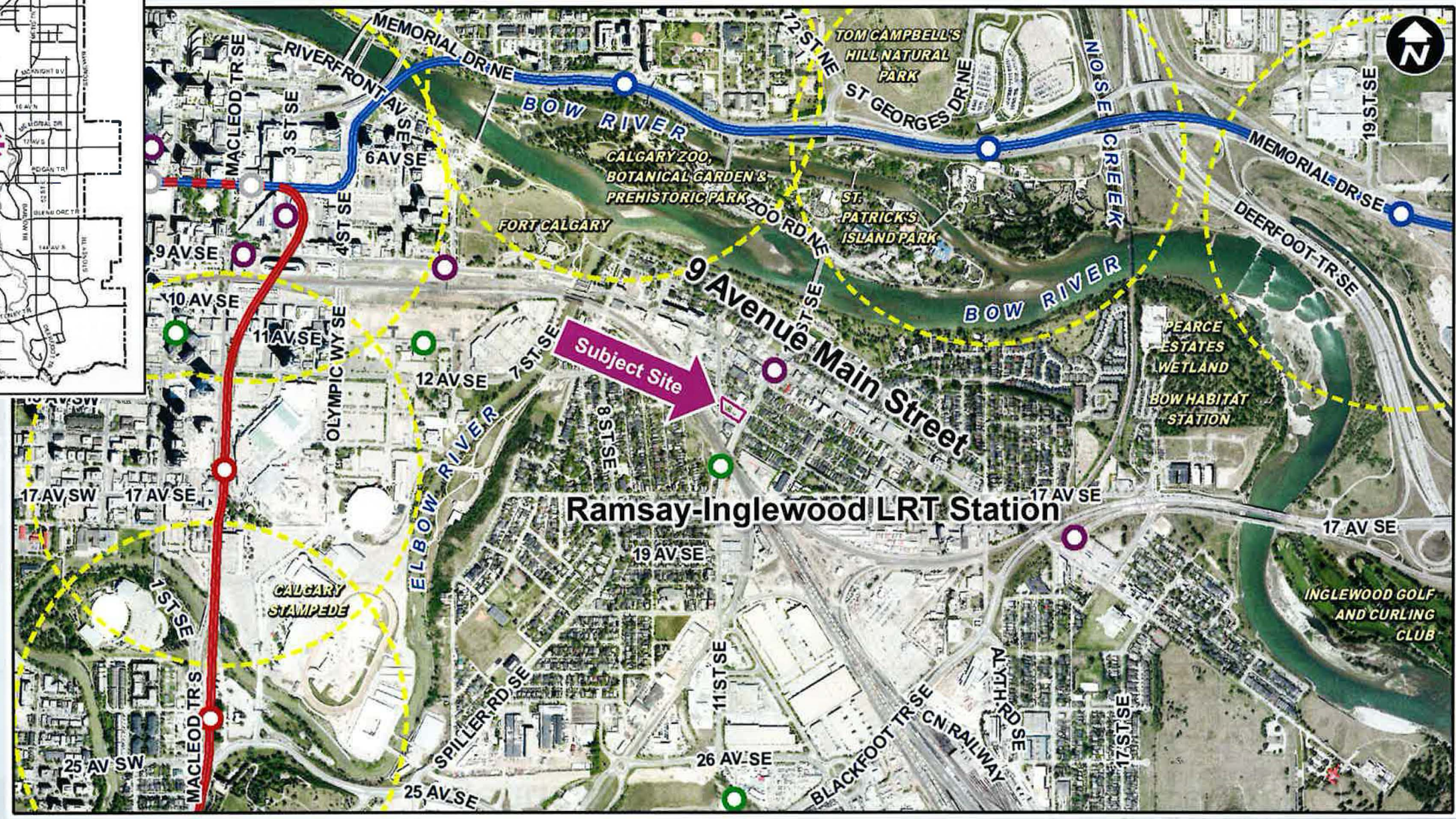
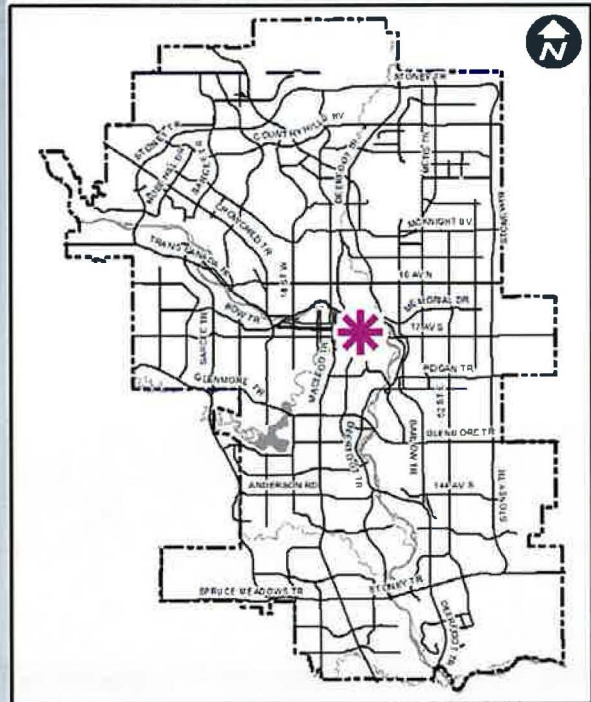


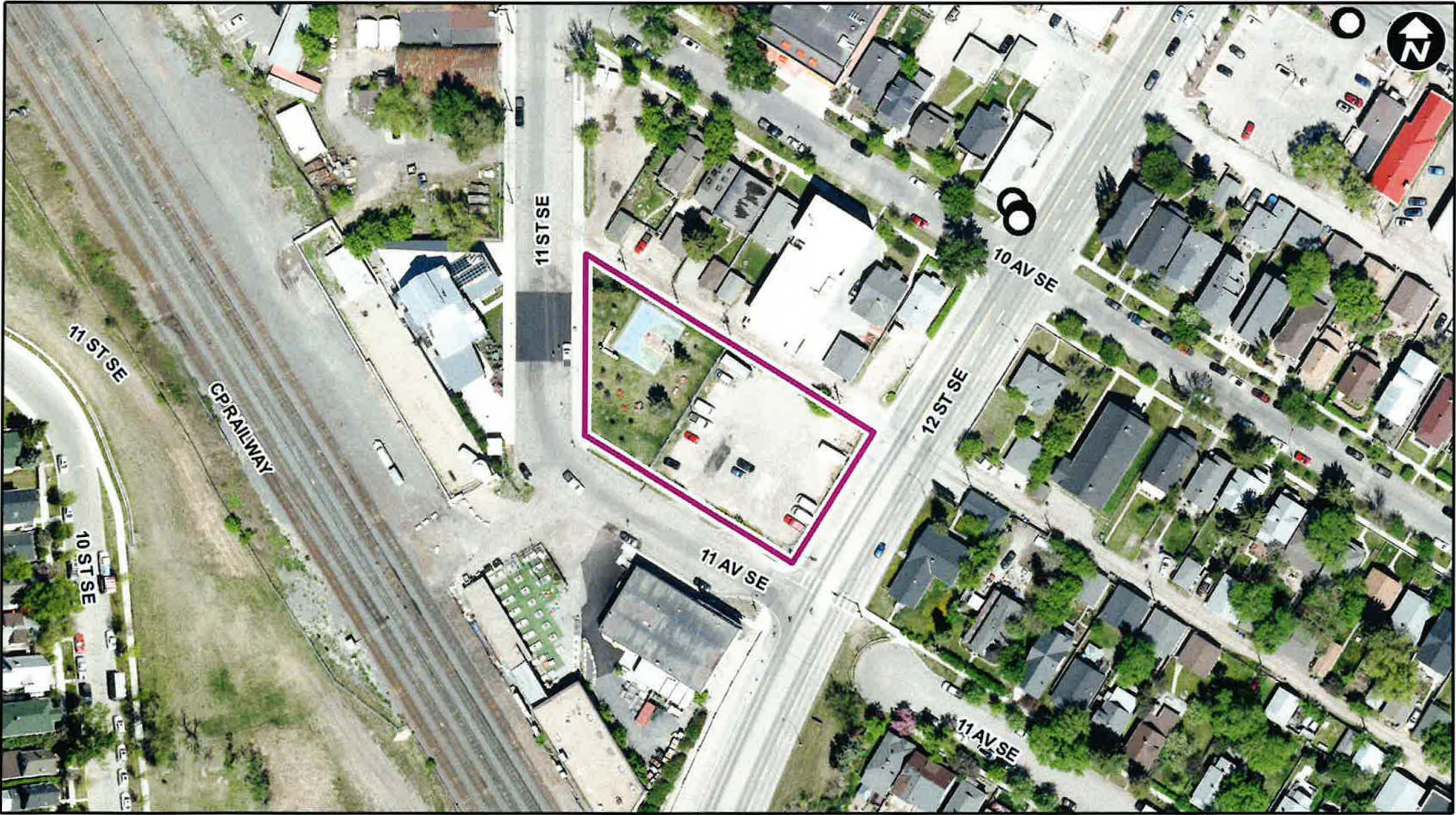


Early Input – Land Use Amendment and Development Permit (PE2022-00276)

Civic Integrated Facility - Inglewood Fire Station / Mixed-use Development



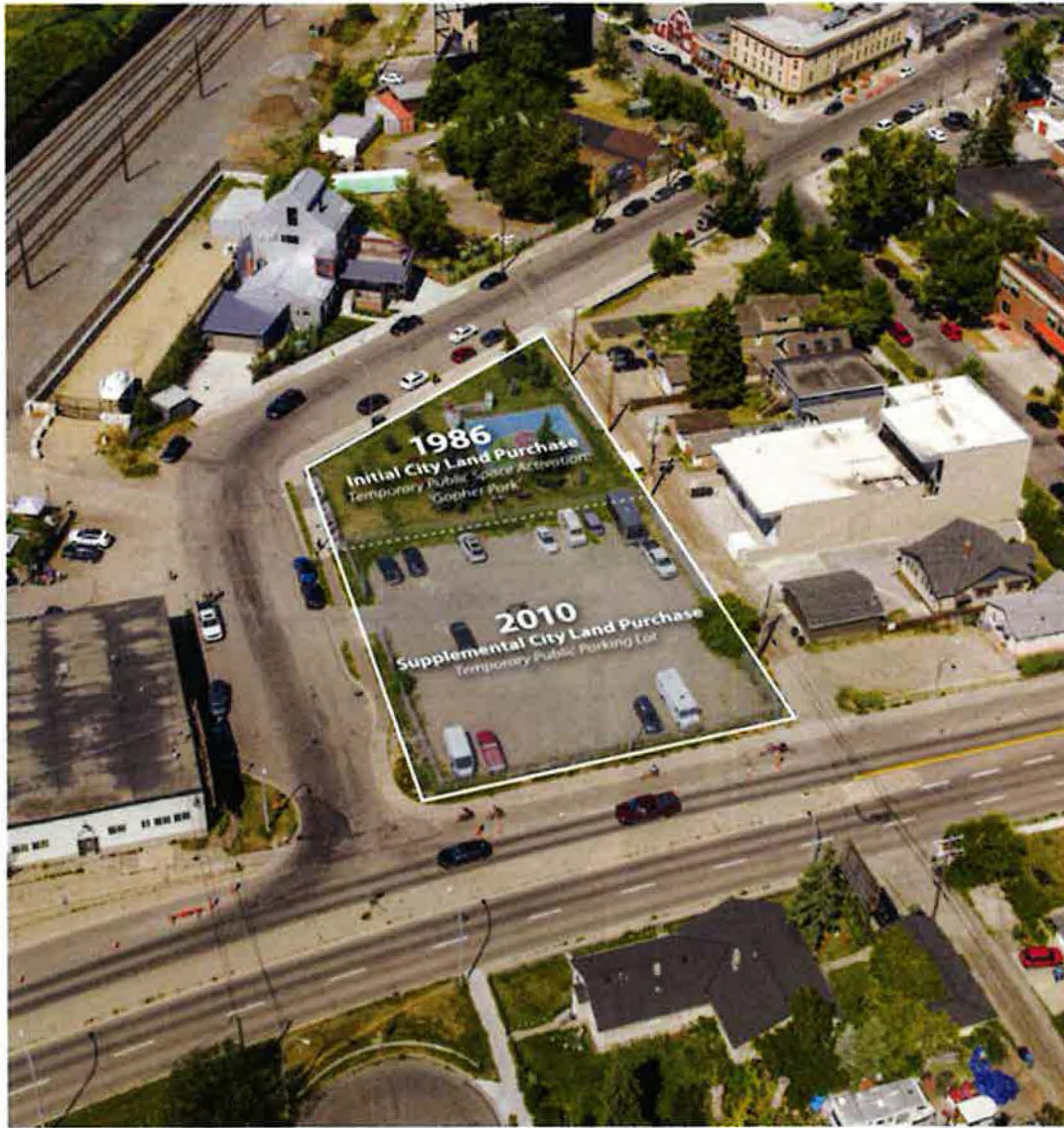
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



○ Bus Stop

Parcel Size:

0.27 ha



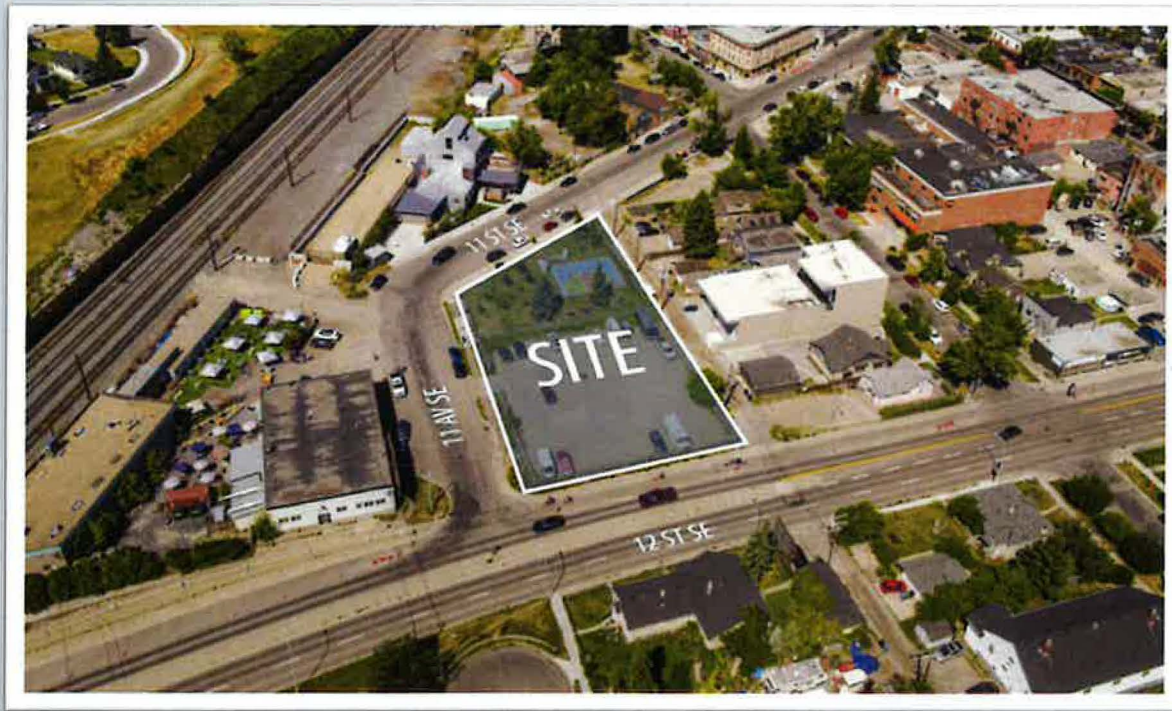
Ingleside Fire Station site acquisition history



Past: Historic Fire Station No. 3 1030 9th Ave SE



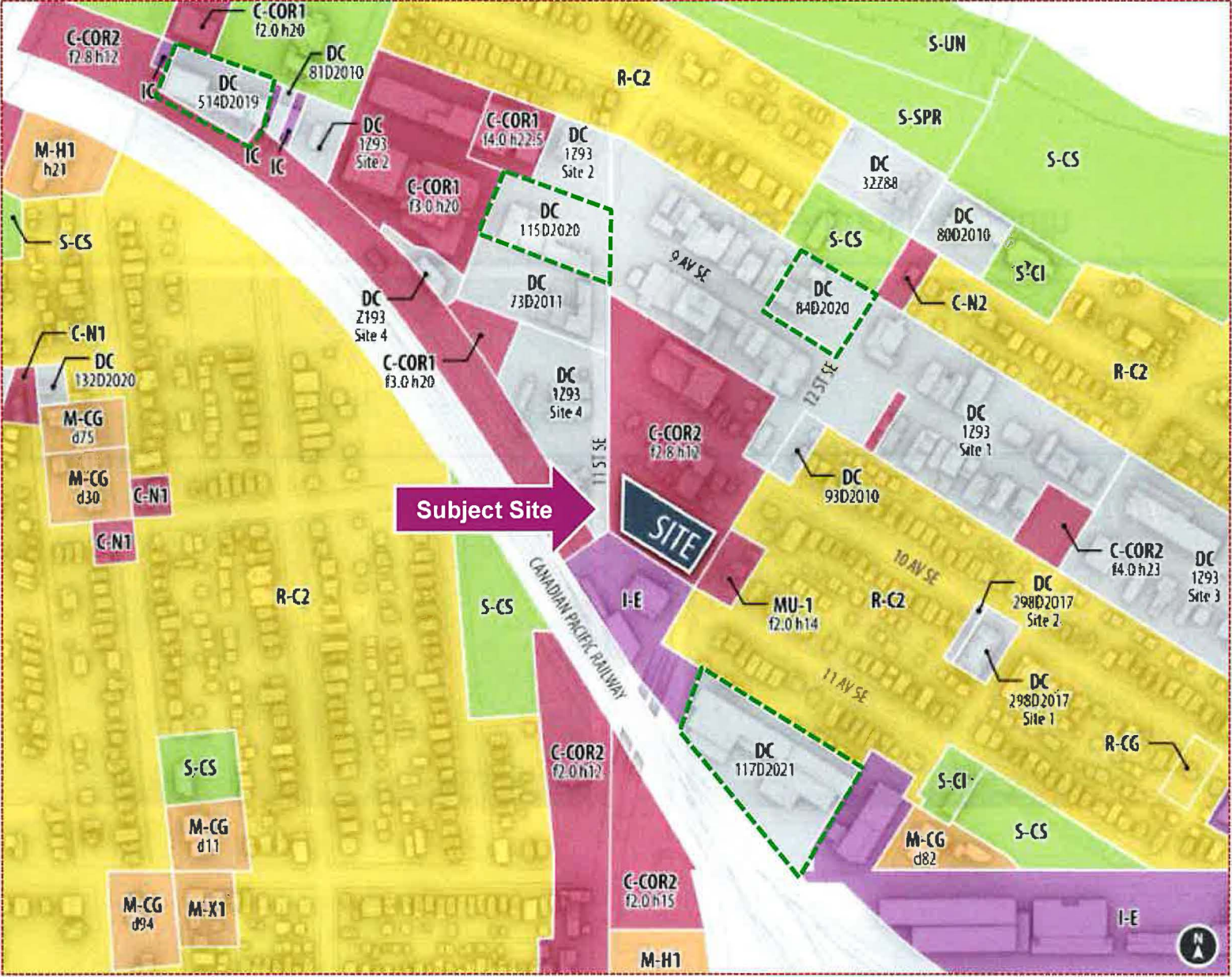
Present: Historic Fire Station No. 3 1030 9th Ave SE




Aerial – Looking West



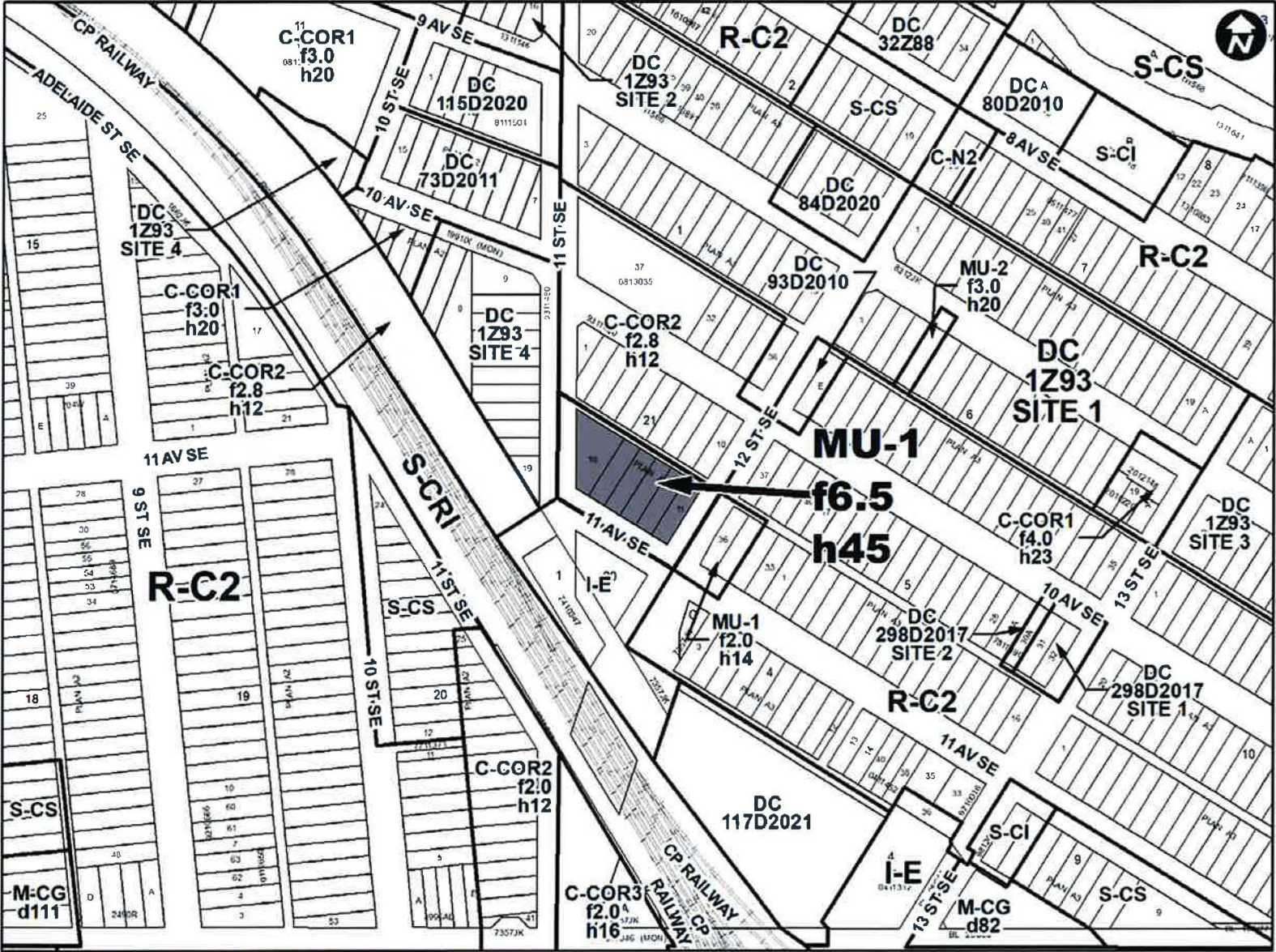
Aerial – Looking South



 Recent land use amendments

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

- Street-oriented development with a mix of residential and commercial, and protection and emergency service uses
- maximum Floor Area Ratio of 6.5
- maximum building height of 45m

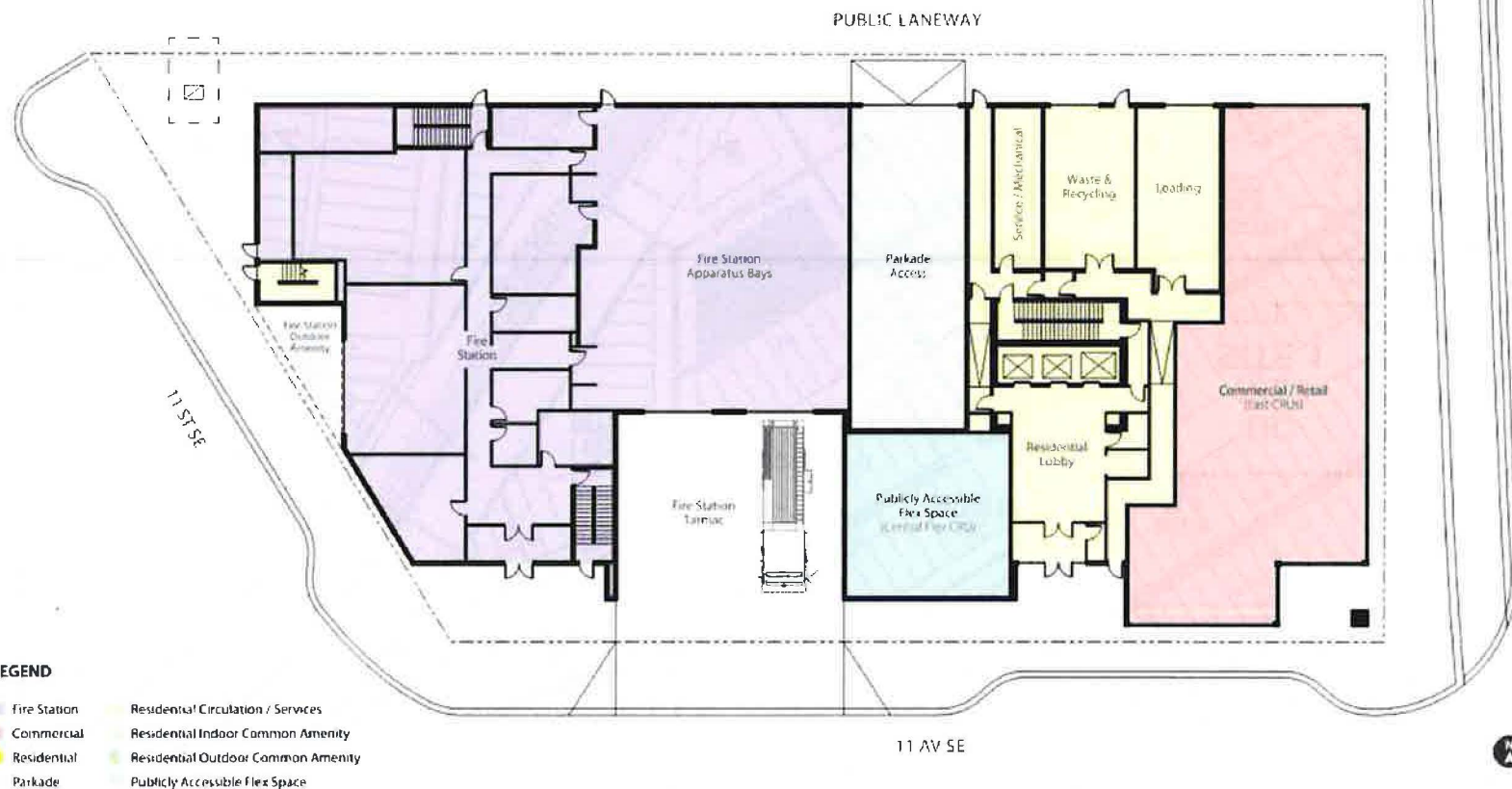


Integrated Fire Station, Integrated Mixed Use Facility

Integrated Fire Station, Integrated Mixed Use Facility

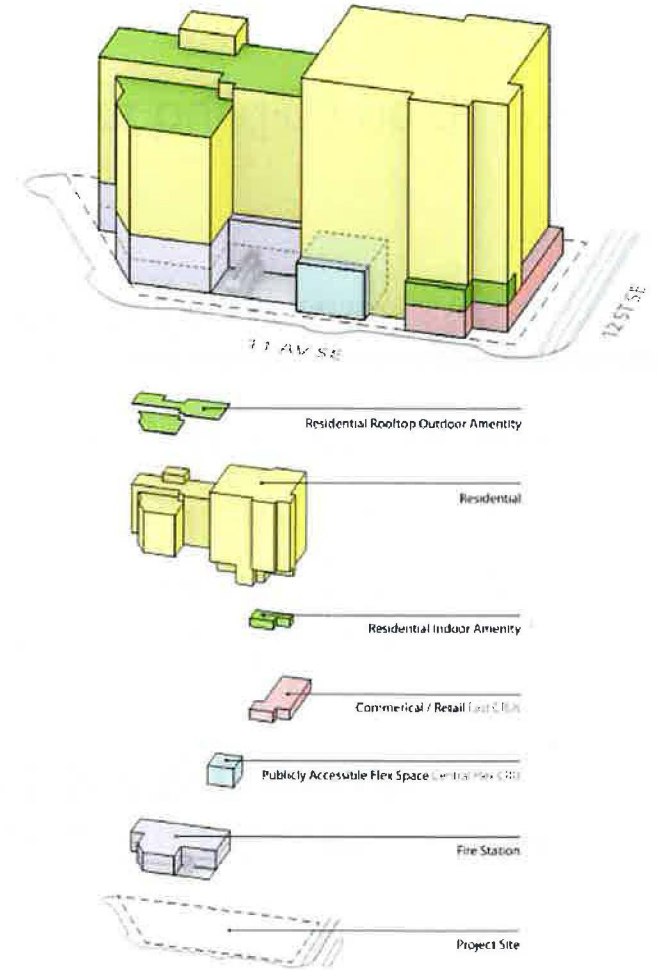
Concept Design Building Program

Concept Program L01

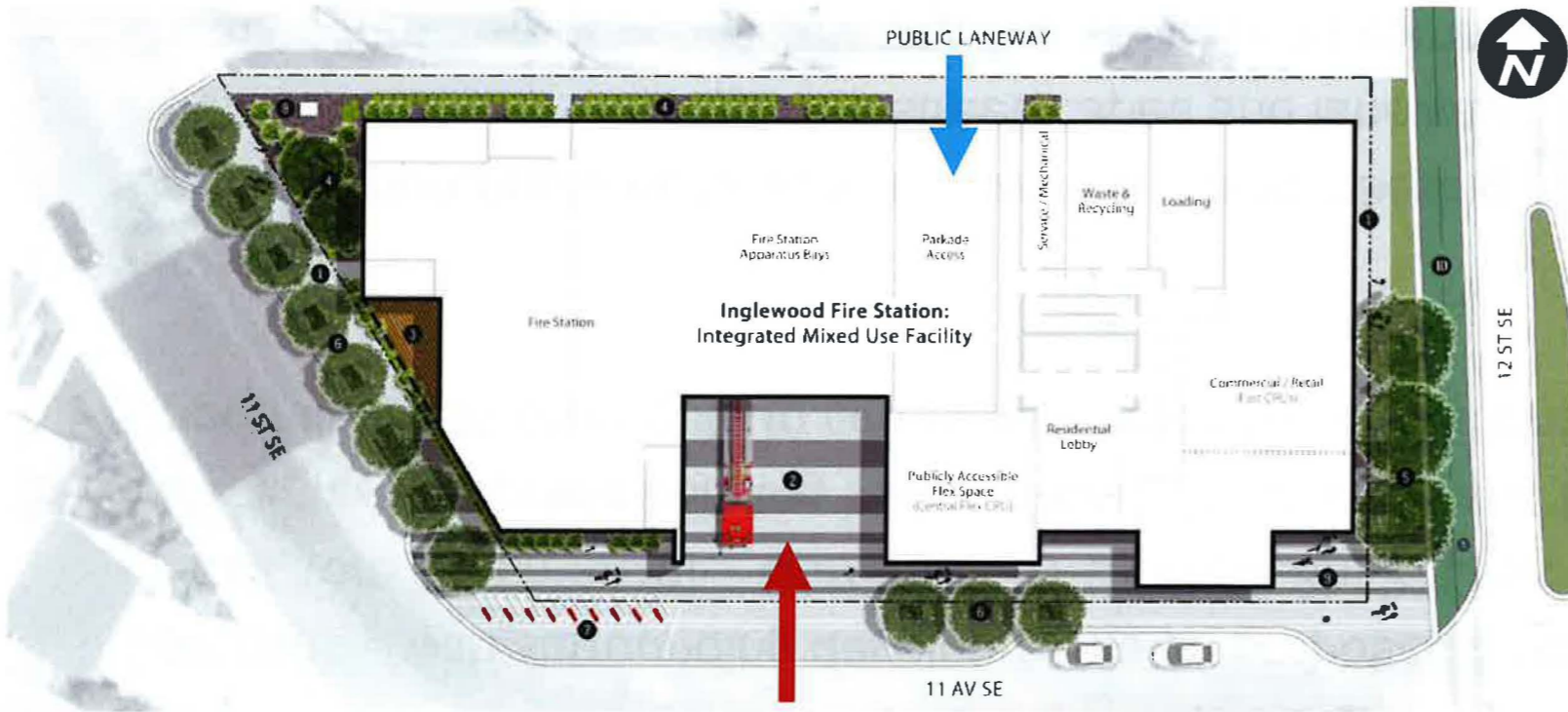


LEGEND

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



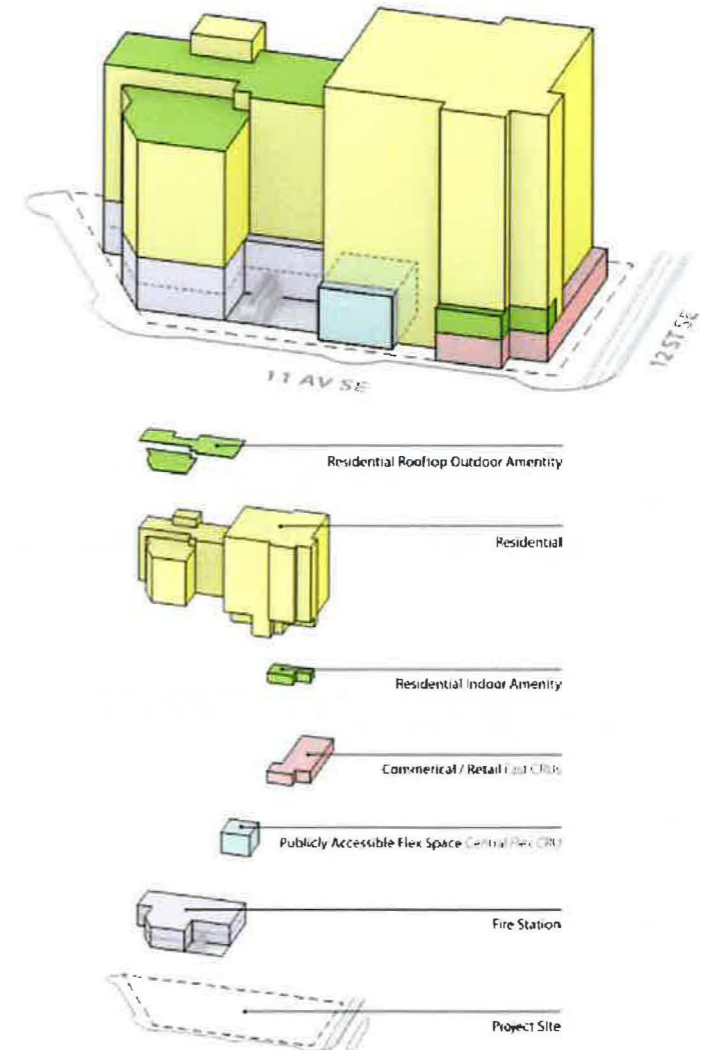
Concept Site Plan
Landscape & Public Realm



LEGEND

- 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 Corner Plaza
- 9 Planned Bike Lane
- Light Grey Color Concrete
- Charcoal Color Concrete
- Sod
- Property Line
- Boulevard Trees
- Shrubs
- Perennials

Concept Design
Building Program



Key Considerations for the Pre-application Proposal

Land Use:

1. Compatibly with surrounding developments on proposed Mixed Use – General (MU-1f6.5h45) district from Commercial – Corridor 2 (C-COR2f2.8h12) District
2. Selecting appropriate building height (from 12m to 45m) and floor area ratio (from 2.8 to 6.5)
3. Opportunities to contribute to community amenities / additional publicly accessible space

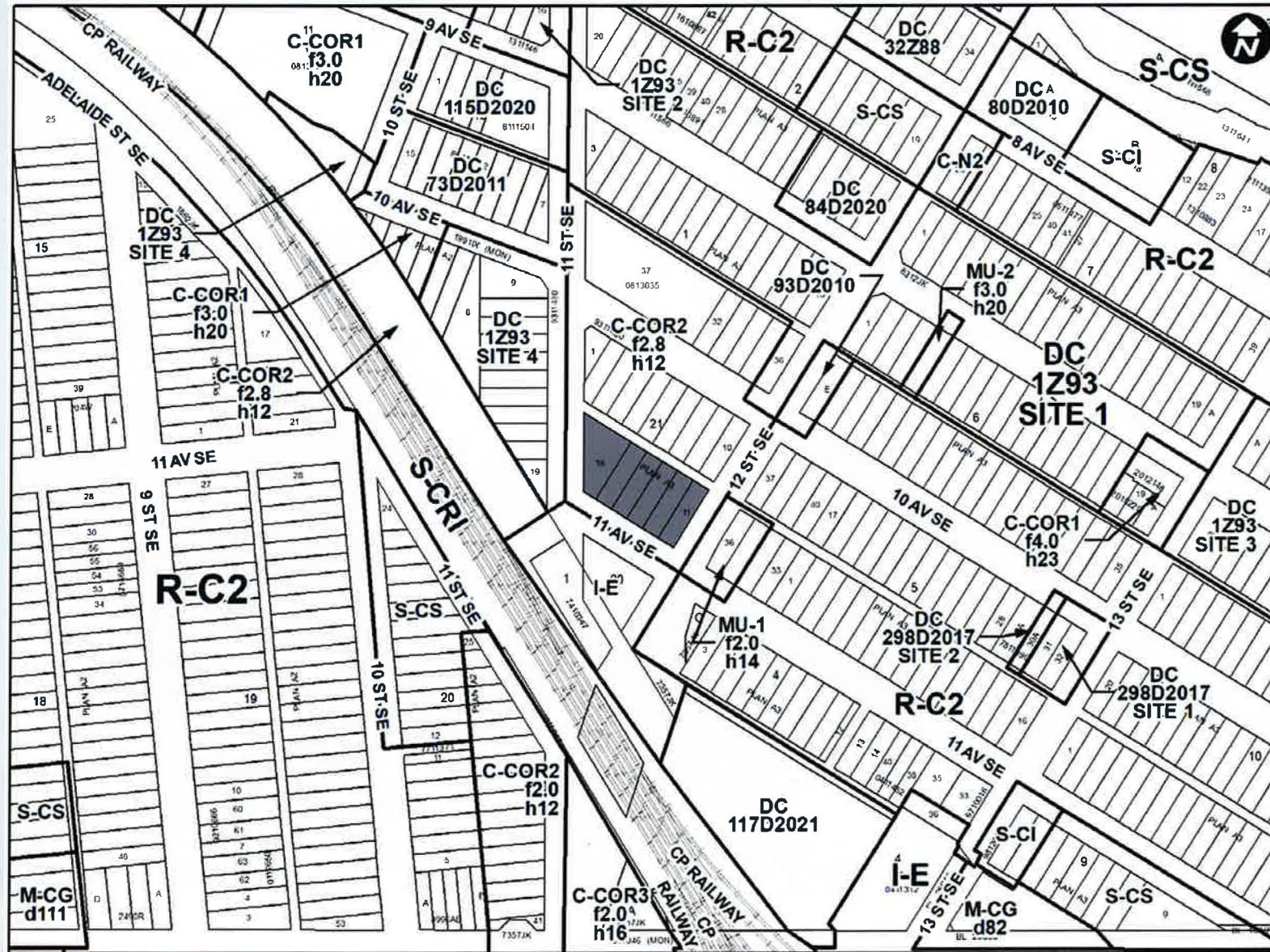
Development:

1. Creating appropriate building form, transition, and massing
2. At-grade interface with adjacent streetscapes and laneway
3. Location and size of public amenity, flex space, and commercial uses
4. Integration between the fire station and mixed-use development

RECOMMENDATION:

That Calgary Planning Commission **RECEIVE** for information and discuss the contents of this report.

Supplementary Slides



Context
Local Area Parks & Open Space



Context
Key Adjacencies



A. New 12 St Multi-modal Bridge



B. 9 Av St Main Street Commercial Corridor



C. Future Development Site (RINDSOR)



D. Historic National Hotel The Nash



E. Festival Hall



F. Of Beautiful & Cold Garden Breweries



G. Smithbuilt Hats



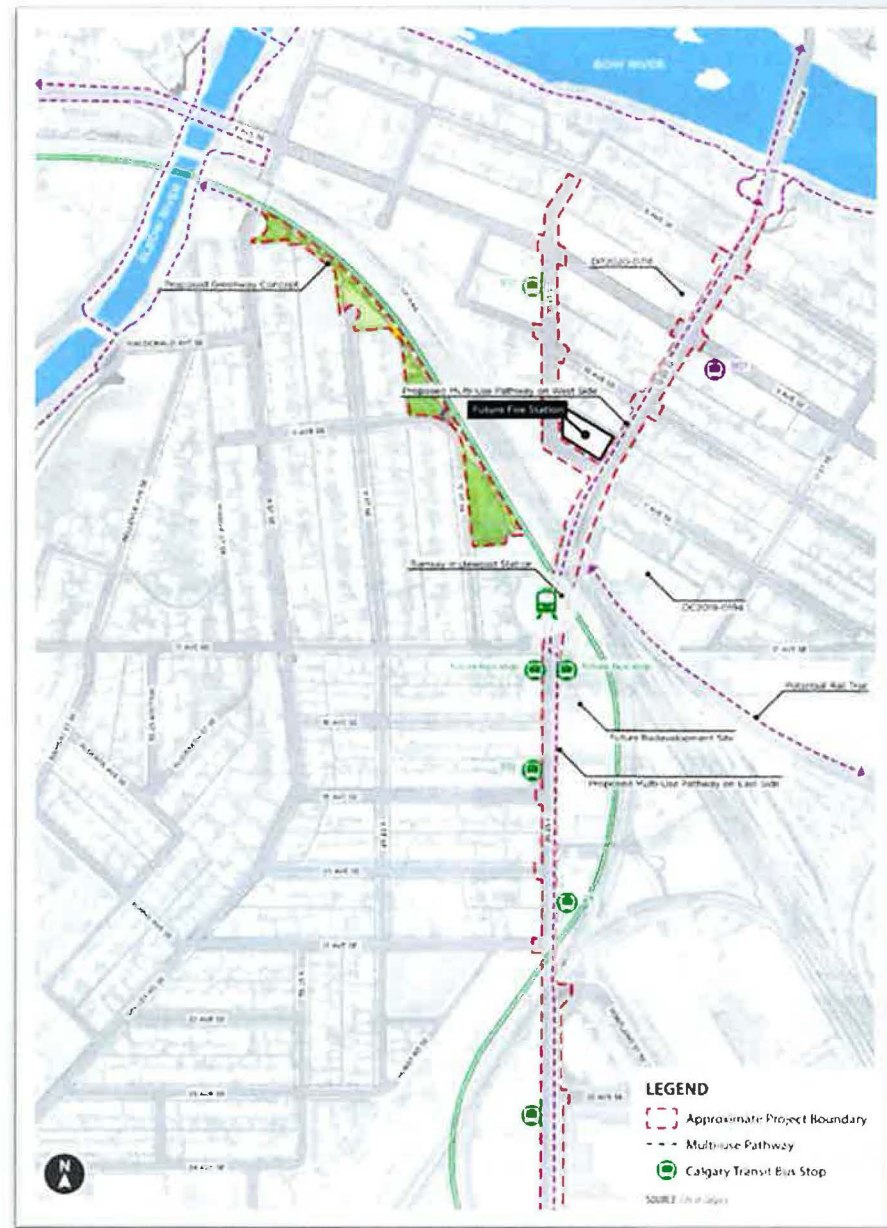
H. CPR Railway

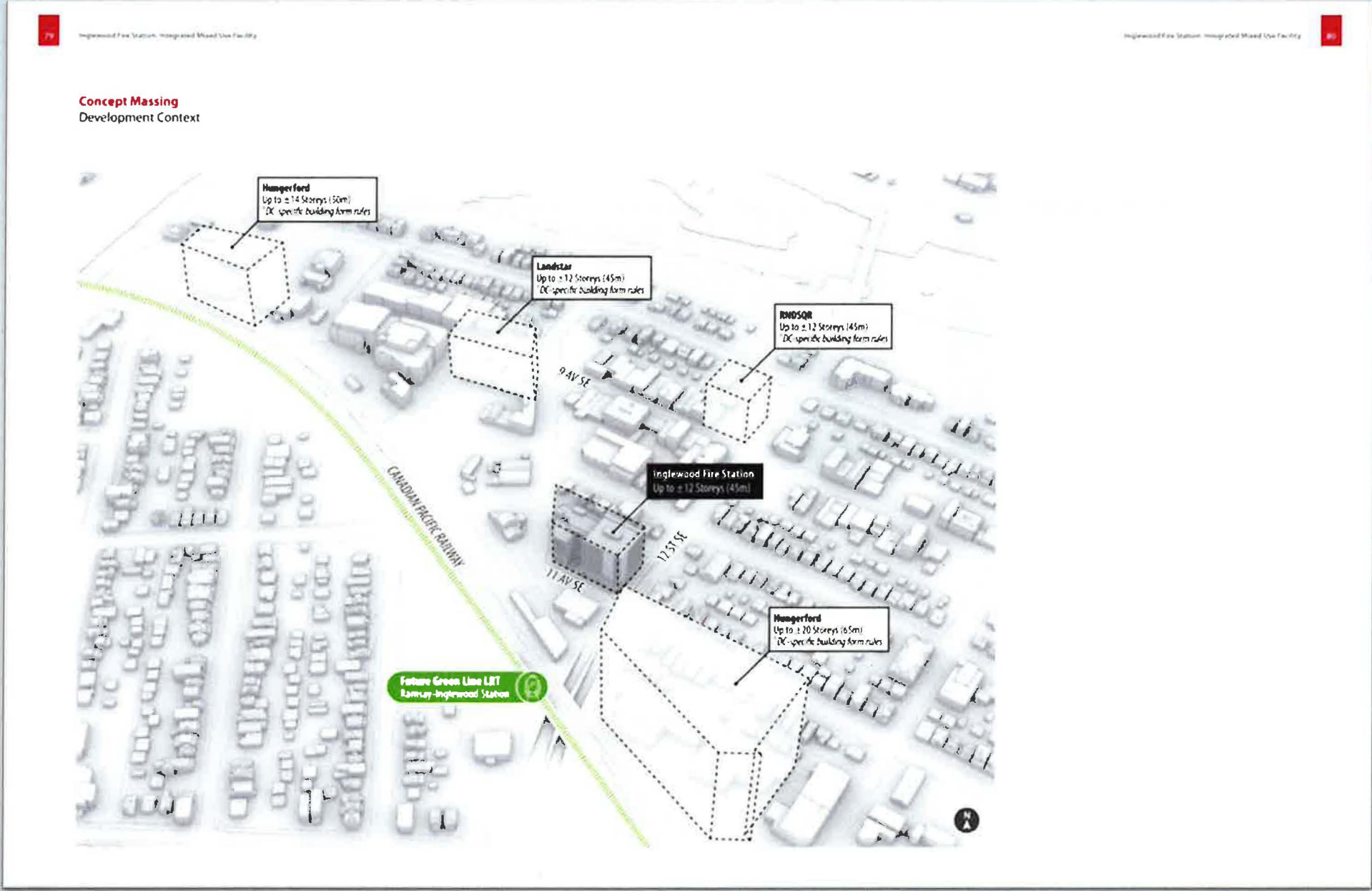


I. Future Development Site (Hungerford)



J. Future Green Line Station

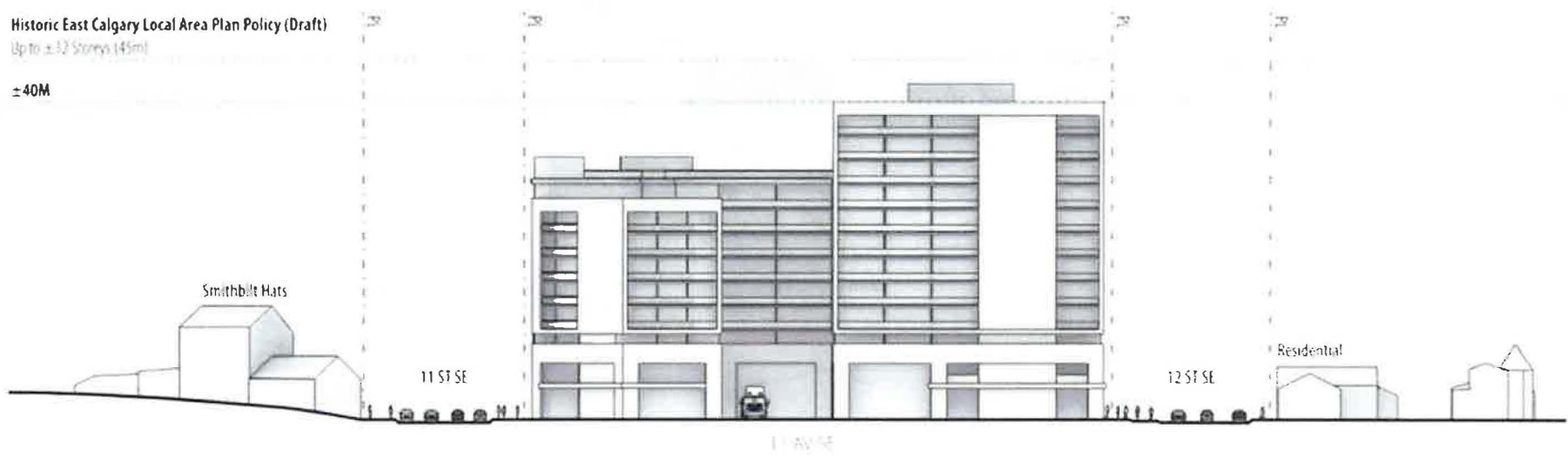






Concept Context Elevation
South

Historic East Calgary Local Area Plan Policy (Draft)
Up to ±12 Storeys (45m)
±40M





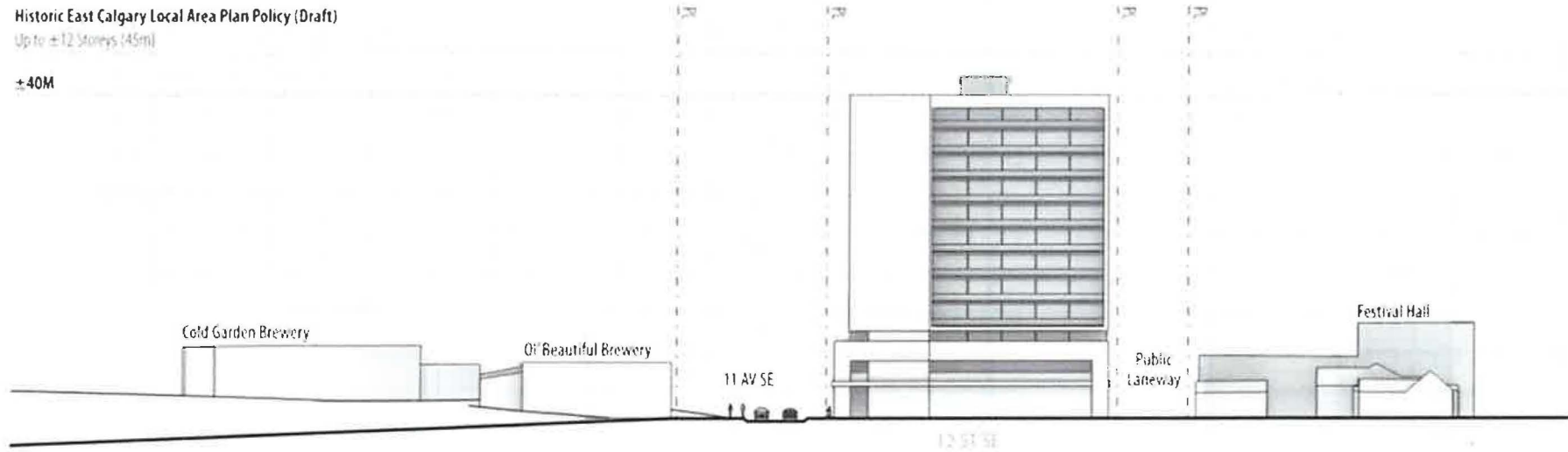
Inglewood Fire Station, Integrated Mixed Use Facility

Inglewood Fire Station, Integrated Mixed Use Facility



Concept Context Elevation
East

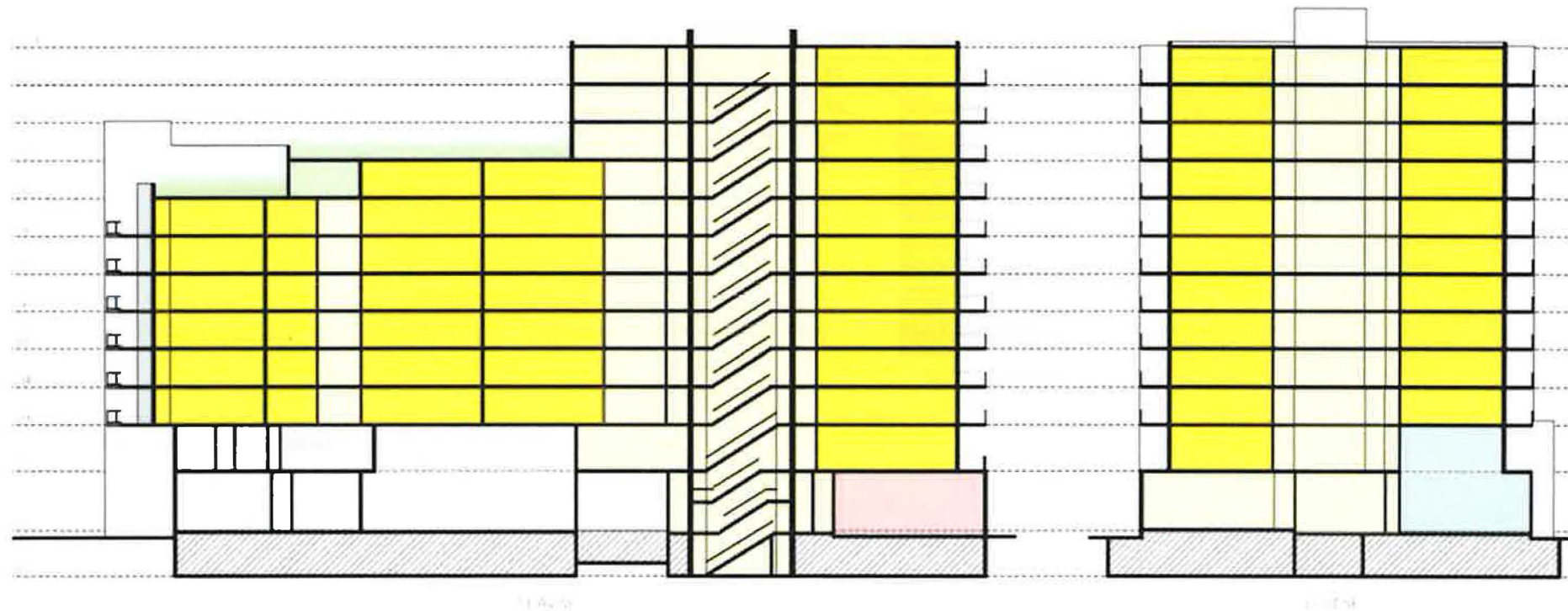
Historic East Calgary Local Area Plan Policy (Draft)
Up to ±12 Storeys (45m)
±40M













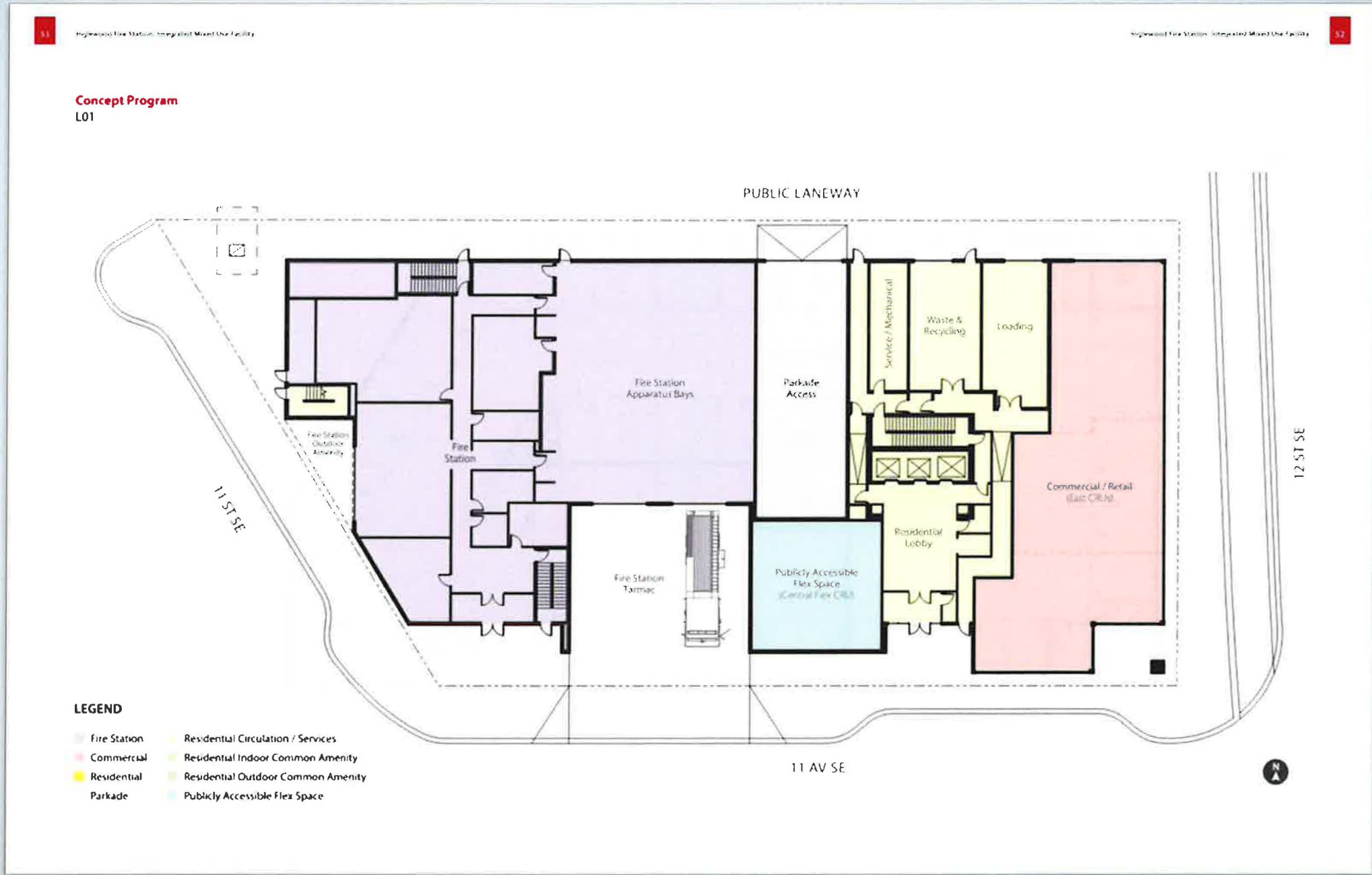
Concept Section
Looking North

Concept Section
Looking East

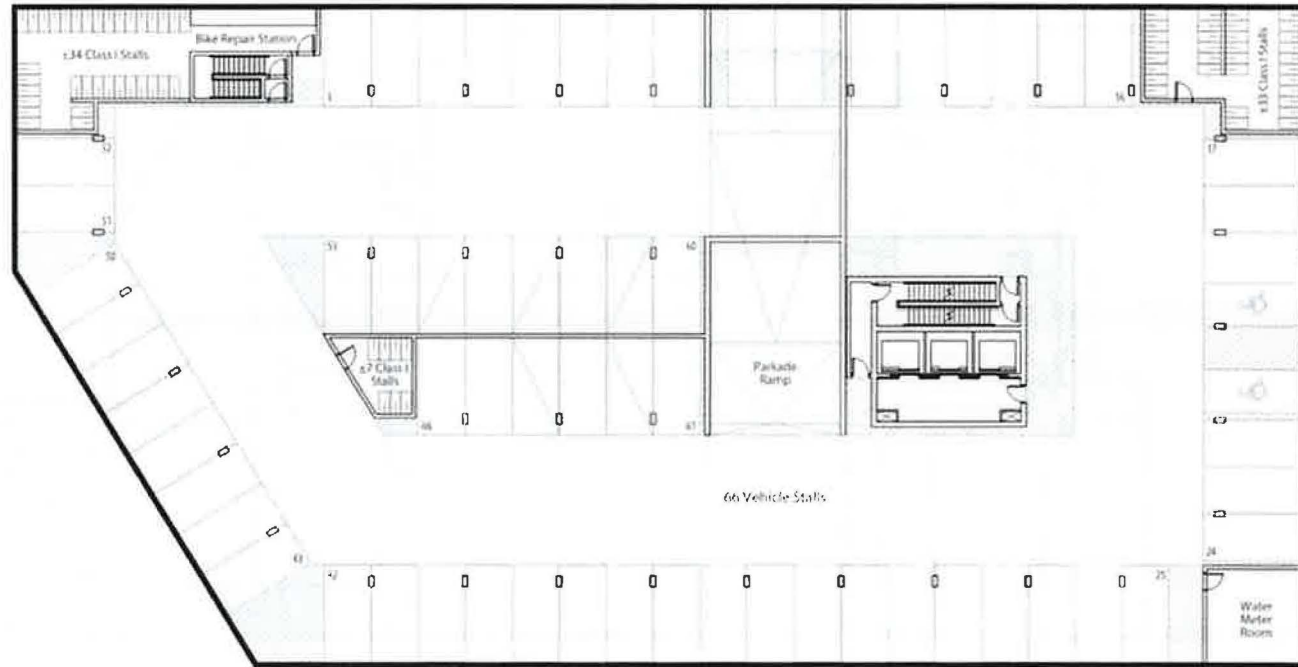


LEGEND

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



Concept Program
801

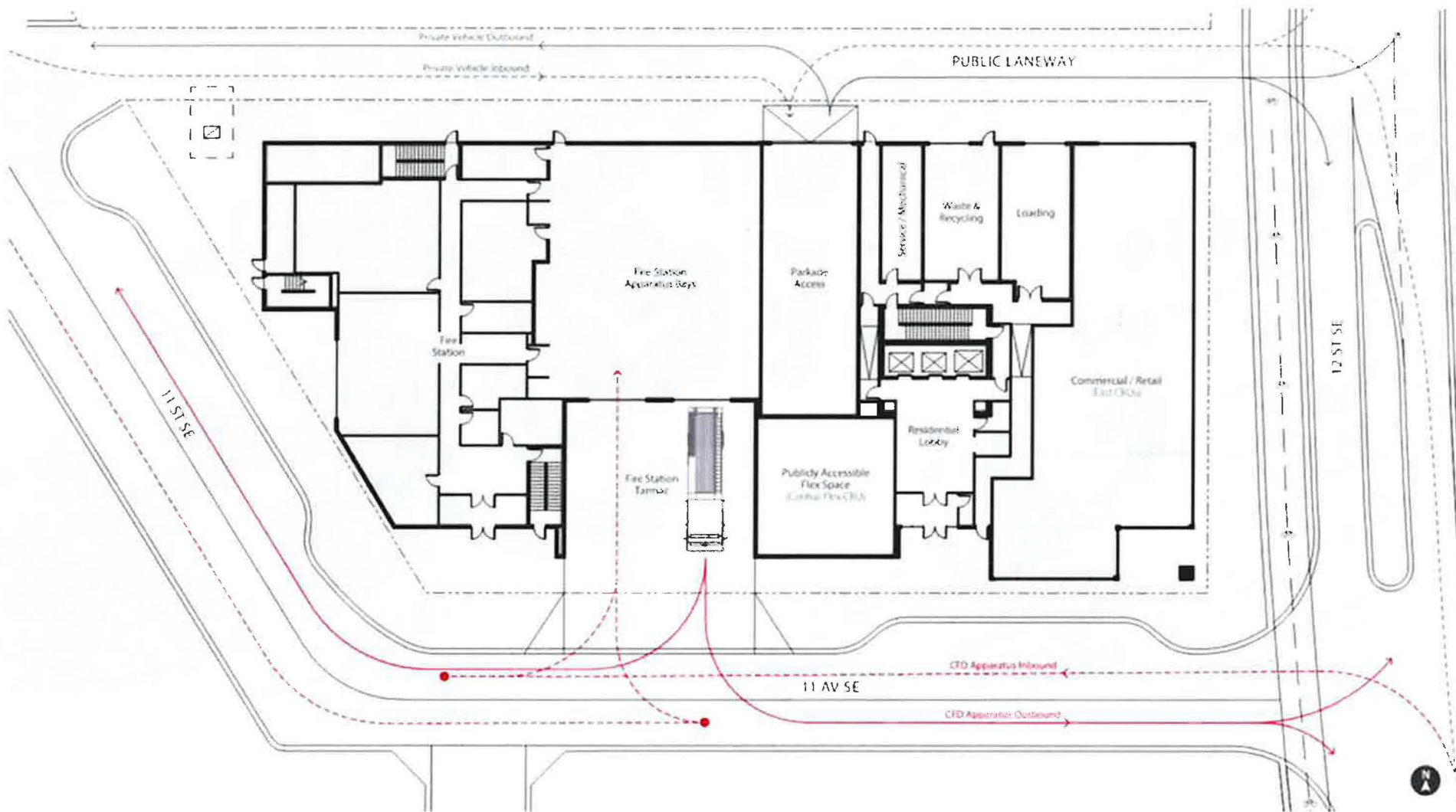


LEGEND

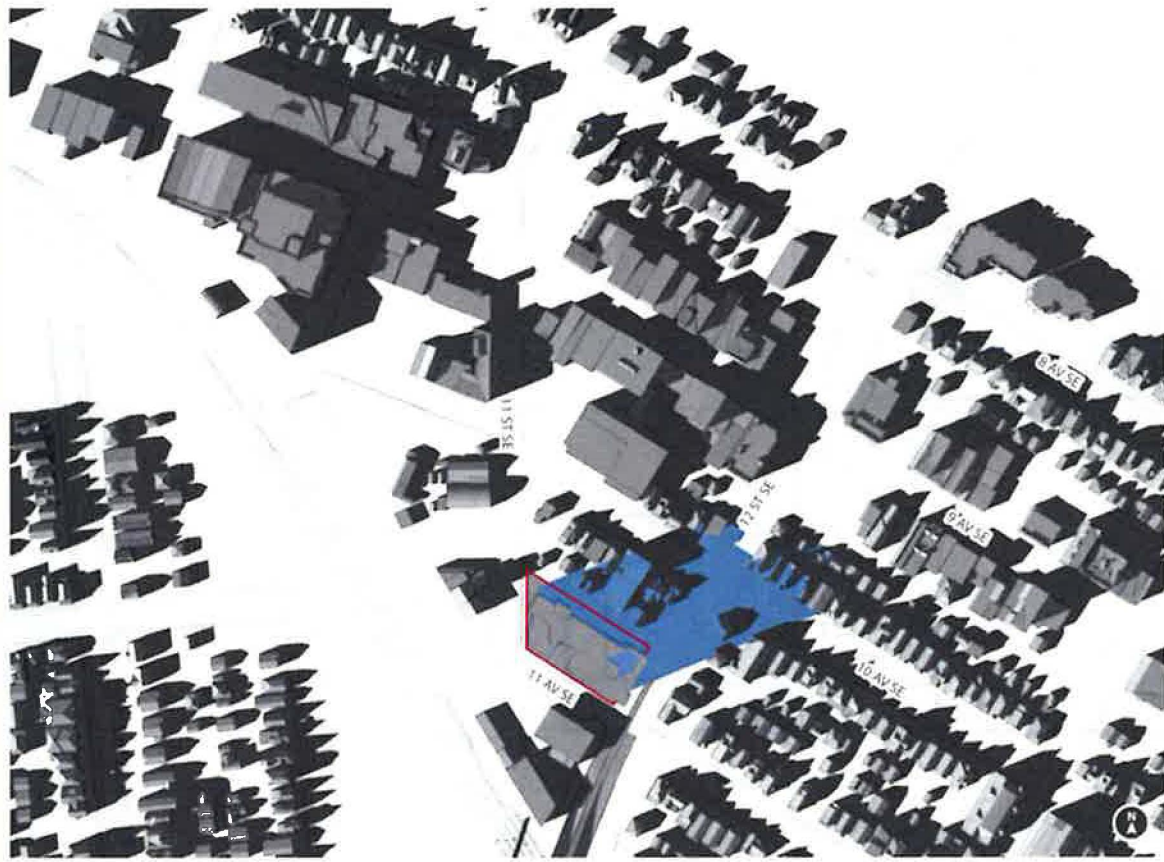
- Fire Station
- Residential Circulation / Services
- Commercial
- Residential Indoor Common Amenity
- Residential
- Residential Outdoor Common Amenity
- Parkade
- Publicly Accessible Flex Space



Concept Site Plan
Vehicle Access & Circulation



Concept Shadow Study
March / September 21:30PM



Concept Shadow Study
June 21:30PM



Ramsay-Inglewood Station Area Improvements Conceptual Right of Way Sections

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

GOALS

- Increased connectivity between Inglewood and Ramsay (from Ramsay Design Research Report, 2020)
- Be friendly and accessible to all ages (from Ramsay and Inglewood Area Program (General Report), 2020)
- Consider all-season indoor and outdoor social and recreational experiences (from Ramsay and Inglewood Area Program (General Report), 2020)
- Respect strong sense of neighbourhood identity (from Ramsay and Inglewood Area Program (General Report), 2020)
- Improve cycling and pedestrian infrastructure (from Ramsay Engagement)



SOURCE: City of Calgary

11 ST SE: North of 11 AV SE (Looking North)

GOALS

- Increased connectivity between Inglewood and Ramsay (from Ramsay Design Research Report, 2020)
- Be friendly and accessible to all ages (from Ramsay and Inglewood Area Program (General Report), 2020)
- Consider all-season indoor and outdoor social and recreational experiences (from Ramsay and Inglewood Area Program (General Report), 2020)
- Respect strong sense of neighbourhood identity (from Ramsay and Inglewood Area Program (General Report), 2020)
- Improve cycling and pedestrian infrastructure (from Ramsay Engagement)



SOURCE: City of Calgary

12 ST SE: South of 9 Ave SE (Looking North)

GOALS

- Increased connectivity between Inglewood and Ramsay (from Ramsay Design Research Report, 2020)
- Be friendly and accessible to all ages (from Ramsay and Inglewood Area Program (General Report), 2020)
- Consider all-season indoor and outdoor social and recreational experiences (from Ramsay and Inglewood Area Program (General Report), 2020)
- Respect strong sense of neighbourhood identity (from Ramsay and Inglewood Area Program (General Report), 2020)
- Connect return to street-level multi-use pathway south of 26 Ave SE to bi-directional multi-use pathway on Zoo Bridge to the north (from Ramsay and Inglewood Area Program (General Report), 2020)
- Improve cycling and pedestrian infrastructure (from Ramsay Engagement)
- Separate lanes of 12 St SE to meet street (from Ramsay Design Research Report)



SOURCE: City of Calgary