



# Public Hearing of Council

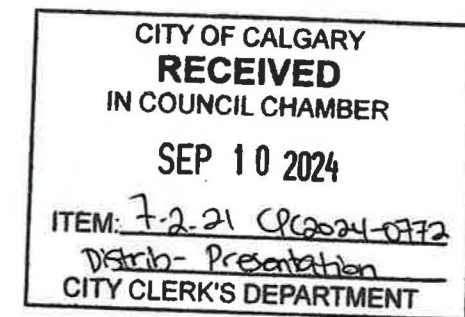
## Agenda Item: 7.2.21



# LOC2024-0002 / CPC2024-0772

## Land Use Amendment

September 10, 2024

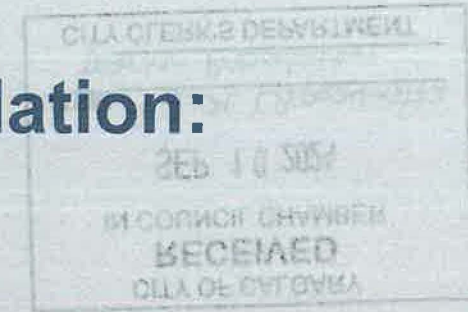




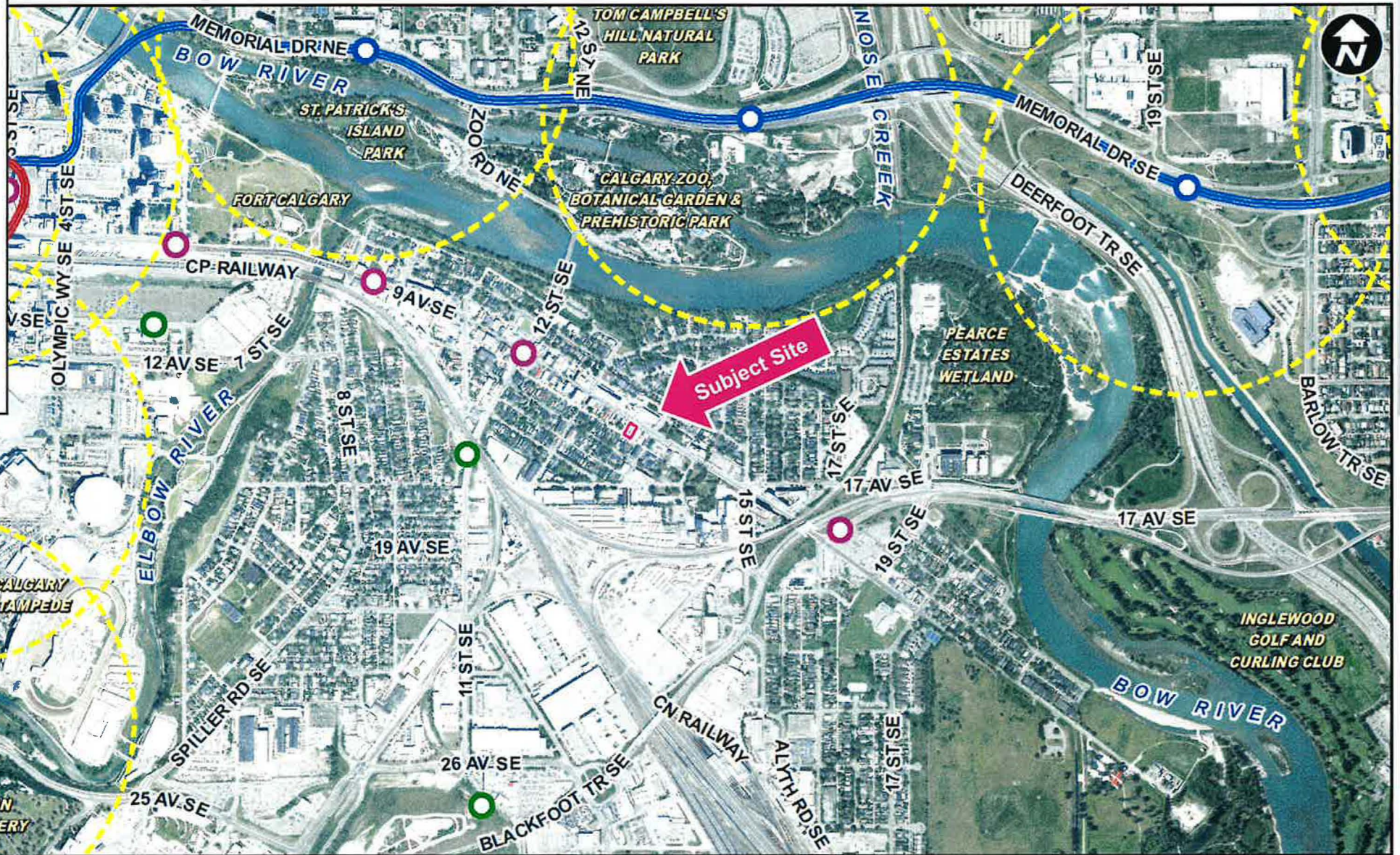
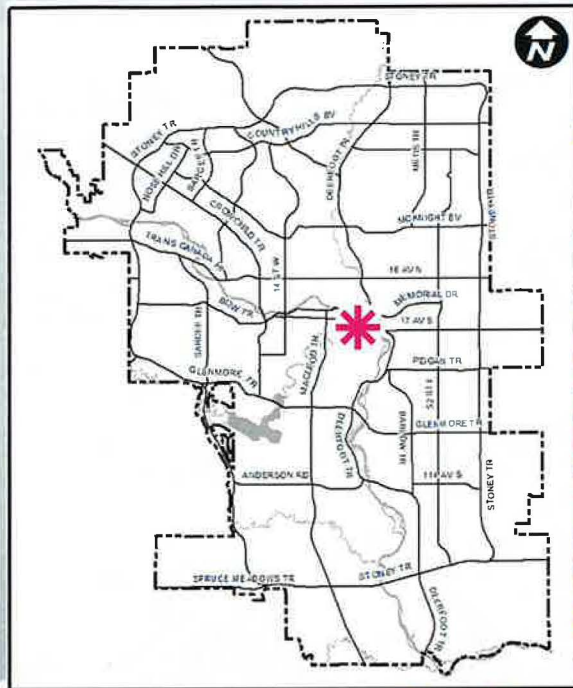
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 237D2024** 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 and a portion of Lot 33) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.







### LEGEND

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





○ Bus Stop

Mills Park

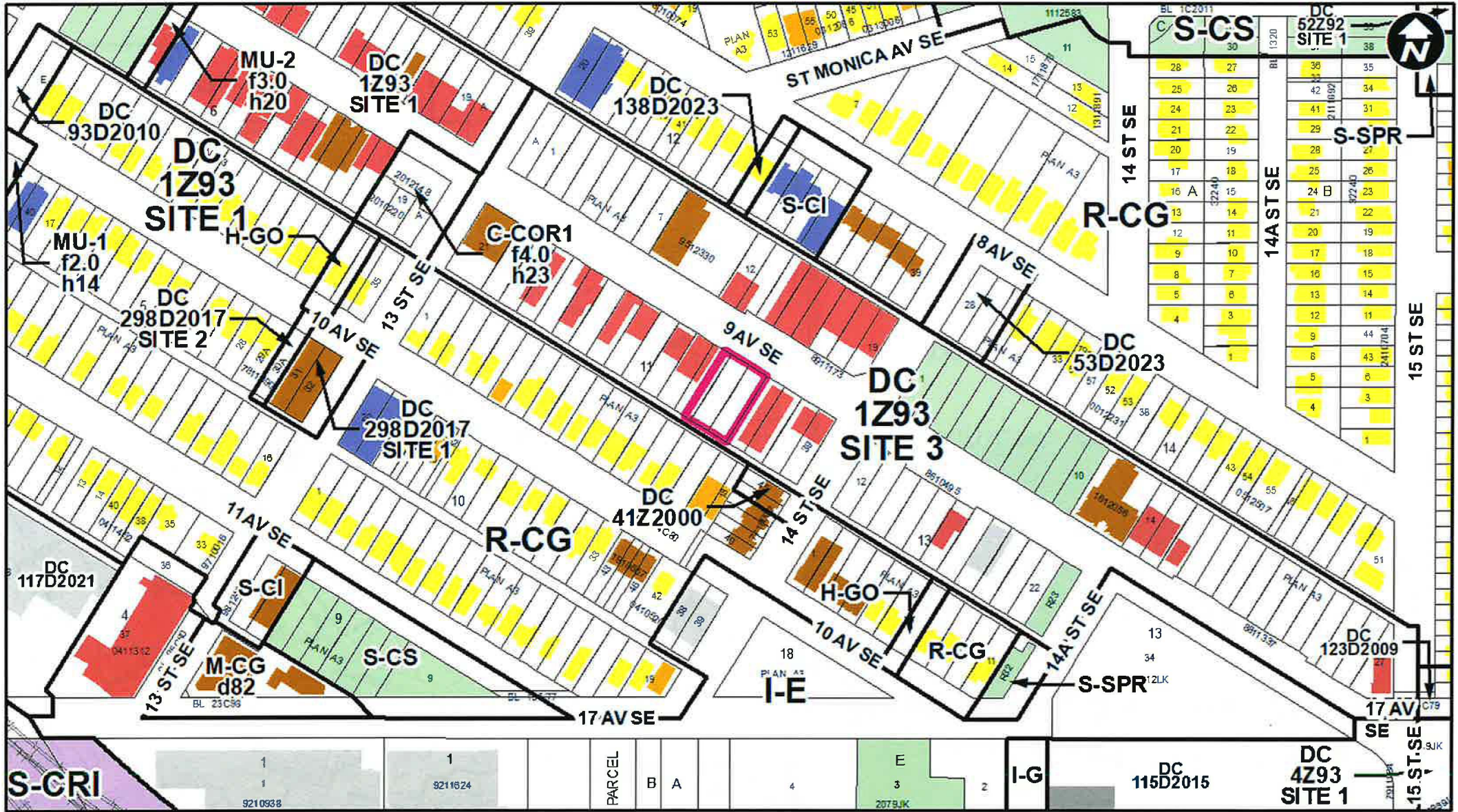
Parcel Size:

0.09 ha  
24m x 37m

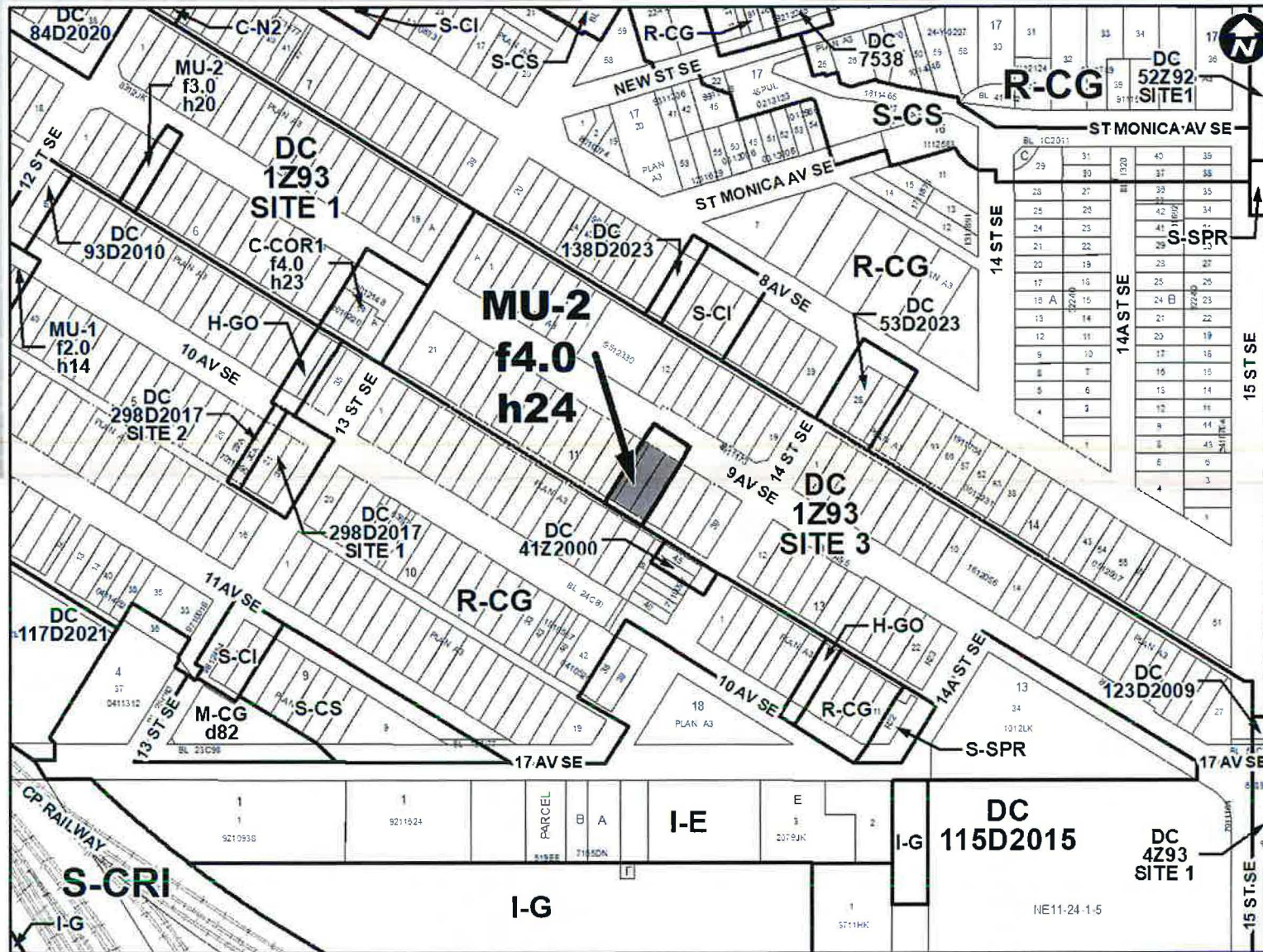


# Surrounding Land Use

- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary







## 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)



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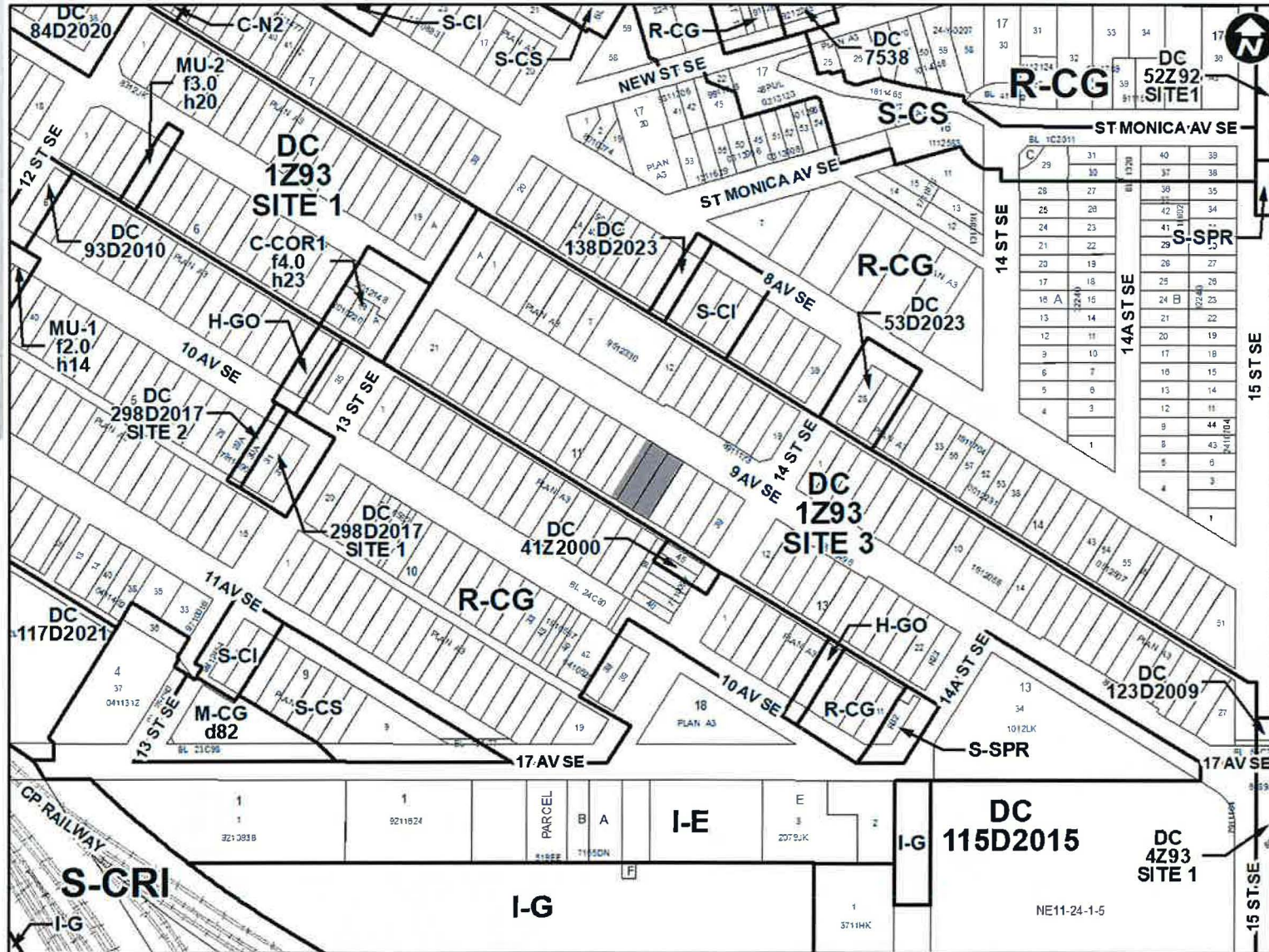
## Supplementary Slides



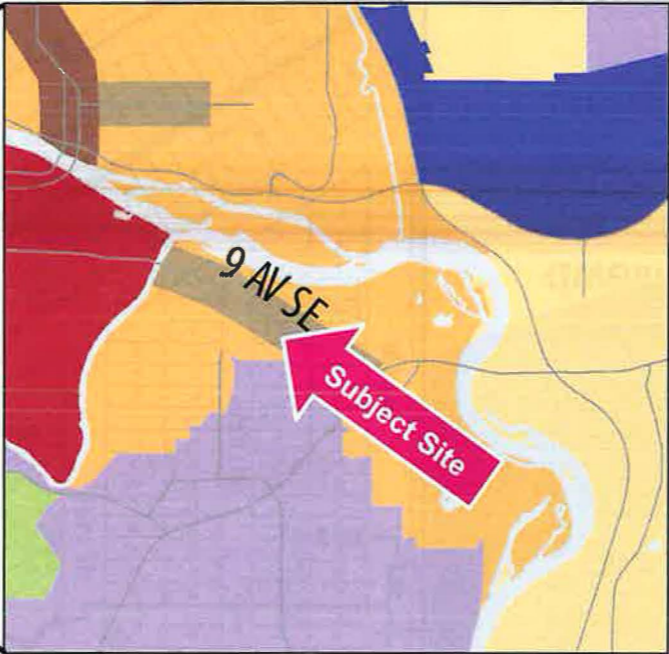
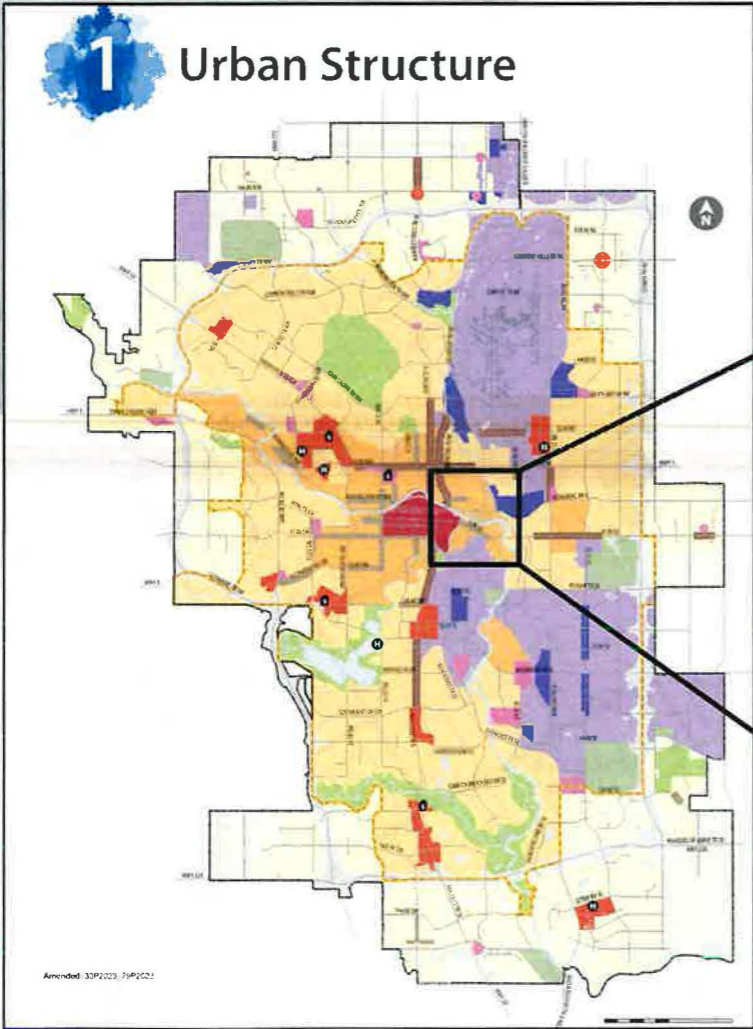
# Existing Land Use Map

## 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)























01 FRONT ELEVATION FROM 9AVE

**DESIGN NARRATIVE**

Blues by Battistella 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 Inglewood with an elevated 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



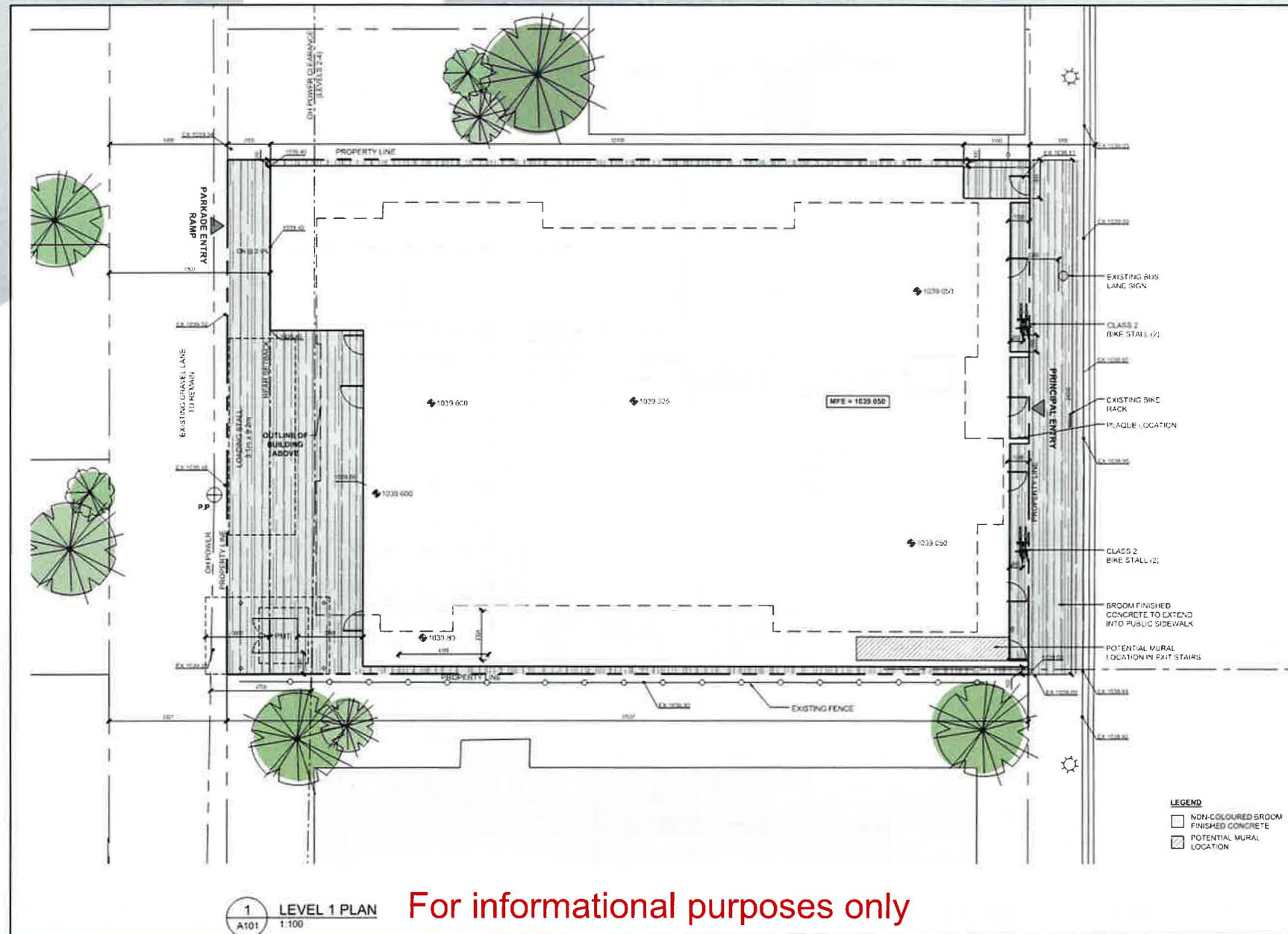
06 STREET VIEW FROM 9 AVE



DESIGN INTENT

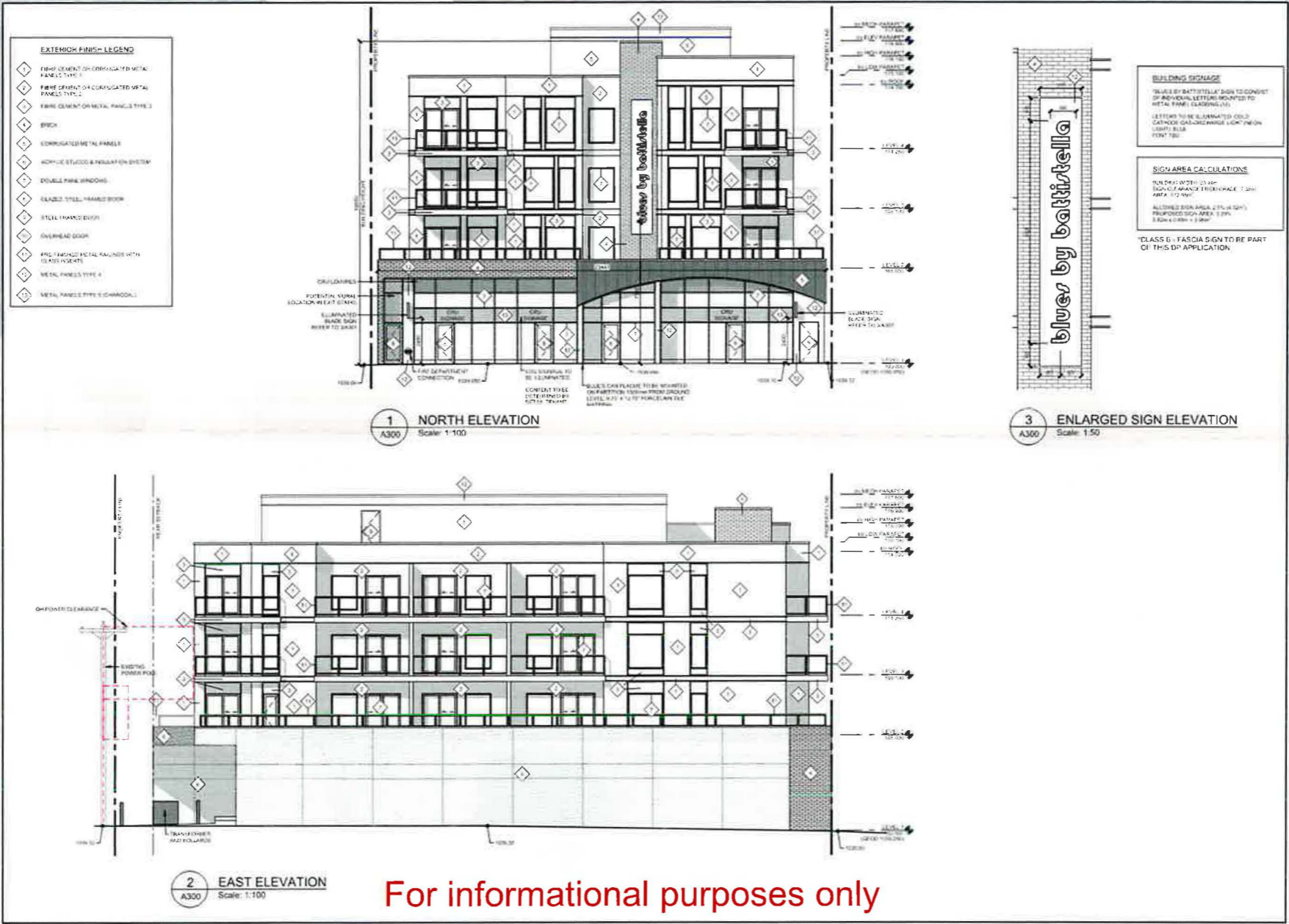
For informational purposes only





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**EXTERIOR FINISH LEGEND**

- ◊ TYPE 1 CEMENT OR CORRUGATED METAL PANELS TYPE 1
- ◊ TYPE 1 CEMENT OR CORRUGATED METAL PANELS TYPE 2
- ◊ TYPE 1 CEMENT OR METAL PANELS TYPE 3
- ◊ BRICK
- ◊ CORRUGATED METAL PANELS
- ◊ ACRYLIC STUCCO & INSULATION SYSTEM
- ◊ DOUBLE FRAME WINDOWS
- ◊ GLAZED STEEL FRAMED DOOR
- ◊ STEEL FRAMED DOOR
- ◊ OVERHEAD DOOR
- ◊ PAINT FINISHED METAL RAILINGS WITH GLASS INFILLS
- ◊ METAL PANELS TYPE 4
- ◊ METAL PANELS TYPE 5 (CHABRON)

**1 SOUTH ELEVATION**  
Scale: 1:100

**PROJECTING SIGNAGE**

BLADE SIGNS TO BE BLACK POWDER COATED METAL WITH EXPLODED LED SIGNAGER

EXACT CONTENT TO BE DETERMINED BY METAL SIGNAGER

SIGNS TO BE MOUNTED TO BUILDING FACE WITH 2" AIR CLEARANCE FROM GRADE

SIGNS PROJECTING INTO PUBLIC RIGHT OF WAY TO BE REACHED 4' OTHER HEIGHT WHEN NEED SIGNS

\*CLASS D - PROJECTING SIGNS TO BE PART OF THIS DP APPLICATION

**3 ENLARGED BLADE SIGN ELEVATION**  
Scale: 1:50

**2 WEST ELEVATION**  
Scale: 1:100

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