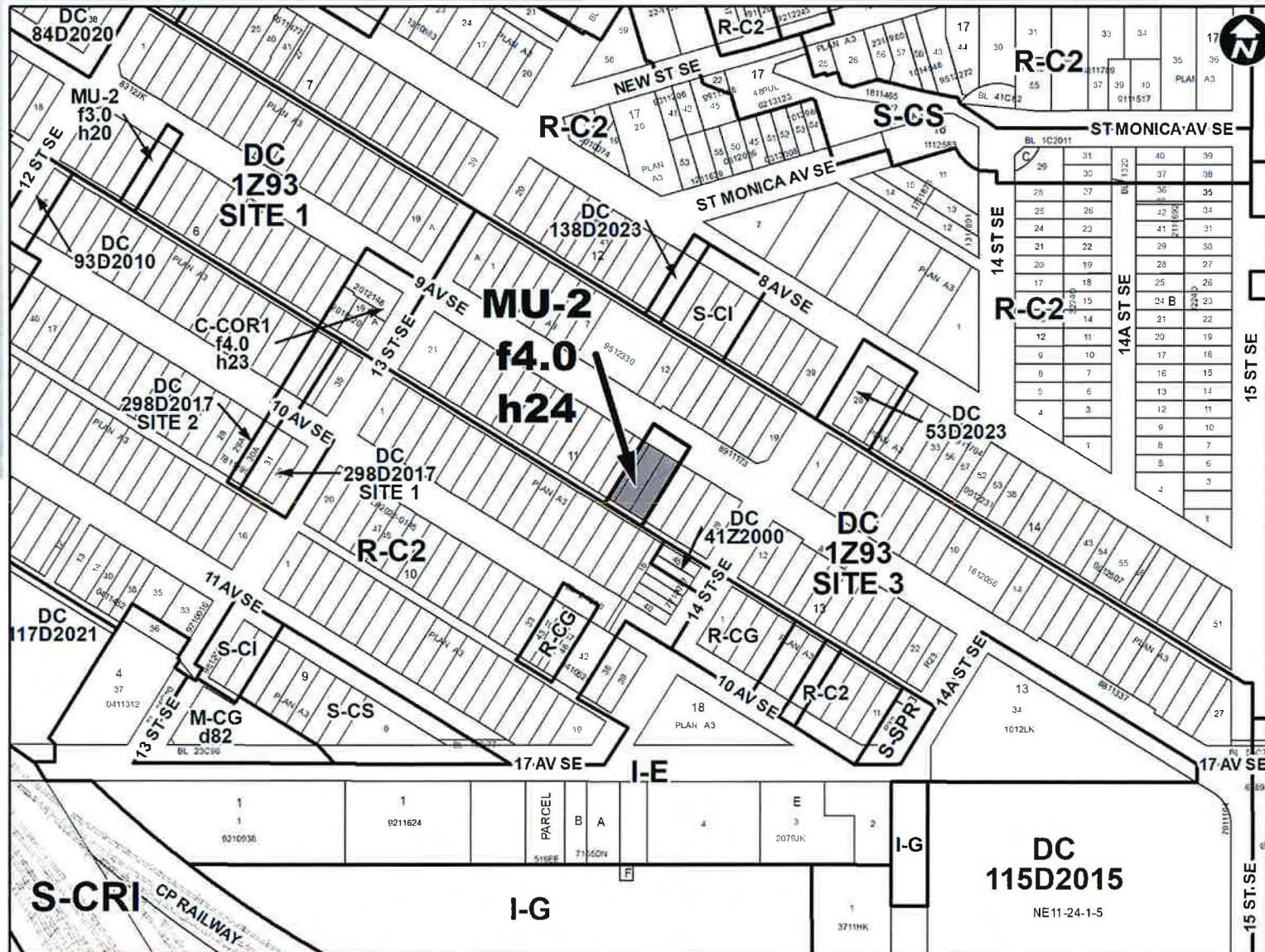
Mills Park

Parcel Size:

0.09 ha
24m x 37m







Proposed Mixed Use – Active Frontage (MU-2f4.0h24) District:

- Street-oriented mixed-use development with commercial uses requires at grade
- Maximum floor area ratio of 4.0
- Maximum building height of 24 metres (approximately six storeys)

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

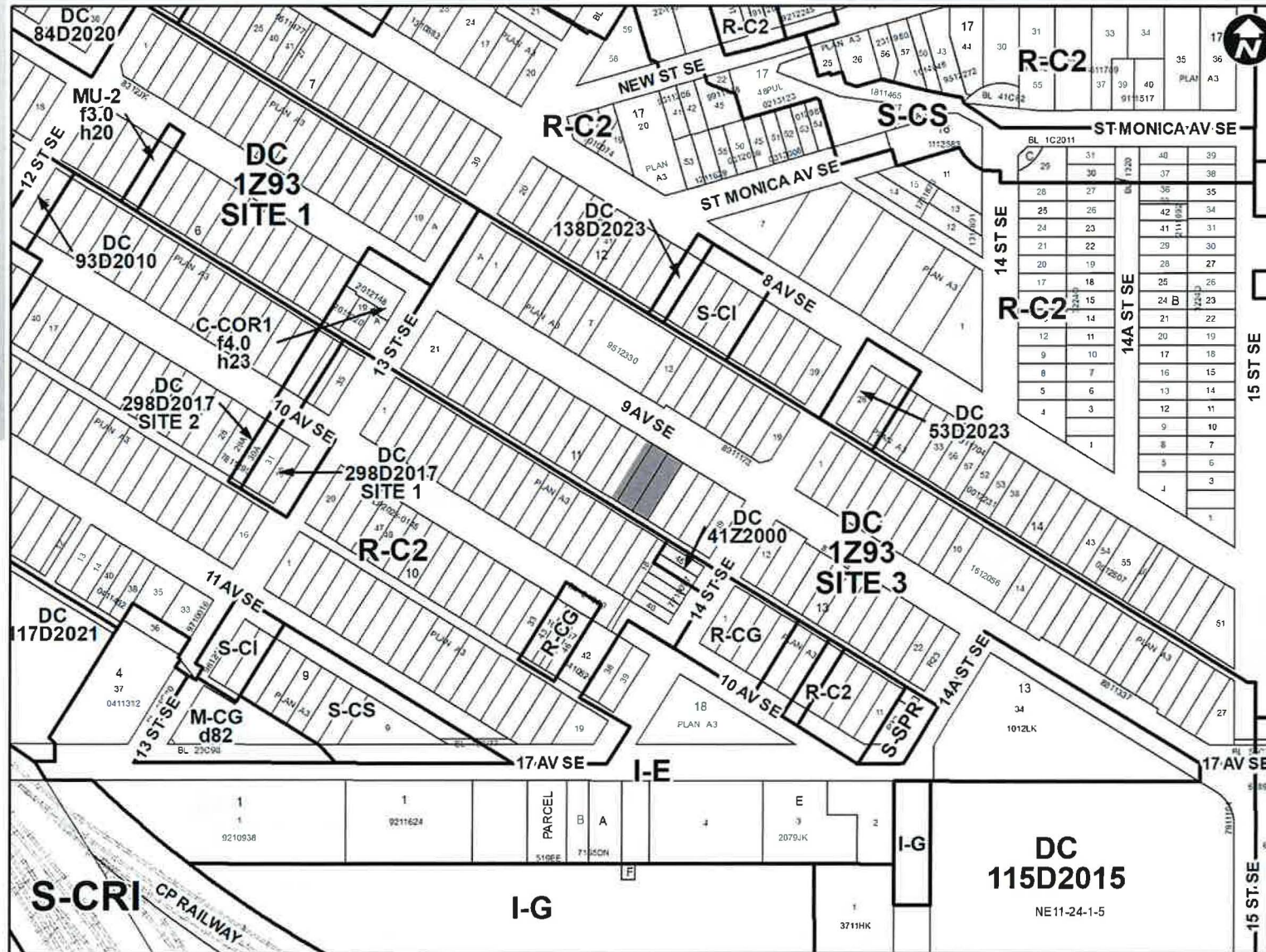
Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1429 and 1431 – 9 Avenue SE (Plan A3, Block 11, Lots 33 to 35) from Direct Control (DC) District **to** Mixed Use – Active Frontage (MU-2f4.0h24) District.

Supplementary Slides

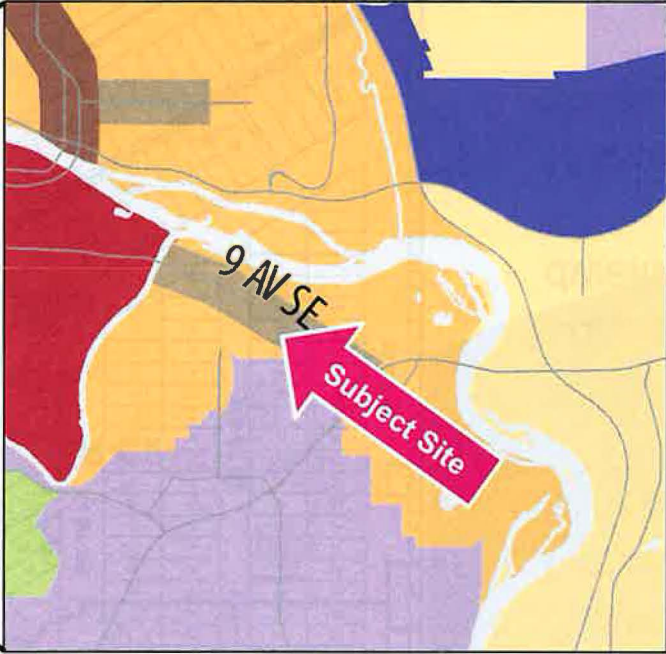
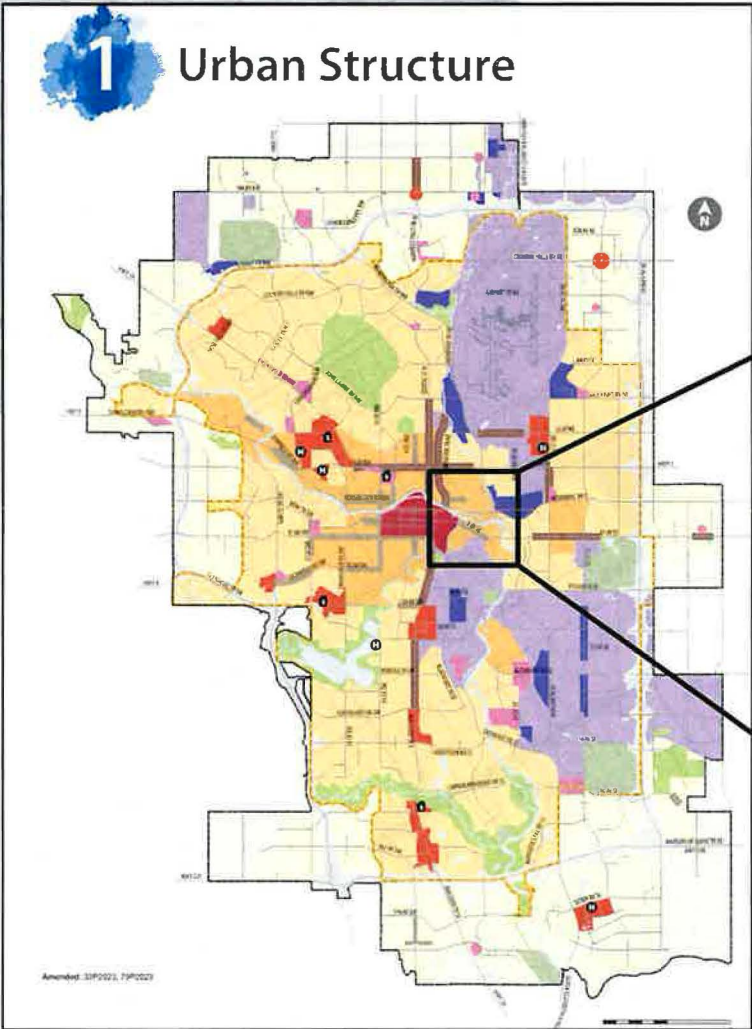
Existing Land Use Map 11

Existing Direct Control District:

- Based on the C-2(20) General Commercial District of Land Use Bylaw 2P80
- Allows a wide variety of commercial uses including dwelling units
- Maximum gross floor area of two times the site area
- Maximum building height of 20 metres (approximately five storeys)



1 Urban Structure







01 FRONT ELEVATION FROM 9AVE

DESIGN NARRATIVE

Blues by Bebbelville is envisioned to be a four-story mixed-use development located at 1429 9 Ave SE in the historic neighbourhood of Inglewood. The proposed design offers at grade retail with three storeys of residential above (30 residential suites total) and one level of underground parking.

The design intent is to provide high-quality with an innovative design that delivers a rich urban and pedestrian experience. As a long-standing iconic establishment, it was important to incorporate design elements from the existing Blues Can. In its place, the north part of the podium has the same arch form as the existing building. A similar material palette, such as corrugated metal cladding, will form part of the arch entryway into the building.

The design takes cues from the surrounding neighbourhood and incorporates industrial elements, including a mix of building materials, and playful building forms to create visual interest. The commercial retail units at grade are provided with 4.5m clear floor-to-ceiling and generous street frontage. The dwelling units above each have a balcony providing amenity space that looks onto the vibrant neighbourhood.



02 BLUES CAN WITH ICONIC ARCH FORM

03 EXISTING BLUES CAN BUILDING MATERIALS



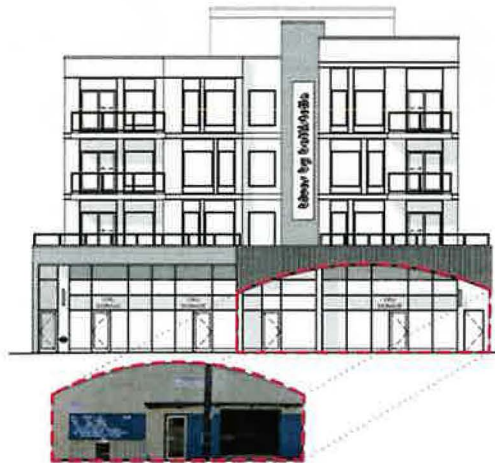
04 STREET VIEW FROM 9 AVE



05 STREET VIEW FROM 9 AVE



06 STREET VIEW FROM 9 AVE



DESIGN INTENT

LOLA
Architecture

Suite 620, 337 11 Avenue SW
Calgary, AB T2K 1L8
m@lolaarchitecture.ca
434.6400

Project Team
Prime Consultant / Architect
LOLA Architecture
Structural Consultant
N/A
Electrical Consultant
TLJ Engineering
Civil Engineer
Jubilee Engineering Consultants Ltd
Landscape Architect
N/A

Client

Consultant

Scale
AMENDED DRAWINGS
DP No. 202-032
Date Reverted: MAY 19 2024
THESE DRAWINGS RETURN TO THE
ORIGINAL DEVELOPMENT PERMIT SET.

Revision	Description	Date
1	ISSUED FOR PERMIT	20240221
2	STR 01	20240420
3	DEVELOPMENT PERMIT	20240521

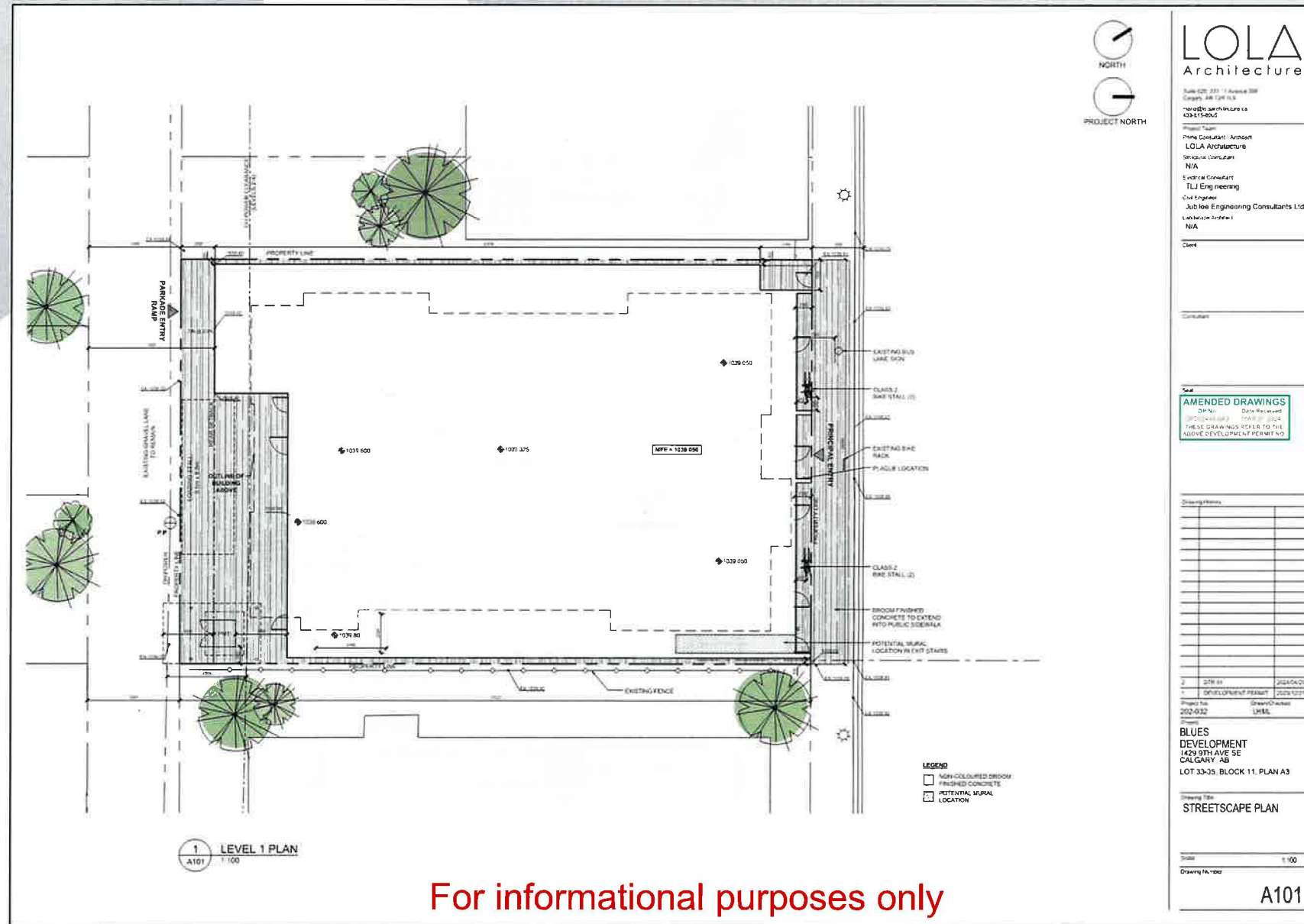
Project No.
202-032
Project
BLUES
DEVELOPMENT
1429 9TH AVE SE
CALGARY, AB
LOT 33-35, BLOCK 11, PLAN A3

Drawing Title
DESIGN NARRATIVE

Scale
Drawing Number
NTS

A003

For informational purposes only



For informational purposes only

